

# KENDALL COUNTY ZONING AND PLATTING ADVISORY COMMITTEE

111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

# **AGENDA**

December 4, 2018 - 9:00 a.m.

### **CALL TO ORDER**

ROLL CALL: County Board: TBD, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; Wills Burke Kelsey: Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; SWCD: Megan Andrews, Resource Conservationist; Sheriff's Office: Commander Jason Langston; GIS: Meagan Briganti; PBZ: Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

#### APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of the August 7, 2018 ZPAC Meeting Minutes (Pages 2-10)

#### **PETITIONS:**

1. **18 – 33 – Fox Metro Water Reclamation District (Pages 11-175)** 

Request: Site Plan Approval for O & M Building

PIN: 03-05-176-002

Location: 682 Route 31, Oswego Township

Purpose: Petitioner Would Like to Demolish Existing Operations and Maintenance Building and

Construct Replacement Office and Maintenance Building; Property is Zoned M-1.

# REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

- 1. Petition 17-28 Gun Range Zoning Text Amendments
- 2. Petition 18-03 ZPAC and Regional Planning Commission Roles and Responsibilities
- 3. Petition 18-04 Land Resource Management Plan Update Along Route 47 in Lisbon Township
- 4. Petition 18-07 Special Use Permit Renewal and Revocation Procedures Text Amendment
- 5. Petition 18-13 Solar Panel Zoning Regulations Text Amendment
- 6. Petition 18-15 Harazin Special Use Permit for Solar Panels
- 7. Petition 18-20 Fox Metro Map Amendment
- 8. Petition 18-25 Tri Star Map Amendment at U.S. 52 and Jughandle Road
- 9. Petition 18-26 Special Use Permit for Banquet Facility on Hughes Road

# OLD BUSINESS/ NEW BUSINESS

1. Approval of FY2018-2019 Meeting Schedule (Page 176)

### **CORRESPONDENCE**

- United City of Yorkville Unified Development Ordinance Project (Pages 177-179)
- 2. Village of Oswego Unified Development Ordinance Project (Pages 180-192)
- 3. City of Joliet Comprehensive Plan Update Project (Page 193)
- Village of Minooka Comprehensive Plan Update Project (Page 194-207)

# PUBLIC COMMENT

# ADJOURNMENT- Next meeting tentatively on January 8, 2019

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

# ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) August 7, 2018 – Unapproved Meeting Minutes

Senior Planner Matt Asselmeier called the meeting to order at 9:03 a.m.

#### Present:

Robert Davidson – PBZ Committee Chair Aaron Rybski – Health Department Fran Klaas – Highway Department Megan Andrews – Soil and Water Conservation District Jonathan Oelschlager – GIS Deputy Commander Jason Langston – Sheriff's Department Matt Asselmeier – PBZ Department

#### Absent:

David Guritz – Forest Preserve Greg Chismark – WBK Engineering, LLC Brian Holdiman – PBZ Department

#### Audience:

Dan Kramer, Tom Grant, Paul Kovacevich, John Whitehouse, and Gay Hoddy

#### **AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as proposed. With a voice vote of all ayes the motion carried.

#### **MINUTES**

Mr. Klaas made a motion, seconded by Ms. Andrews, to approve the June 5, 2018, meeting minutes. With a voice vote of all ayes the motion carried.

#### **PETITIONS**

Petition 18-24 Dorothy Flisk on Behalf of Skyfall Equestrian, LLC – Major Amendment to a Special Use Permit to Increase the Number of Horses Allowed Boarded from Twenty-Four (24) to Thirty (36) at 17 Ashe Roads (PIN 01-01-200-020 and 02-06-102-009) in Little Rock and Bristol Townships

Mr. Asselmeier summarized the request.

Dorothy Flisk, on behalf of Skyfall Equestrian, LLC, is requesting a major amendment to their special use permit to increase the number of horses allowed to be boarded in the stable from twenty-four (24) to thirty-six (36). The Petitioner desires the amendment to respond to increased market demand for stabling services.

The existing stable has twenty-six (26) horse stalls. The property has a total of sixteen (16) paddock areas and an "arena" area.

In the future, the Petitioner would like to demolish the accessory structures and construct an area for hay and straw and an additional twelve (12) stalls. The Petitioner would also like to construct a lounging arena north of the existing "arena" area.

The Petitioner has a waitlist and would like to expand because of the waitlist. If approved, the Petitioner would like to expand operations in the summer of 2019.

The existing land use is agricultural. The future land use is Rural Estate Residential.

The property does not have direct access to Ashe Road. Trails are planned along Ashe Road.

There are wetlands in the area. There is a floodplain to west and northwest of the subject property. Based on the Kendall County GIS, the Floodplain is approximately one hundred thirty feet (130') away from the property.

No EcoCat was required because no new buildings were proposed in the original application. No EcoCat was required for amendments in 2012. An EcoCat may be required if new structures are proposed in the future.

No NRI was required because no new buildings are proposed. No NRI was required for amendments in 2012. However, if new structures are proposed in the future, a NRI could be required.

Petition information was sent to Little Rock Township on August 1, 2018.

Petition information was sent to Bristol Township on August 1, 2018.

The City of Plano submitted a response on July 30, 2018, and have no objections.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 1, 2018.

The Little Rock Fox Fire Protection District had no objections.

Mr. Asselmeier read the restrictions from the 2012 special use permit.

The Kendall County Planning, Building and Zoning Department has not received any complaints regarding the special use at the subject property.

The Kendall County Health Department received one (1) complaint since the issuance of the amended special use permit for manure related issues. The issue was unfounded.

The original ordinance granting the special use permit, Ordinance 2006-05, allowed thirty-six (36) horses to be stabled at the property.

Any new buildings would have to meeting applicable building codes.

A picture of the manure area was provided. The Petitioner currently has manure picked up four (4) days per week and has a mushroom farmer collect manure for composting once per week. The Petitioner indicated that they would construct a more secure, screened manure area with at least one (1) additional pad beneath the manure pile.

The Kendall County Health Department requested a more detailed manure management plan.

No new lighting is planned.

No additional fencing or buffering is planned.

No changes in impervious surface are planned. The stormwater situation may have to be reexamined if the Petitioner constructs new building(s).

No changes in utilities, well, or septic system are planned. Any new utilities would have to secure applicable permits.

Staff would like more detailed information, including a site plan showing the proposed new structure, before issuing a recommendation to increase the number of horses to thirty-six (36). Staff would like to note that, based on the current facilities at the property, a maximum of twenty-six (26) horses could be boarded on the property at the present time. If a manure management plan satisfactory to the Kendall County Health Department were submitted, Staff would have no objections to immediately increasing the number of horses allowed to be boarded from twenty-four (24) to twenty-six (26) instead of the requested thirty-six (36).

Dan Kramer, attorney for the Petitioner, stated that the building next to the manure area will be demolished. The property was foreclosed and the bank reduced the number of allowed horses to twenty-four (24). Not all of the lot owners have horses. Mr. Kramer requested that the Petitioner have a site plan prepared. No new septic or wells are planned. The Petitioner plans to pour one (1) big pad for manure; Mr. Davidson requested that elevations be shown on the site plan in the manure area.

Mr. Rybski requested a three (3) walled, concrete bottomed manure area. He also requested a copy of the contract with the mushroom farmer and the manure removal company. The manure would be removed once per week; the manure goes to a landfill.

Mr. Klaas asked if the homeowners' association had any objections to this proposal. Mr. Kramer responded the homeowners' association has no objections, but one (1) neighbor may oppose this request.

Mr. Rybski asked how far the manure area was from a water way. Mr. Kramer responded that the manure area was not near the hill.

Mr. Kramer stated that Bristol Township had no objections to the proposal.

Mr. Davidson made a motion, seconded by Mr. Rybski, to layover this Petition until a site plan is submitted, a more detailed manure management plan is submitted, and EcoCat and NRI applications are made.

Ayes (7): Andrews, Davidson, Klaas, Langston, Oelschlager, Rybski, and Asselmeier

Nays (0): None Abstain (0): None

Absent (3): Chismark, Holdiman, and Guritz

The motion passed. This matter will appear on the August 27<sup>th</sup> Zoning Board of Appeals agenda with a request to layover.

Petition 18-25 Paul Kovacevich on Behalf of Tri-Star Development, Inc. – Map Amendment Rezoning Property Located Approximately 0.5 Miles West of Jughandle Road on the South Side of Route 52 (PINs 09-15-300-014, 09-16-400-002, 09-16-400-005, 09-16-400-006, 09-21-200-004, and 09-22-100-010) from A-1 to R-1 in Seward Township Mr. Asselmeier summarized the request.

Paul Kovacevich, on behalf of Tri-Star Development, Inc., is requesting a map amendment rezoning the subject property from A-1 to R-1 in order to be able to build a forty (40) lot single-family residential subdivision. The Petitioner would like to have the zoning in place prior to going through the subdivision process. One (1) of the forty (40) lots will be transferred to the Forest Preserve District.

At their meeting on October 10, 2017, the Planning, Building and Zoning Committee received general information from the Petitioner and his attorney about this proposed development. The Planning, Building and Zoning Committee was open to allowing the Petitioner to submit an application for a traditional subdivision instead of a Residential Planned Development.

The future land use map calls for the area to be Rural Residential.

Lots 29 through 39 have an "A" designated lot attached to the primary lot. The "A" lot is floodplain and cannot have structures. The primary lot and the associated "A" lot is considered one (1) zoning lot under Kendall County's Zoning Ordinance. Lot 40 will be transferred to the Forest Preserve District.

Because zoning cannot be conditioned under Illinois law, any of the requirements associated with development (i.e. construction of trails, restricting the sale of "A" lots from their primary lot, etc.) cannot occur until the subdivisions plats are submitted.

The Land Resource Management Plan calls for this area to be Rural Residential in the future. This classification has a maximum zero point six-five (0.65) density units per acre. If the zoning is approved, the maximum number of lots that could be developed is sixty-one (61); (183 acres/2.99 acres). This figure does not take into consideration the undevelopable lands (i.e. wetlands, roads, etc.). The Petitioner is proposing fewer than the maximum number of lots. However, if the Petitioner did create a subdivision with R-1 zoning and the maximum number of lots permitted, the density units per acre would still be below zero point six-five (0.65).

Because the Land Resource Management Plan calls for this area to be Rural Residential in the future, Staff does not believe that the approval of this request would constitute spot zoning.

The property fronts Route 52. Staff has no concerns regarding the ability of Route 52 to support the proposed map amendment. Access related issues for a subdivision would be addressed during the subdivision process.

Joliet has trails planned along Route 52 and Minooka has trails planned along the Aux Sable Creek.

There is a floodplain on the east side of the property along Aux Sable Creek and there are wetlands along the Aux Sable Creek and in the woods on the east side of the property.

The A-1 special use permit located to the east of the property is for agricultural product sales.

There is currently one (1) pole building located on the property which will be demolished. ZPAC Meeting Minutes 8.7.18

There are six (6) houses located on Route 52 within one thousand feet (1,000') of the subject property. The aerial of the property was provided.

The EcoCAT Report submitted and consultation was terminated.

The application for NRI was submitted on July 5, 2018 and LESA Score was 230 indicating a high level of protection.

Petition information was sent to Seward Township on July 31, 2018.

The subject property is within one point five (1.5) miles of the City of Joliet. The City of Joliet submitted comments on July 27, 2018. They encouraged development to follow the Aux Sable Creek Watershed Plan.

The Village of Shorewood expressed no opposition to the proposal.

Petition information was sent to the Minooka Fire Protection District on July 31, 2018.

Any new homes or accessory structures would be required to meet applicable building codes. Building related matters for a subdivision would be addressed during the subdivision process.

No new odors are foreseen. Odor related issues for a subdivision would be addressed during the subdivision process.

Any new lighting would be for residential use only. Lighting related issues for a subdivision would be addressed during the subdivision process.

No fencing or buffer is presently planned for the property. Screening related issues for a subdivision would be addressed during the subdivision process.

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance. Stormwater related issues for a subdivision would be addressed during the subdivision process.

Electricity is onsite. New well and septic information would have to be evaluated as part of the subdivision or building permit processes.

Staff recommends approval of the proposed map amendment.

Tom Grant, attorney for the Petitioner, said the proposal will go to Seward Township on Tuesday, August 14<sup>th</sup>. The Petitioner may submit preliminary and final plats simultaneously.

Mr. Davidson asked the width of the property connect the property to Route 52. The response was approximately two hundred fifty feet (250').

Mr. Davidson asked how much of the acreage is wetlands. The Petitioner stated that he was not proposing development on the wetlands or in the floodplain and did not know the exact acreage of wetlands on the property.

Ms. Andrews stated that a couple potential wetlands were located on the property. She requested that the Petitioner work with a wetland delineation specialist to identify these areas. The Petitioner said that the area was wet because of plugged drain tile. Ms. Andrews noted that three (3) lots were in floodway and six (6) lots were in the floodplain as shown on the current version of the preliminary plat. Soils ranged from poorly drained to somewhat poorly drained. Some building limitations exist because of the soils. A secondary septic field will be needed. Ms. Andrews expressed concerns about draw-down of the aquifer.

Mr. Rybski expressed concerns about the difficulty of placing conventional septic systems on the proposed lots. The septic systems will have ongoing maintenance requirements. Many of the technologies are newer and they are still working out some of the issues with new technologies. He also discussed groundwater depletion. The Petitioner stated a development like this does not exist in Kendall County and the covenants and restrictions are very restrictive. The clientele the Petitioner is targeting should not have difficulty maintaining the system.

Mr. Davidson said that septic systems will not be installed in the ground unless drainage tile exists.

Mr. Klaas asked if the Petitioner had any contact with the Illinois Department of Transportation regarding access off of Route 52. The response was they contacted the Illinois Department of Transportation, but have not received comments to date.

Mr. Davidson made a motion, seconded by Mr. Klaas, to recommend approval of the map amendment as requested.

Ayes (7): Andrews, Davidson, Klaas, Langston, Oelschlager, Rybski, and Asselmeier

Nays (0): None Abstain (0): None

Absent (3): Chismark, Holdiman, and Guritz

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on August 22<sup>nd</sup>.

Petition 18-26 Maurice E. Ormiston as Trustee u/t/a No. 101 and Marilyn J. Ormiston as Trustee u/t/a 102 (Owners) and Gay Hoddy (Operator) Request a Special Use Permit to Operate a Banquet Facility, a Variance to the Requirement that the Facility Must Be Located on an Arterial or Major Collector Road, a Variance to the Requirement for Hard Surface Parking Areas (Except for the ADA Required Parking Spaces), and a Variance that the Property not be Required to Have Fully Shielded Parking Facility Lighting at 14905 Hughes Road (PIN: 04-34-100-001) in Fox Township; Property is Zoned A-1

Mr. Asselmeier summarized the request.

Gay Hoddy is the daughter-in-law of the Owners of the subject property. Ms. Hoddy would like to establish a banquet facility called the Harvest Moon Barn at the subject property and is requesting variances to the requirement that the facility must be located on an arterial or major collector road, the requirement for hard surface parking areas (except for the ADA required parking spaces), and that the property not be required to have fully shielded parking facility lighting.

Ms. Hoddy's provided a business plan.

Events would be held in the frame barn located on the north side of site. Tents could be set up to the west of the barn. Based on the current size of the barn (approximately 1100 square feet), approximately one hundred twenty (120) people could fit inside the barn. Ms. Hoddy anticipates the largest group of attendees to be approximately two hundred fifty (250) people including staff. No members of the public would be allowed in the loft of the barn. At some point in the future, Ms. Hoddy may put concrete pavement in the barn; the current pavement is compacted gravel.

The facility would be operational from May 1<sup>st</sup> through October 31<sup>st</sup>. Ms. Hoddy would like the ability to have events outside these dates, weather permitting. The majority of events would be on weekends. However, she would like the ability to have weekday events as well. She seemed open to capping the number of events per week. The proposed hours of operation for events would be from 4:00 p.m. until Midnight. Setup for events would start at 10:00 a.m. and take down from events would be completed by 1:00 a.m.

Ms. Hoddy plans to have two (2) hostesses and four (4) servers at a maximum. She would be responsible for security.

All events would be catered, both food and drink.

The reserving party would be responsible for securing applicable insurance. Ms. Hoddy will also have insurance.

The banquet hall will be used for weddings, birthdays, retirement parties, and similar events.

She has over twenty (20) years of experience as a waitress and banquet related work. She has taken CPR classes in the past and plans to take a refresher course.

Ms. Hoddy reported that she has received at least four (4) phone calls requesting weddings at the property. She had her wedding at the property. One (1) niece had a wedding at the property and another niece is planning a wedding at the property.

Ms. Hoddy agreed to follow all applicable laws related to this type of business and she also agreed to follow the Kendall County Right to Farm Clause.

If approved, Ms. Hoddy would like to start having events in May 2019.

The current and future land use for the property is agricultural.

Hughes Road is a local, township road.

The EcoCat submitted on July 11, 2018; consultation was termination.

NRI application submitted on July 11, 2018.

Fox Township was emailed information on July 30, 2018.

Newark Fire Protection District was emailed information on July 30, 2018.

The United City of Yorkville was emailed information on July 30, 2018. While the property is within one point five (1.5) miles of the Yorkville City Limits, the subject property is not included in Yorkville's extraterritorial planning area as shown on the Yorkville Future Land Use Map.

Mr. Asselmeier read the restrictions for banquet halls listed in the Zoning Ordinance.

A Change of Occupancy Permit will be required for each existing structure that will be used in conjunction with the proposed banquet facility.

Ms. Hoddy indicated that all water used for events will be brought into the site; no well water will be used. Porta-potties will be used for events. According to the site plan, one (1) handicapped accessible porta-potty and two (2) other porta-potties will be located to the northeast of the barn. Refuse containers and a dumpster will be located near the porta-potties. An ADA approved path from the barn to the handicapped accessible porta-potty will be installed with lights.

Ms. Hoddy submitted a parking plan showing sixty-three (63) parking spaces including four (4) handicapped parking spaces. The parking area is planned to be grass except for the handicapped parking spaces; Ms. Hoddy is requesting a variance to allow this type of parking. Parking will be to the south of the house west of the driveway and to the east of the driveway. No parking will encroach in the required setbacks.

Ms. Hoddy submitted a photometric plan and lighting is shown on the parking plan. According to the plan, two (2) new lights would be added for the parking lot west of the driveway. Two (2) new lights would be added to the parking lot east of the driveway. One (1) new light would be installed north of the handicapped parking area. Eight (8) solar powered lights will be installed on the walkway between the barn and the handicapped parking area. Ms. Hoddy indicated additional lighting could be installed along the south and east sides of the barn.

A non-illuminated sign is proposed on the west side of the driveway as shown on the site plan (Attachment 2, Page 2). The sign will be approximately thirty-two (32) square feet in size and two (2) faced. The location and type of sign proposed meet the requirements of the Kendall County Zoning Ordinance.

Ms. Hoddy does not plan to install any additional landscaping.

The barn would not be air conditioned and the doors on the south and east sides would likely be open during events. Ms. Hoddy would like music to be played outside of the barn. Ms. Hoddy agreed to follow the Kendall County noise regulations. However, she did not provide a method for tracking noise.

Mr. Asselmeier noted that Kendall County previously granted a special use permit at 13889 Hughes Road (Ordinance 2016-05) for a banquet facility. This banquet facility is approximately one point two (1.5) miles from the nearest major collector road (Newark Road via Hollenback Road). The proposed banquet facility at the subject property is approximately one point two (1.2) miles from Route 71.

Before Staff makes a recommendation on the request, Staff would like to express the following concerns:

1. The proposal calls for having events many days during the week. Most of the previously issued special use permits for banquet facilities have restricted events to weekends.

- 2. Ms. Hoddy indicated all events would be catered and the well and septic system would not be impacted. Staff would like confirmation from the Health Department that this method of operating this type of business is permissible.
- 3. Ms. Hoddy indicated that she will be responsible for security at the site. Staff would like the opinion of the Sheriff's Department if this way of handling security is permissible.
- 4. The site has one point of ingress and egress on Hughes Road. Staff would like verification that the Newark Fire Protection District and the Sheriff's Department have no concerns with the layout of the site from a public safety perspective.
- 5. Ms. Hoddy indicated that the parking areas will not be paved. Staff would like comments from WBK on this matter.
- 6. No landscaping is planned for the site. Based on the Kendall County GIS, the barn at the subject property is approximately six hundred two feet (602') from the house at 14838 Hughes Road. The parking area east of the driveway is approximately two hundred twenty-four feet (224') from the house at 14838 Hughes Road. In comparison, the closest barn at 9111 Ashley Road is approximately six hundred twenty-four feet (624') from the house across the street and the parking area is approximately four hundred eleven feet (411') from the house across the street. The impact of noise and light on the adjoining property are concerns.
- 7. The results of the NRI would also be needed before a final recommendation is offered.

Based the current information provided, Staff suggests the following conditions and restrictions:

- 1. The site, including parking plan, shall be developed in accordance to the attached site plan.
- 2. The lighting shall be developed in accordance to the attached site plan and photometric plan. The operator of the banquet facility may install two (2) decorative lights on the south side of the barn and two (2) decorative lights on the east side of the barn.
- Events shall be confined the framed barn, patio area, and grassy area west of the barn. No events may be held in the loft or second story or above of the framed barn, the corn crib, garage, residents, or any new barns or accessory buildings on the property without an amendment to this special use permit.
- 4. A variance should be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan.
- 5. The subject parcel must be a minimum of 5 acres.
- 6. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
- 7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted.
- 8. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The signage will not be illuminated.
- 9. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- 10. The noise regulations are as follows:

Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

**EXEMPTION:** Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

- 11. Event shall be held between May 1 and October 31. The property owner or banquet operator may hold events outside of this timeframe with the approval of the Planning, Building and Zoning Committee.
- 12. No more than four (4) events in a seven (7) day period may be held at the property.
- 13. Setup for events shall not commence prior to 10:00 a.m.
- 14. All events must cease by Midnight except for cleaning up after an event which must cease by 1:00 a.m.
- 15. A new certificate of occupancy must be issued for the framed barn.
- 16. The operator of the banquet facility allowed by this special use permit shall reside at the subject property as their primary place of residence.
- 17. The operator of the banquet facility and property owner(s) acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 18. The property owner and operator of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 19. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- 20. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Klaas noted that the Highway Commissioner had no concerns regarding access on Hughes Road.

Ms. Andrews stated that her board was still reviewing the proposal and the report should be completed by the end of the week of August 13<sup>th</sup>.

Mr. Davidson asked if the Petitioner changed to allow use of the septic system, would that change require an amendment to the special use permit. Mr. Asselmeier responded an amendment to the special use permit would be required. Mr. Davidson suggested amending the recommendation to allow use of the septic system. John Whitehouse, engineer for the Petitioner, stated they did not want to amend the special use permit if a septic system is installed in the future.

Discussion also occurred about requiring landscaping, berming, and/or trees if the neighbors complain. Mr. Whitehouse expressed concerns installing buffering because of a complaint; he wondered who would investigate a complaint and if a complaint, whether founded or unfounded, would trigger a buffering requirement.

Mr. Langston asked noted that the openings on the barns face the neighboring properties. He requested clarification on music playing outside the barn. The Petitioner agreed not to have music outside the barn except wedding ceremony music.

Mr. Langston asked about security. The Petitioner stated that if she had a security issues, she would call 911. No private security would be provided.

Mr. Langston expressed no concerns regarding ingress/egress at this site.

Mr. Rybski indicated that private events are not under the jurisdiction of the Health Department so long as the well is not used. If all the water is trucked in, that is fine.

Mr. Whitehouse said that he would provide additional information on the lines for the septic field.

Mr. Asselmeier indicated that WBK had concerns about the unpaved parking area. Mr. Asselmeier indicated that, if the area looked bad, Ms. Hoddy's business would suffer because some prospective customers would not want to have events at a location that looked undesirable. Mr. Davidson said the Petitioner will have to let the grass grow slightly higher and mow it frequently.

Mr. Whitehouse noted that the Zoning Ordinance required that lighting related to the special use permit must be turned off within one (1) hour of the end of the event.

Mr. Klaas made a motion, seconded by Ms. Andrews, to recommend approval of the special use permit and variances with the conditions proposed by Staff and to allow the Petitioner to remove the porta-potties if adequate facilities are installed.

Ayes (7): Andrews, Davidson, Klaas, Langston, Oelschlager, Rybski, and Asselmeier

Nays (0): None Abstain (0): None

Absent (3): Chismark, Holdiman, and Guritz

The motion passed unanimously. This matter will go before the Kendall County Regional Planning Commission on August 22<sup>nd</sup>.

# **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petition 18-14 regarding the Saar map amendment on Route 71 by the County Board.

Mr. Asselmeier noted that the solar panel special use request on Newark Road is under review at the Committee of the Whole.

The proposed banquet facility on Route 30 is still attempting to resolve their access issues with the Illinois Department of Transportation.

# **OLD BUSINESS/NEW BUSINESS**

None

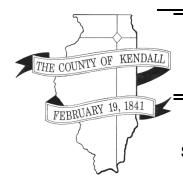
# **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Ms. Andrews made a motion, seconded by Mr. Rybski to adjourn. With a voice vote of all ayes, the motion carried. The ZPAC, at 10:15 a.m., adjourned.

Respectfully Submitted, Matthew H. Asselmeier, AICP Senior Planner



# **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203 Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

# Petition 18-33 Fox Metro Water Reclamation District Site Plan Approval for Operations and Maintenance Building Property is Zoned M-1

#### INTRODUCTION

The Fox Metro Water Reclamation District is requesting permission to demolish their existing operations and maintenance (O&M) building and construct a new O&M building with associated landscaping and parking.

The existing O&M building was originally constructed in 1928 and has undergone several remodels and additions in the following decades. The proposed new building would be thirty-four thousand, six hundred eighty-nine (34,689) square feet in size. The phasing for the new building is explained in the cover letter and included in Attachment 1.

The subject property was rezoned to M-1 in the summer of 2018.

The plat of survey is included as Attachment 5. The site plan is included as Attachment 6. The lighting plan is included as Attachment 7. The landscaping plan is included as Attachment 8. The building elevations are included as Attachment 9. The construction plans are included as Attachment 10.

#### SITE INFORMATION

PETITIONER: Fox Metro Water Reclamation District

ADDRESS: 682 Route 31, Oswego

LOCATION: East Side of Route 31 Approximately 0.5 Miles South of Route 30

TOWNSHIP: Oswego

PARCEL #s: 03-05-176-002

LOT SIZE: 4.26 Acres

EXISTING LAND Wastewater Treatment Facility

USE:

ZONING: M-1

LRMP:

Existing	Institutional
Land Use	
Future Land Use	Mixed Use Business
Roads	Route 31 is a State maintained highway arterial highway
Trails	None
Floodplain/ Wetlands	Wetlands and Floodplains are present on the property.

REQUESTED ACTION:

Site Plan Approval

APPLICABLE Section 13.10 – Site Plan Review REGULATIONS:

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Institutional (Wastewater Treatment Facility)	M-1 (County) B-2 and M-2 (Montgomery)	Mixed Use Business (County) Light Industrial and Regional Commercial (Montgomery)	M-1 (County) B-2 and M-2 (Montgomery)
South	Comed ROW, Single-Family Residential	R-1	Comed ROW and Suburban Residential	A-1 SU, R-1, R-3, R-5, R-6 R-7 R-7 SU, B-1 SU, B-2, B-2 SU,B-3, and B-4 (County) R-1 and Special Use (Oswego)
East	Fox River, Park Land, and Single-Family Residential	A-1	Open Space and Suburban Residential	A-1, R-3 SU, R-6, R-7, B-1, B-3, B-3 SU,
West	Industrial, Cemetery, and Residential	R-1, R-3, M-1,M-1 SU, M- 2	Suburban Residential and Mixed Use Business	R-3, M-1 SU, M-2, and M-2 SU (County) M-2 (Montgomery)

An aerial of the property is included as Attachment 2.

# **PHYSICAL DATA**

#### **ENDANGERED SPECIES REPORT**

EcoCAT Report is included as Attachment 3. The Greater Redhorse and River Redhorse are noted to be in the area.

# **NATURAL RESOURCES INVENTORY**

The completed application for NRI was submitted on June 22, 2018. The average LESA Score was 44 indicating a low level of protection. The NRI Report is included as Attachment 4.

#### **ACTION SUMMARY**

# **OSWEGO TOWNSHIP**

Petition information was sent to Oswego Township on November 28, 2018.

# **OSWEGO FIRE PROTECTION DISTRICT**

Petition information was to the Oswego Fire Protection District on November 28, 2018.

# **VILLAGE OF MONTGOMERY**

Petition information was sent to the Village of Montgomery on November 28, 2018.

#### **DESIGN STANDARDS**

Pursuant to Section 13.10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. Given the existing and proposed use of the property, the proposed building should not be detrimental to the property. The regulations of the Zoning Ordinance will be followed. There are no concerns regarding slopes. WBK reviewed the stormwater plan for the site; their letter is included as Attachment 11.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The proposal calls for sixty (60) parking spaces; three (3) of which will be ADA parking spaces. Pending any comments by the Oswego Fire Protection District and Kendall County Sheriff's Department, the site should minimize dangerous traffic movements and congestion while achieving efficient traffic flow.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. Conflicts between pedestrians and vehicular movement should be minimal. The parking lot will be paved as required by the Kendall County Zoning Ordinance.

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. The site will be laid out to avoid the concerns mentioned in this paragraph.

Consistent with the Land Resource Management Plan-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true.** 

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. Attachment 9 addresses these concerns. The Petitioner indicated a sign might be placed on the building. Additional discussions are required regarding this issue.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. The proposed site development is in harmony with the existing use of the property.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not applicable.** 

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. Given the location of the proposed building on the site as a whole and the neighboring uses of the site, concerns about buffering do not exist. The Petitioner is planting shrubs and perennials along the north and a portion of the west sides of the building.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Staff would like comments from the Kendall County Sheriff's Department and Oswego Fire Protection District on this issue.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **This is not a concern**. **The equipment will be on the roof**.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The Petitioner is proposing fourteen (14) lights. Light spilling over to adjoining properties is not a concern.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. Refuse will be located on the southeast corner of the site.

#### **RECOMMENDATION**

Pending discussion about signage, concerns regarding safety and traffic circulation, and comments regarding stormwater, Staff recommends approval of the proposed site plan.

#### **ATTACHMENTS**

- 1. Application Materials (Including Cover Letter)
- 2. Aerial
- 3. EcoCat
- 4. NRI Report
- 5. Plat of Survey
- 6. Site Plan
- 7. Lighting Plan
- 8. Landscaping Plan
- 9. Building Elevations
- 10. Construction Plans
- 11. November 16, 2018 Letter from WBK Regarding Stormwater

November 20, 2018

Matthew Asselmeier Senior Planner Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560

RE: Fox Metro Water Reclamation District
O and M Building
Kendall County Site Plan Review Submittal
Deuchler Job #111-14024-02

Dear Mr. Asselmeier,

We have prepared the Site Plan Review submittal for the Fox Metro water Reclamation District – O and M Building project for your review. This submittal includes the following items:

- Kendall County Site Plan Review Application Forms.
- Kendall County Review Deposit (Check# for \$375.00)
- Legal Description of Property
- Proof of Ownership (Title)
- Endangered Special Consultation Report
- Plat of Survey
  - Two (2) 11"x17"
  - One (1) 24"x36"
- Site Plan
  - Eight (8) 11"x17"
  - One (1) 24"x36"
- Photometric Plan
  - Two (2) 11"x17"
- Existing Landscaping Plans
  - Three (3) 11"x17"
- Proposed Landscaping Plans
  - Three (3) 11"x17"
- Proposed Engineering Plans
  - Five (5) 11x"17"

The proposed site improvements include minor clearing and grubbing of the site, grading, and construction of office and storage facilities to aid in the efficient operation of the existing treatment plant. The new Operation and Maintenance (O and M) Building will be occupied full time. The building will be constructed to match the architecture and color of the existing buildings on the site while preserving the historical architecture of the plant. Building elevations

# Attachment 1, Page 2

can be seen on the attached engineering plans. Underground structures and utilities will be installed to provide the potable water, non-potable water, natural gas, and electrical/communication infrastructure necessary for the operation of the building. Access roads and sidewalks will be constructed to allow access to the O and M Building. Bids for the construction work are scheduled to be opened in the coming months with the phasing of the work to follow the schedule below:

# Phase 2 – Stage 1 (Summer 2019)

- o Construction of new Operations and Maintenance Building
- Install Proposed Underground Utilities
- New Parking Lot on north side of site
- o Grading

# Phase 2 – Stage 2 (Summer 2020)

- Demolition of Existing Operations and Maintenance Building
- Demolition of Existing Utilities
  - o New Parking lot on south side
  - New access road along south side
  - o Additional Underground Utilities
  - o Grading

The plan set for the project includes 238 sheets. Therefore, we are including only those sheets that deal specifically with the information requested for the Site Plan Review. This includes the Site Plan, Photometric Plan, Landscape Plan, Phasing Plan, and Building Elevations.

Per the Site Plan Review Application, a copy of the Legal Description, Plat of Survey, and Site Plan will also be submitted via email to the Kendall County Department of Planning, Building, and Zoning office.

Should you have any questions, comments, or suggestions regarding the enclosed documents or require any additional information regarding this matter, please feel free to contact the undersigned.

Very Truly Yours,

Deuchler, Inc.

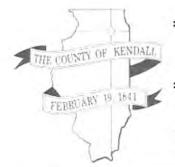
Daniel P. Cáceres, P.E., S.E.

Project Manager

cc: Tom Muth (FMWRD) Matt Woodin (FMWRD)

John Frerich

File



# **DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Yorkville, IL • 60560 Fax (630) 553-4179 (630) 553-4141

# **APPLICATION**

PROJECT NAME FMWRD - O and M Building FILE #: 18-33

NAME OF APPLICANT		
Fox Metro Water Reclamatio	n District	
CURRENT LANDOWNER/NAME(s	)	
Fox Metro Water Reclamatio	n District	
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3.87	682 State Route 31, Oswego, IL 60543	03-05-176-002
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Industrial and Utility	M-1	Mixed Use Business
REQUESTED ACTION (Check All 7	hat Apply):	
SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIANCE	A-1 CONDITIONAL USE for:	X SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	OTHER PLAT (Vacation, Dedication, etc
AMENDMENT TO A SPECIAL	USE (Major; Minor)	
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Tom Muth	682 State Route 31, Oswego, IL 60543	tmuth@foxmetro.org
PRIMARY CONTACT PHONE # (630) 892-4378	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
<sup>2</sup> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Dan Caceres	230 Woodlawn Avenue Aurora, Illinois 60506	dcaceres@deuchler.com
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
(630) 897-1654	(630) 897 5696	
COUNTY STAFF & BOARD	SIGNING THIS FORM, THAT THE PROPERTY / COMMISSION MEMBERS THROUGHOUT T LISTED ABOVE WILL BE SUBJECT TO ALL C	HE PETITION PROCESS AND THAT
I CERTIFY THAT THE INFO BEST OF MY KNOWLEDG ABOVE SIGNATURES.	DRMATION AND EXHIBITS SUBMITTED ARE E AND THAT I AM TO FILE THIS APPLICATION	N AND ACT ON BEHALF OF THE
SIGNATURE OF APPLICA	NT Shomas A. Muth	DATE 10/21/2018

FEE PAID:\$375,110 CHECK #:

<sup>1</sup>Primary Contact will receive all correspondence from County

NOV 2 1 2018 <sup>1</sup>Primary Contact will receive all correspondence from the County's Engineering Consultants

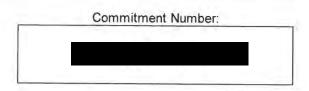
\*\*Engineering Contact will receive all correspondence from the County's Engineering Consultants

\*\*KENDALL COUNTY\*\*

PLANNING, BUILDING & ZONING

# ALTA COMMITMENT FOR TITLE INSURANCE





#### NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION. OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Attest:

Secretary

President

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Page 1

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#### CHICAGO TITLE INSURANCE COMPANY

# COMMITMENT NO.

### Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:	
Chicago Title Company, LLC 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775 Email: auroraescrow@ctt.com	Chicago Title and Trust Company 2000 West Galena, Suite 105 Aurora, IL 60506 Main Phone: (630)892-3775 Main Fax: (630)892-9241	

Issued By: Chicago Title Company, LLC

2000 West Galena, Suite 105

Aurora, IL 60506

Order Number: 18009723AU

Property Ref.: Fox Metro Water Rec District, 682 RTE 31, Oswego, IL 60543

# **SCHEDULE A**

1. Commitment Date: May 17, 2018

Policy to be issued:

(a) ALTA Owner's Policy 2006

Proposed Insured:

Purchaser with contractual rights under a purchase agreement with the vested owner

identified at Item 4 below

Proposed Policy Amount: \$10,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Fox Metro Water Reclamation District, a Municipal Corporation, as to Parcels 1, 2, 3, 4, 5, 6, 7, 8 and 9

The Aurora Sanitary District, a Municipal Corporation, as to Parcel s 10, 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 12, 13, 14

The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

#### **END OF SCHEDULE A**

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ALTA Commitment for Title Insurance (08/01/2016)

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Legal Description

#### PARCEL 1:

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 2

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTER LINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6 DEGREES 44 MINUTES EAST ALONG SAID CENTER LINE 745.75 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82 DEGREES 30 MINUTES EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 30 MINUTES WEST TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOT 4 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES EAST 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID WESTERLY BANK 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID WESTERLY BANK 44.35 FEET; THENCE NORTH 37 DEGREES 16 MINUTES WEST ALONG SAID WESTERLY BANK 227.8 FEET; THENCE NORTH 82 DEGREES 36 MINUTES WEST 867.3 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 200 FEET TO A LINE DRAWN NORTH 82 DEGREES 36 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 36 MINUTES EAST 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

# PARCEL 4:

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTER LINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTER LINE 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 36 MINUTES EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9 DEGREES 39 MINUTES EAST ALONG SAID EASTERLY LINE 229.17 FEET; THENCE SOUTH 37 DEGREES 16 MINUTES EAST ALONG SAID EASTERLY LINE 35.2 FEET TO THE

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Legal Description

SOUTHEAST CORNER THEREOF; THENCE NORTH 82 DEGREES 36 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTER LINE 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 5:

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

THAT PART OF LOTS 2 AND 3 OF LARSON'S SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTER LINE OF STATE ROUTE NO. 31; THENCE SOUTH 7 DEGREES 01 MINUTES WEST ALONG SAID CENTER LINE 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 01 MINUTES EAST ALONG SAID CENTER LINE 91.58 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19 DEGREES 40 MINUTES WEST ALONG THE EASTERLY LINES OF LOTS 2 AND 3 106.9 FEET; THENCE SOUTH 9 DEGREES 39 MINUTES EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82 DEGREES 36 MINUTES EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82 DEGREES 36 MINUTES WEST ALONG SAID PARALLEL LINE 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

# PARCEL 7:

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTER LINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE SAID CENTER LINE OF SAID ROAD THENCE NORTH 06 DEGREES 03 MINUTES 17 SECONDS EAST ALONG CENTER LINE 85.00 FEET: THENCE EASTERLY AT AN ANGLE OF 87 DEGREES 43 MINUTES 10 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAS DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169 DEGREES 46 MINUTES 24 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 7.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142 DEGREES 32 MINUTES 41 SECONDS MEASURED CLOCKWISE FROM THELAST DESCRIBED COURSE 69.19 FEET: THENCE NORTHERLY AT AN ANGLE OF 148 DEGREES 08 MINUES 36 SECONDS MEASURED CLOCKWISE FROM THE LAS T DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106 DEGREES 13 MINUTES 20 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET MORE OR LESS TO THE

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ALTA Commitment for Title Insurance (08/01/2016)

IL-CT-FSWA-01080.246493-SPS-1-18-18009723AU

Legal Description

WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER 320 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDERS OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

# PARCEL 8:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6. TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS), THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE, THENCE NORTH 31 DEGREES 17 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY, THENCE CONTINUING NORTH 31 DEGREES 17 MINUTES 48 SECOND EAST ALONG SAID EASTERLY LINE, 1396.03 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 55 87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAILROAD, THENCE SOUTH 19 DEGREES 37 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE, THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 9:

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO 31 AND SOUTH OF A LINE EXTENDING SOUTH 82 DEGREES 30 MINUTES EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6 DEGREES 44 MINUTES EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER

(EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES

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ALTA Commitment for Title Insurance (08/01/2016)

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Legal Description

AND ALSO

EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020

AND ALSO

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO 31, THENCE NORTH 6 DEGREES 44 MINUTES EAST ALONG SAID CENTERLINE, 745.75 FEET, THENCE SOUTH 82 DEGREES 30 MINUTES EAST 100 FEET FOR THE POINT OF BEGINNING, THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET, THENCE SOUTH 82 DEGREES 30 MINUTES EAST TO THE CENTER THREAD OF THE FOX RIVER, THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82 DEGREES 30 MINUTES EAST FROM THE POINT OF BEGINNING, THENCE NORTH 82 DEGREES 30 MINUTES WEST TO THE POINT OF BEGINNING,

AND ALSO

EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD, THENCE NORTH 6 DEGREES 03 MINUTES 17 SECOND EAST ALONG SAID CENTERLINE, 85.00 FEET, THENCE EASTERLY AT AN ANGLE OF 87 DEGREES 43 MINUTES 10 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET, THENCE NORTHEASTERLY AT AN ANGLE OF 169 DEGREES 46 MINUTES 24 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87 59 FEET, THENCE NORTHERLY AT AN ANGLE OF 142 DEGREES 32 MINUTES 41 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET, THENCE NORTHERLY AT AN ANGLE OF 148 DEGREES 08 MINUTES 36 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52 57 FEET, THENCE EASTERLY AT AN ANGLE OF 106 DEGREES 13 MINUTES 20 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER, THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY,

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ALTA Commitment for Title Insurance (08/01/2016)

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#### ILLINOIS

#### PARCEL 10:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES 07 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 532.62 FEET (8.07 CHAINS); THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY'S MAIN LINE FOR THE POINT OF BEGINNING; THENCE NORTH 31 DEGREES 17 MINUTES 48 SECOND EAST ALONG SAID EASTERLY LINE 1007.52 FEET TO THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE EAST ALONG SAID SOUTH LINE 441.08 FEET TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY'S BRANCH LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AN ARC DISTANCE OF 833.49 FEET TO THE NORTHWESTERLY LINE OF THE FORMER AURORA, ELGIN AND MORRIS RAILROAD; THENCE SOUTH 55 DEGREES 42 MINUTES 25 SECONDS WEST ALONG SAID NORTHWESTERLY LINE 84.00 FEET TO A LINE DRAWN SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG SAID LINE 1025.54 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

# PARCEL 11: Property Survey

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS WHICH ARE EAST OF THE CENTER LINE OF THE NORTH AND SOUTH HIGHWAY RUNNING THROUGH THE WEST HALF OF SECTION 5 AND COMMONLY KNOWN AS THE OSWEGO AND AURORA ROAD AND ALSO KNOWN AS STATE HIGHWAY ROUTE NO. 18, TO-WIT:

PART OF THE NORTH HALF OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 37 RODS AND 12 FEET; THENCE EAST 344 RODS TO THE WEST SHORE OF FOX RIVER; THENCE SOUTH ALONG THE WEST SHORE OF SAID RIVER 37 RODS 12 FEET; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTIONS 5 AND 6, 344 RODS TO THE PLACE OF BEGINNING; EXCEPTING THE RIGHTS-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY AND THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 11A:

PART OF NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 7 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE

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POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET; THENCE NORTH 53 DEGREES 51 MINUTES EAST 1144.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 51 MINUTES EAST 84.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 41.35 FEET; THENCE SOUTH 53 DEGREES 51 MINUTES WEST 19.7 FEET; THENCE WEST 69.0 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 11B:

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 51 MINUTES EAST 1144.7 FEET; THENCE EAST 69.00 FEET; THENCE SOUTH 53 DEGREES 51 MINUTES WEST 1144.7 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5; THENCE WEST 69.00 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 11C:

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 301.9 FEET; THENCE SOUTH 45 DEGREES 29 MINUTES WEST 465.6 FEET TO THE CENTER LINE OF THE AURORA-OSWEGO ROAD; THENCE NORTH 5 DEGREES 12 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD 327.4 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 11D:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, 1363.34 FEET, THENCE SOUTH 82 DEGREES 36' MINUTES EAST TO THE WEST BANK OF THE FOX RIVER, THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37 DEGREES 16 MINUTES WEST ALONG SAID RIVER BANK 263 FEET, THENCE NORTH 9 DEGREES 39 MINUTES WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19 DEGREES 40 MINUTES EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30 DEGREES 19 MINUTES EAST ALONG SAID RIVER BANK 102.8 FEET,

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THENCE NORTH 88 DEGREES 31 MINUTES WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD, THENCE NORTH EASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO., FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING, THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER, THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90 DEGREESWEST ALONG THE SOUTHERLY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO, 31); THENCE SOUTH TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 11E:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 235.7 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 273.5 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CENTER LINE 123.1 FEET; THENCE EAST 450 FEET; THENCE NORTH 122.57 FEET; THENCE WEST 438.55 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 11F:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER SECTION, THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY, 69.2 FEET, THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER; THENCE NORTH 43 DEGREES EAST 167.6 FEET TO A LARGE IRON BOLT, THENCE WEST 1134.5 FEET, THENCE SOUTH 45 DEGREES 29 MINUTES WEST TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 11G:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A

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CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE NO. 31 AT A POINT 581.60 FEET SOUTHERLY OF THE INTERSECTION OF SAID CENTER LINE AND THE EAST AND WEST QUARTER LINE OF SECTION 5 AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND FORMING AN ANGLE OF 95 DEGREES 18 MINUTES 20 SECONDS WITH THE CENTER LINE OF U.S. ROUTE NO. 31 (AS MEASURED FROM SOUTH TO EAST) TO THE THREAD OF THE STREAM OF THE FOX RIVER, THENCE SOUTHWESTERLY ALONG THE THREAD OF THE STREAM OF THE FOX RIVER TO THE EXTENSION EASTERLY OF THE NORTH LINE OF LARSON'S SUBDIVISION AS PRESENTLY STAKED OUT; THENCE WEST ALONG THE EXTENSION EASTERLY AND THE NORTH LINE OF LARSON'S SUBDIVISION TO A CROSS NOTCH IN THE CENTER LINE OF U.S ROUTE NO. 31, THENCE NORTHERLY ALONG SAID CENTER LINE AND FORMING AN ANGLE OF 84 DEGREES 49 MINUTES 50 SECONDS (AS MEASURED FROM EAST TO NORTH) A DISTANCE OF 215.00 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

#### PARCEL 11H:

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE HIGHWAY RUNNING NORTHERLY THROUGH SAID QUARTER; THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET TO AN IRON STAKE; THENCE NORTH 90 DEGREES EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 1088.3 FEET TO AN IRON STAKE ON THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTH 42 DEGREES 41 MINUTES EAST ALONG SAID WESTERLY BANK 177.1 FEET; THENCE NORTH 32 DEGREES 15 MINUTES EAST ALONG THE WESTERLY BANK OF SAID RIVER 313.5 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90 DEGREES WEST ALONG SAID NORTH LINE 1037.4 FEET TO AN IRON STAKE ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THENCE SOUTH 45 DEGREES 29 MINUTES WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 465.6 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, HOWEVER, ALL THAT PART THEREOF HERETOFORE CONVEYED BY ALBERT L. TREMAN TO GEORGE MICHELS BY WARRANTY DEED DATED SEPTEMBER 12, 1925 AND RECORDED SEPTEMBER 19, 1925, M BOOK 75 OF WARRANTY DEEDS ON PAGE 372 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, WHICH PORTION SO EXCEPTED CONTAINS 3.02 ACRES MORE OR LESS AND IS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER, THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR PLACE OF BEGINNING; THENCE SOUTH 5 DEGREES 12 MINUTES WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2

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FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOX RIVER, THENCE NORTH 43 DEGREES EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET, THENCE SOUTH 45 DEGREES 29 MINUTES WEST TO THE PLACE OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

#### PARCEL 12:

THE SOUTHERLY 20 FEET AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP,37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1,363.34 FEET, THENCE SOUTH 82 DEGREES 36 MINUTES EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID RIVER BANK 237 FEET, THENCE NORTH 37 DEGREES 16 MINUTES WEST ALONG SAID RIVER BANK 263 FEET, THENCE NORTH 9 DEGREES 39 MINUTES WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19 DEGREES 40 MINUTES EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30 DEGREES 19 MINUTES EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88 DEGREES 31 MINUTES WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET: THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SAID LINE BEING THE NORTHERLY LINE OF THE PROPERTY OWNED BY THE CATERPILLAR TRACTOR CO., FOR A DISTANCE OF 467.2 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHEASTERLY ALONG THE CENTER THREAD OF THE FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 90 DEGREES WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY OWNED BY THE AURORA SANITARY DISTRICT TO A POINT WHICH IS 450 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO 31), THENCE SOUTH TO THE PLACE OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

### PARCEL 13:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE

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Legal Description

OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82 DEGREES 36 MINUTES EAST TO THE WEST BANK OF THE FOX RIVER, THENCE NORTH 18 DEGREES 46 MINUTES WEST ALONG SAID RIVER BANK 237 FEET, THENCE NORTH 37 DEGREES 16 MINUTES WEST ALONG SAID RIVER BANK 263 FEET, THENCE NORTH 9 DEGREES 39 MINUTES WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19 DEGREES 40 MINUTES EAST ALONG SAID RIVER BANK 300 FEET, THENCE NORTH 30 DEGREES 19 MINUTES EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE NORTH 88 DEGREES 3 MINUTES WEST 864.15 FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO THE WEST BANK OF FOX RIVER, THENCE NORTHEASTERLY ALONG THE WEST BANK OF SAID FOX RIVER TO A POINT WHICH IS 394.88 FEET SOUTH OF NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 90 DEGREES WEST 1074.3 FEET TO THE CENTER LINE OF SAID ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE 185 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS;

EXCEPTING THAT PART OF SAID PREMISES CONVEYED TO THE AURORA SANITARY DISTRICT BY DEED DATED AUGUST 29, 1961 RECORDED JANUARY 19, 1962 AS DOCUMENT 136551 IN BOOK 126, PAGE 107 AND ALSO EXCEPTING THAT PART OF SAID PREMISES DEDICATED FOR ROAD PURPOSES, (ALONG ILLINOIS ROUTE 31) AS DESCRIBED IN DEDICATION DATED FEBRUARY 7, 1959 AND RECORDED JULY 14, 1959 AS DOCUMENT 126069.

#### PARCEL 14:

LOT 1 OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

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ASSOCIATION

ALTA Commitment for Title Insurance (08/01/2016)

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# SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- 6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.
- 7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
- 8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
- The Company and its policy issuing agents are required by Federal law to collect additional information about 9. certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

END OF SCHEDULE B. PART I

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THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

# **General Exceptions**

- Rights or claims of parties in possession not shown by Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Taxes or special assessments which are not shown as existing liens by the Public Records.
- We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- 8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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ALTA Commitment for Title Insurance (08/01/2016)

(continued)

A 9. Taxes for the years 2017 and 2018.

Taxes for the years 2018 are not yet due or payable.

The General Taxes as shown below are marked exempt on the Collector's Warrants. Unless satisfactory evidence is submitted to substantiate said exemption, our policy, if any when issued, will be subject to said taxes.

#### Permanent Tax Numbers:

```
      03-05-353-004
      (Affects Parcel 1)

      03-05-353-005
      (Affects Parcel 2)

      03-05-353-002
      (Affects Parcel 3)

      03-05-302-004
      (Affects Parcel 4)

      03-05-353-001
      (Affects Parcel 5)

      03-05-353-009
      (Affects Parcel 7)

      03-05-353-009
      (Affects Parcel 8)

      03-05-353-010
      (Affects Parcel 9)

      03-05-176-001
      (Affects Parcel 10)

      03-05-302-001
      (Affects Parcels 11, 11A, 11B, 11C, 11F, 11G and 11H)

      03-05-302-002
      (Affects Parcel 13)

      03-05-302-003
      (Affects Parcel 14)
```

- B 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- C 11. Note: We should be furnished with the selling price:

The Title Insurance Premium, Transfer Taxes, Recordings or Closing Feenhave not been billed or are subject to change, depending on the sales price. The invoice is subject to rebilling until final requests for insurance, endorsements and services are made and all documents to be recorded have been received, and this commitment is subject to such additional exceptions as may be deemed necessary.

- D 12. The names of the Proposed Insured should be provided in order that a judgment search can be made against parties prior to the execution and recording of the deed and mortgage to be insured, if any.
- AR 13. Judgment entered in case number 08CH681, a memorandum or copy of which was recorded October 15, 2012 as document number 201200020055 in favor of U.S. Bank National Association and etal against Fox Metro Water Reclamation District in the amount of \$166,785.43.

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ASSOCIATION

Page 15

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(continued)

AA 14. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Fox Metro Water Reclamation District, a Municipal Corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation. (Affects Parcels 1, 2, 3, 4, 5, 6, 7, 8 and 9)

AB 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: The Aurora Sanitary District, a Municipal Corporation

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

(Affects Parcels 10, 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 12, 13, 14)

E 16. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

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(continued)

- F 17. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.

  (Affects Parcels 1, 3, 4, 5, 6, 7 and 9)
- G 18. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- H 19. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the land.
- N 20. Rights of owners of land bordering on the Fox River with respect to the water and use of the surface of said body of water.
  (Affects Parcels 1, 2, 3, 4, 5, 6, 7 and 9)
- J 21. Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes by instrument dated May 2, 1923 and recorded May 15, 1923 in Book 76 of Deeds, Page 148. (Affects Parcel 1, 3, 4 and 7)
- K 22. Rights of the United States of America, the State of Illinois, the municipality and the public in and to that part of the land falling in the bed of the Fox River; also, rights of property owners in and to the free and unobstructed flow of the waters of said river.
- L 23. Terms and conditions contained in Ordinance #2011-35 Granting a R-1 Special Use and Overall Ordinance to 682 Route 31 Fox Metro Water Reclamation District recorded October 11, 2013 as Document Number 201300021114.
- M 24. Terms and conditions contained in Ordinance #2016-03, Granting a StormWater Management Variance at 682 State Route 31 in Oswego Township to Section 201.6 and Section 203 of Article II of the Kendall County Stormwater Management Ordinance for the Fox Metro Water Reclamation District recorded February 26, 2016 as Document Number 201600002709 and recorded July 5, 2016 as Document Number 201600009710.
- O 25. Dedication and plat recorded June 11, 1958 as Document Number 122155. (Affects Parcel 3)

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(continued)

- P 26. Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes by instrument dated March 21, 1958 and recorded August 29, 1958 as Document Number 122801.

  (Affects Parcel 4)
- Q 27. Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes by instrument dated May 2, 1923 and recorded May 15, 1923 in Book 76 of Deeds, Page 148 and by instrument recorded October 28, 1988 as Document Number 123372.

  (Affects Parcel 5)
- R 28. Terms and conditions contained in Mutual and Reciprocal Driveway Easement recorded June 9, 1999 as Document Number 9808589.

  (Affects Parcel 7)
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the deed recorded on November 17, 1999 as Document No. 9917180 and re-recorded December 13, 1999 as Document Number 9918152. (Affects Parcel 8)
- U 30. Reservation in deed from Newhouse etal to Commonwealth Edison across Commonwealth Edison land adjacent as Document Number 127020 recorded October 9, 1959 as to rights for a private roadway, appearently for benefit of the land we have not inusre this easement of the rights thereto. (Affects Parcel 9)
- W 31. Grant recorded September 18, 1917 and in Book 69 of Deeds, page 240 made by Jacob Binder to Chicago Telephone Company, its successors and assigns of the right to maintain, in, under and upon the property of first party in the Northwest quarter of Section 5, its telephone and telegraph lines including necessary equipment, to be located about five feet from the fence separating his property from the Chicago, Milwaukee and Quincy Railroad Company's right of way.
  (Affects Parcel 10)

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(continued)

- X 32. Sanitary sewer line installed in that part of premises in question described as follows: A strip of land 20 feet in width the center line of which is described as follows: Commencing at the Southwest corner of the Northwest 1/4 of Section 6, Township and Range aforesaid; thence North along the West line of said Section 6, 8.07 chains; thence East 84.85 chains to the Westerly line of the right of way of the Ottawa, Oswego and Fox Valley Railroad Company (the last described course hereinafter referred to as Line "A"); thence Northerly along the Westerly line of said Railroad right of way 12.90 chains to an old claim line; thence West along said old claim line 337.40 feet for the point of beginning of said center line; thence Southerly along a line forming an angle of 84 degrees to the left with a prolongation of the last described line 304.10 feet; thence Southerly along a curve to the left, having a radius of 190.90 feet and being tangent to the last described line at the last described point, 67.69 feet; thence Southerly along a line tangent to the last described curve, at the last described point 324.83 feet; thence Southerly along a curve to the left, having a radius of 95.49 feet and being tangent to the last described line at the last described point, 51.97 feet; thence southeasterly along a line tangent to the last described curve at the las described point 199.81 feet to Line "A" aforesaid, being the termination of said center line as disclosed by survey prepared by Walter E. Deuchler Associaties, Inc. in November 1959. (Affects Parcel 10)
- Y 33. Utility poles along the South line of premises in question, said poles on the premises in question as disclosed by survey. (Affects Parcel 10)
- Z 34. Rights of owners of property to the South of premised in question between a line defined by utility poles and the South line in the caption herein as disclosed by survey.
  (Affects Parcel 10)
- AC 35. Reservation in favor of Caterpillar Tractor Company, its successors and assignes of the perpetual right and easement along, over and across that part of premises in question described as follows: From the center line of Illinois Route 31 on and across said premises, a distance of 475 feet more or less, along a center line which is 60 feet Northerely from and parallel to the South line of said premises and the drainage culvert now on said premises is 12 feet 6 inches wide and 7 feet 11 inches high, and the cascade on said premises tapers from 19 feet wide at is Westerly end to a runway 11 feet wide and then broadens to 30 feet 3 inches on its Easterly end, to maintain a drainage culvert, cascade ditch, and dikes now located on said premises for drainage and therafter to pour, drain flood water of any kind or nature on, over and across said premises to the Fox River, together with perpetual right, privilege and easement to enter on said premises to accomplish any of the purposes therefor, all as contained in the deed from said Caterpillar Tractor Comapny to the Aurora Sanitary District dated May 12, 1965 and recorded May 26, 1965 as document 148636. (Affects Parcel 11G)

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# SCHEDULE B, PART II EXCEPTIONS

(continued)

- AD 36. Rights of the public, the dstate of Illinois, County of Kendall and the Municipality in and to that part of the premises in question taken or used for road purposes, including that portion of said premises falling with the gihway running along the Westerly line of prmises in question, as same was originally constituted and as widened under the center thread of Fox River to a point South 88 degrees 31 minutes East of the point of beginning; thence North 88 degrees 31 minutes West to the point of beginning, in the Township of Oswego, Kendall County, Illinois.

  (Affects Parcels 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H and 12)
- AE 37. Rights, title and interest, if any of the Fox River Valley Pleasure Driveway and Park District (Southern Kane County Sector), in and to that portion of the premises in question falling within the islands in the Fox River, under and by virtue of a Quit Claim Deed from the Aurora Sanitary District, recorded August 12, 1965 as Document Number 149378, and under and by cirtue of the Quit Claim Deed from Peter Sepavich and Afemia Sepanvich, his wife recorded December 23, 1954 as document 110356 and the rights of all those caliming by, through or under said Municipal Corporation. (Affects Parcels 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H and 12)
- AF 38. Easement in favor of Western United Gas and Electric Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Quit Claim Deed recorded in Book 78 and Page 588. See document for exact location. (Affects Parcel 11A, 11B and 11C)
- AG 39. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the deed recorded on June 21, 1965 as Document No. 148636.

  (Affects Parcel 11G)
- AH 40. A perpetual right-of-way for persons or vehicles across and the perpetual use of the Southerly 20 feet of said property and along the Westerly bank of the Fox River for the Easterly 20 feet of the Southerly 20 feet of said property, for ingress, egress and access to the Fox River, and for fishing, boating, swimming and other river recreational purposes, including the right to erecgt a dock, wharf or similar structure on the Westerly bank of the Fox River recorded January 19, 1962 as Document Number 136551. (Affects Parcel 11D)

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37

# SCHEDULE B, PART II EXCEPTIONS

(continued)

- Al Al. Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes by instrument dated May 2, 1923 and recorded May 15, 1923 in Book 76 of Deeds, Page 148. (Affects Parcel 14)
- AJ 42. Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes by instrument recorded October 28, 1958 as Document Number 123373. (Affects Parcel 14)
- AM 43. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded September 21, 1998 as document number 9813070.
- AN 44. Terms, conditions and limitations contained in the No Further Remediation Letter issued by the Illinois Environmental Protection Agency and recorded September 21, 1998 as document number 9813071.
- AO 45. Terms and conditions contained in Grant of Easement to the Fox Metro Water Reclamation District recorded February 13, 2001 as Document Number 200100002164.
- AP 46. Terms and conditions contained in Grant of Easement to the Fox Metro Water Reclamation District recorded February 21, 2001 as Document Number <a href="https://example.com/200100002873">200100002873</a>.
- AK 47. Note for additional information: the "**Kendall**" county recorder requires that any documents presented for recording contain the following information:
  - A. The name and address of the party who prepared the document;
  - B. The name and address of the party to whom the document should be mailed after recording;
  - C. All permanent real estate tax index numbers of any property legally described in the document;
  - D. The address of any property legally described in the document;
  - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
  - F. Any deeds conveying unsubdivided land, or, portions of subdivided land, may need to be accompanied by a properly executed "plat act affidavit."

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#### SCHEDULE B, PART II **EXCEPTIONS**

(continued)

- AL 48. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation. (This note will be waived for policy).
- AQ 49. Informational note: To schedule closings in the Aurora or Yorkville offices, please call: (630) 892-3775. To schedule closings in the Geneva office, please call: (630) 232-2750. To schedule closings in the Elgin office, please call: (847) 844-1166. To schedule closings in the Sycamore office, please call: (815) 758-5900 for closing information/figures, please call the scheduling office.

**END OF SCHEDULE B, PART II** 

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#### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice:
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I-Requirements;
  - (f) Schedule B, Part II-Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

#### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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15

AMERICAN

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#### (continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

#### 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

#### PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

#### 9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <a href="http://www.alta.org/arbitration">http://www.alta.org/arbitration</a>.

#### **END OF CONDITIONS**

#### 1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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#### WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- NEVER RELY on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the
  party who sent the instructions to you. DO NOT use the phone number provided in the email containing the
  instructions, use phone numbers you have called before or can otherwise verify. Obtain the number of
  relevant parties to the transaction as soon as an escrow account is opened. DO NOT send an email to
  verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols.
   Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- USE MULTI-FACTOR AUTHENTICATION for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

http://www.fbi.gov

Internet Crime Complain Center:

http://www.ic3.gov

#### FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

#### Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- · demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- · financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- · Internet Protocol (IP) address and operating system;
- browser version, language, and type:
- · domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

#### How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- · information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

#### How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

#### Other Online Specifics

<u>Cookies</u>. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

<u>Do Not Track</u>. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

<u>Links to Other Sites</u>. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

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#### Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

#### When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- · to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an
  agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "Choices With Your Information" to learn the disclosures you can restrict.

#### Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

#### **Choices With Your Information**

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

<u>For California Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

<u>For Vermont Residents</u>: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

#### Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

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FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

#### Your Consent To This Privacy Notice: Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

#### Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to <a href="mailto:rivacy@fnf.com">rivacy@fnf.com</a>, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc. 601 Riverside Avenue, Jacksonville, Florida 32204 Attn: Chief Privacy Officer



Attachment 3





04/13/2017

IDNR Project Number: 1709423

Date:

Applicant:

Walter E. Deuchler Associates

Contact:

Carrie Carter

Address:

230 Woodlawn Avenue

Aurora, IL 60506

Project:

**FMWRD North Treatment Facility Improvements** 

Address:

682 Route 31, Oswego

Description: Includes improvements to the existing aeration tanks and installation of new ferric chloride tanks along with all related architectural, process, mechanical, electrical, instrumentation and control works for a fully functional wastewater treatment plant.

#### **Natural Resource Review Results**

#### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Greater Redhorse (Moxostoma valenciennesi) River Redhorse (Moxostoma carinatum)

#### Wetland Review (Part 1090)

The Illinois Wetlands Inventory does not show wetlands within 250 feet of the project location.

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section: 37N, 8E, 5

## IL Department of Natural Resources Contact

Keith Shank 217-785-5500 Division of Ecosystems & Environment



#### **Government Jurisdiction**

IL Environmental Protection Agency Gary Bingenheimer 1021 North Grand Avenue Springfield , Illinois 62794 -9276

#### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Attachment 3

IDNR Project Number: 1709423

#### Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

- 1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
- Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
- 3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

#### Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

#### Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

#### Attachment 4, Page 1



7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

June 27, 2018

**Daniel Caceres** Walter E. Deuchler Associates 230 Woodlawn Avenue Aurora, IL 60506

Dear Mr. Caceres,

The Kendall County Soil & Water Conservation District (SWCD) received the complete Natural Resources Information Report (NRI) Application for the proposed Fox Metro Waste Water Treatment Plant re-zoning request as filed with Kendall County on June 22, 2018. The proposed project is located at 682 Route 31 in Oswego (Section 5 of Oswego Township (T.37N.-R.8E.) in Kendall County, Illinois) and covers twelve parcel index numbers. The application was submitted on behalf of petitioner Fox Metro Water Reclamation District at the request of the contact Walter E. Deuchler Associates. After reviewing the application, it was determined that a full NRI Report is not necessary at this time for the proposed project. In place of a full NRI Report, a review letter has been prepared.

The entire re-zoning request (R-1 Special Use to M-1) is approximately 69.8 acres. NRI Reports were prepared for approximately 30.9 acres of the currently proposed re-zoning project in 2011 based on site conditions at that time (NRI 1104 was for 5.0 acres for the Administration and Laboratory project and NRI 1105 was for 25.9 acres for the South Plant Expansion project); copies of these reports are included with this letter. Please see the following notes below regarding review of current natural resource considerations for the approximate 37.96 acres that is remaining of the 69.8 acre proposed rezoning request that have not been reviewed to date.

For the currently proposed re-zoning request, the Kendall County SWCD has reviewed the project site based on the scope of the acreage indicated above and would like to note the following regarding natural resource considerations:

- The acreage reviewed is part of the original wastewater treatment plant that dates to as early as the late 1920s with updates and expansion since. As such, the original soil profile, as mapped by USDA, has been modified and prepared for construction associated with upgrades and expansion of the plant. If any future updates or upgrades are made to the existing plat on the acreage referred to for the review letter, we would recommend site specific soil testing to ensure any limitations associated with the current soil material onsite will support associated uses.
- The site is located on slopes of approximately 0-20% and is approximately 610' to 650' above sea level. The original topography of the site has been altered allowing for drainage patterns to be reconfigured as part of the overall wastewater treatment plant.
- The site lies within the Fox River watershed.
- Based on in office review of existing FEMA Flood Insurance Rate Map, it does appear that this acreage is located within the 100-year floodplain. Additionally, based upon review of the National Wetland Inventory Map, wetlands are identified on the project site.
- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based upon local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes: Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated

#### Attachment 4, Page 2

and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on 300 points; selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

• The LESA Score for the acreage reviewed for the scope of this letter is 44 indicating a low level of protection. For the project acreage reviewed in the provided NRI Reports 1104 and 1105, the LESA scores for each were 62 and 110; both indicating a low level of protection.

If you have any questions, please contact our office at (630)553-5821 extension 3.

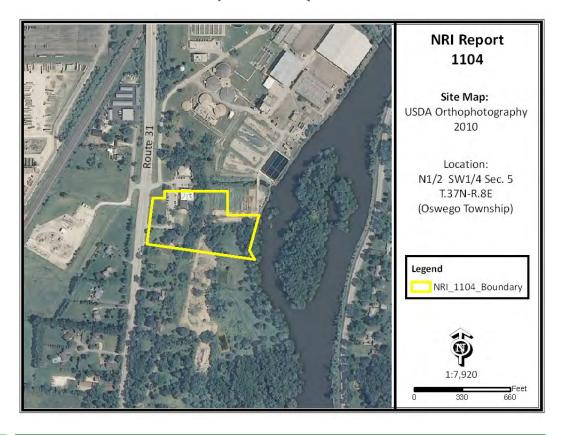
Sincerely,

Megan andrews

Megan Andrews, Resource Conservationist

**Enclosures** 

# NATURAL RESOURCE INFORMATION REPORT (NRI): 1104



April 2011

Petitioner: Fox Metro Water Reclamation District Contact: Maury Malaise, Walter E. Deuchler Assoc., Inc.

#### Prepared by:



7775A Route 47 • Yorkville, Illinois 60560 Phone: (630)553-5821 x3 • Fax: (630)553-7442

www.kendallswcd.org

#### 1104

#### **Executive Summary**

**April 11, 2011** 

**<u>Petitioner:</u>** Fox Metro Water Reclamation District

<u>Contact Person:</u> Maury Malaise, Walter E. Deuchler Associates, Inc. County or Municipality the petition is filled with: Kendall County

Location of Parcel: N ½ Section 4, NE ¼ Section 5 T.37N.-R.8E. (Oswego Township) of the 3<sup>rd</sup>

Principal Meridian in Kendall County, IL

**Project or Subdivision Name:** New Laboratory, Building P-3

Existing Zoning & Land Use: R-1, Existing office & laboratory, abandoned residence, wooded,

grass, sludge pits.

**Proposed Zoning & Land Use:** R-1 Special Use, Office & Laboratory Building

**Proposed Water Source:** Non-community public water supply operated by Fox Metro

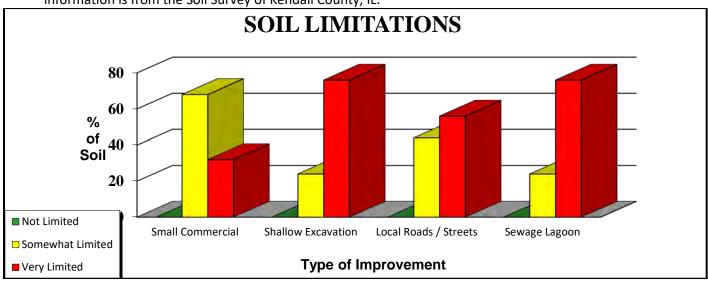
**Proposed Type of Sewage Disposal System:** To Fox Metro treatment plant

Proposed Type of Storm Water Management: Not provided

<u>Size of Site:</u> 5.0 acres <u>Land Evaluation Score:</u> 53

#### **Natural Resource Concerns**

<u>Soils Limitations</u>: Limitations for small commercial building, shallow excavation, local roads/streets and sewage lagoons. See soils information page and attached soils tables. All information is from the Soil Survey of Kendall County, IL.



<u>Wetlands:</u> The U.S. Fish & Wildlife Service's National Wetland Inventory map **does indicate** the presence of wetlands on-site. The Natural Resources Conservation Service's wetland map **does indicate** the presence of wetlands on-site. If a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: Floodplain areas are identified on this site.

<u>Hydric Soil:</u> Hydric soils which may be prone to ponding, are located on the parcel. Approximately 8% of the soils onsite are designated as hydric.

<u>Prime Farmland:</u> Prime farmland soils are an important resource for Kendall County. Each soil type is assigned a rating, and is then used to determine the land evaluation (LE) value. The LE

value is a component of the Land Evaluation and Site Assessment (LESA) score. Sites with an LE score of 80 or greater are considered to be prime farmland that is well-suited for agricultural uses. This site has an LE score of 53 which does not place it within the definition of Prime Farmland (Kendall County LESA System, November 2008).

**Stormwater:** The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds.

<u>Sediment and Erosion Control</u>: Development on this site should include a sediment and erosion control plan.

#### LAND USE OPINION:

The Kendall County Soil and Water Conservation District Board has reviewed the proposed development plans for Petitioner Fox Metro Water Reclamation District. This parcel is located in the N ½ SW ¼ of Section 5 and in Oswego Township (T.37N.-R8E. of the 3<sup>rd</sup> Principal Meridian) in Kendall County. Based on the information provided by the petitioner, an on site examination and a data review of the parcel in question, the SWCD Board has the following opinions and recommendations.

The Kendall County Soil and Water Conservation District has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 53 out of a possible 100 points indicating the soils are not well suited for agricultural uses. The Natural Resource Information Report indicates that 52% of the soils on this site are soils that are classified as being prime farmland and the most agronomically productive. Once farmland has been developed its agriculture productivity will be lost forever. Currently, there is no agricultural production onsite as the existing land uses including administrative building, laboratory building, sewage pits, wooded and grassed areas as well as an abandoned residential dwelling.

Soils have limitations for development. This report indicates that for soils located on the parcel: 76% of the soils are very limited for shallow excavation and sewage lagoons; 56% of the soils are very limited for shallow lawns/landscaping and local roads/streets; and 32% are very limited for small commercial building. This information is based on the soil in an undisturbed state. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development. Please note that the original soil profile has been altered due to past development and as a result, this site contains disturbed soils. The material found on site may not correspond to the soil type indicated within the Soil Survey of Kendall County.

This site is located within the Fox River Watershed. A portion of the site is located within the floodplain. Hydric soils are present onsite. In addition, wetlands may be present onsite.

This development should include a soil erosion sediment control plan. Soil erosion and sedimentation may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also apart of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (III. Complied Statues, Ch. 70, Par 405/22.02a).

Date

SWCD Chairman

# KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION REPORT (NRI)

NRI Report Number	1104
Date District Board Reviews	April 11, 2011
Application	
Applicant's Name	Fox Metro Water Reclamation
	District
Size of Parcel	5.0 acres
Zoning Change	R-1 to R-1 Special Use
	(Kendall County)
Parcel Index Number(s)	03-05-302-003, 03-05-302-004,
	03-05-353-001
Contact Person	Maury Malaise
	Walter E. Deuchler Assoc, Inc.

Copies of this report or notification of the proposed land-use change were provided to:	Yes	No
The Applicant	Х	
The Applicant's Legal Representation		Х
The Local/Township Planning Commission	х	
The Village/City/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	Х	

Report Prepared By: Megan Andrews Position: Resource Conservationist

TABLE OF CONTENTS	
PURPOSE & INTENT	6
PARCEL LOCATION  Figure 1: 2007 Aerial Site Map with NRI Boundary and Location Map	7
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION	8
ECOLOGICALLY SENSITIVE AREAS	9
SOILS INFORMATION	10
SOILS INTERPRETATIONS EXPLANATION  Figure 3: Maps of Building Limitations	12
SOIL WATER FEATURES	16
SOIL EROSION & SEDIMENT CONTROL	17
PRIME FARMLAND SOILS  Figure 4: Prime Farmland Soil Map	19
LAND EVALUATION AND SITE ASSESSMENT (LESA)	20
DRAINAGE, RUNOFF AND FLOOD INFORMATION  Figure 5: FEMA Floodplain Map Figure 6: USGS Topographic Map	21
WATERSHED PLANS	24
WETLAND INFORMATION  Figure 7: Wetland Maps – NRCS Wetland &  USFWS National Wetland Inventory	25
HYDRIC SOILS	27
WETLAND AND FLOODPLAIN REGULATIONS	29
GLOSSARY	30
REFERENCES	32

#### **PURPOSE AND INTENT**

The purpose of this report is to inform officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the

property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District 7775A Route 47, Yorkville, IL 60560 Phone: (630) 553-5821 ext. 3 FAX: (630) 553-7442

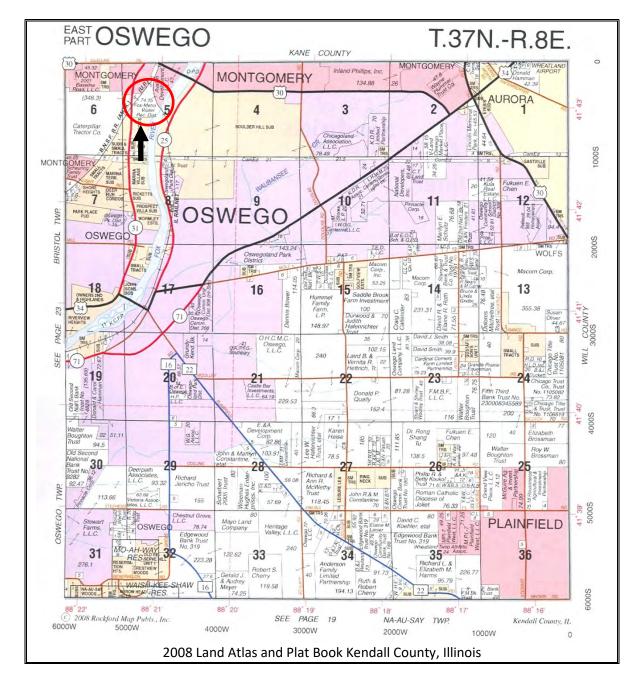
E-mail: Megan.Andrews@il.nacdnet.net

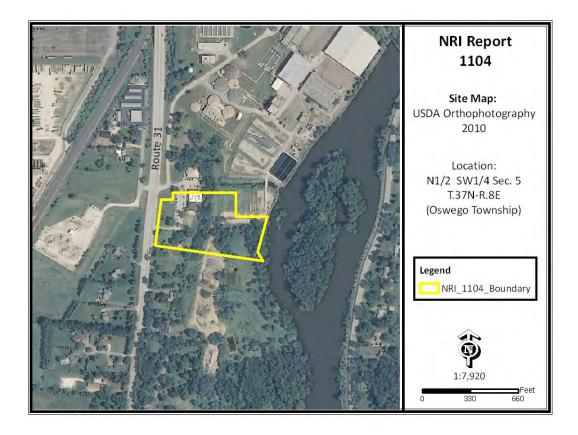
#### **PARCEL LOCATION**

#### **Location Map for Natural Resources Information Report # 1104**

N ½ SW ¼ Section 5 Township 37 North, Range 8 East (Oswego Township) on 5.0 acres. This parcel is located on the east side of Route 31. The parcel is located directly south of the Village of Montgomery.

Figure 1: 2008 Plat Map and 2007 Aerial Map with NRI Site Boundary





#### **ARCHAEOLOGIC/CUTURAL RESOURCES**

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property, but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

#### **ECOLOGICALLY SENSITIVE AREAS**

# What is Biological Diversity and Why Should it be Conserved?<sup>1</sup>

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems. (Wilson 1992, Hoose 1981)

The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestem United States, for example, it was

<sup>1</sup>Taken from <u>The Conservation of Biological Diversity</u>
<u>in the Great Lakes Ecosystem: Issues and</u>
<u>Opportunities</u>, prepared by the Nature
Conservancy Great Lakes Program 79W. Monroe
Street, Suite 1309, Chicago, IL 60603, January 1994

only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982)

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of

their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

### Biological Resources Concerning the Subject Parcel

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that an ecologically sensitive area, the Fox River, is located near the parcel in question.

#### **SOILS INFORMATION**

#### **Importance of Soils Information**

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

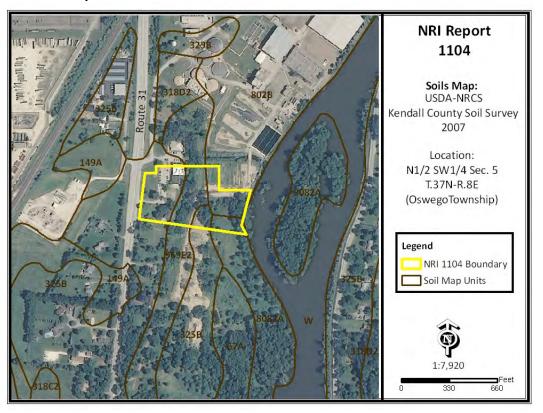
The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not

necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. A severe limitation indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a moderate or slight rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineations.

Figure 2: Soil Map



**Table 1: Soil Map Unit Descriptions** 

Symbol	Descriptions	Acres	Percent
325B	Dresden silt loam, 2-4% slopes	2.2	44%
802B	Orthents, loamy, undulating	1.2	24%
969E2	Casco-Rodman complex, 12-20% slopes, eroded	1.2	24%
8082A	Millington silt loam, 0-2% slopes,	0.4	8%

<sup>\*</sup>SOURCE: National Cooperative Soil Survey – USDA-NRCS

#### SOIL INTERPRETATIONS EXPLANATION

#### Nonagricultural

#### General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for

is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

#### **Limitations Ratings**

- Not Limited This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- Somewhat Limited This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- 3. Very Limited This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

#### **BUILDING LIMITATIONS**

Building on Poorly Suited or Unsuitable Soils: Can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers to avoid granting parcels with these soils exclusively.

Small Commercial Building - Ratings are for undisturbed soil for a small building of less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Shallow Excavations - Trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the east of digging and the resistance to sloughing.

Lawns and Landscaping - Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties

that affect plant growth and trafficability after vegetation is established.

Local Roads and Streets - They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stablilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the east of excavation and grading and the traffic-supporting capacity.

Sewage Lagoon – Shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity, depth to water table, ponding, depth to bedrock or a cemented pan, flooding, large stones and content of organic matter.

**Table 2a: Building Limitations** 

Soil Type	Small Commercial Building	Shallow Excavations	Lawns/Landscaping	Local Roads	Acreage	Percent
325B	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Somewhat Limited: Shrink-swell, Frost action	2.2	44%
802B	Somewhat Limited: Shrink-swell	Somewhat Limited: Depth to saturated Zone, Unstable excavation walls	Very Limited: Too dense	Very Limited: Low strength, Shrink- swell, Frost action	1.2	24%
969E2	Very Limited: Slope	Very Limited: Unstable excavation walls, Too steep	Casco: Very Limited: Too steep, droughty Rodman: Very Limited: Too steep, droughty, gravel	Casco: Very Limited: Too steep, frost action Rodman: Very Limited: Too steep	1.2	24%
8082A	Very Limited: Flooding, Depth to saturated zone, Ponding	Very Limited: Depth to saturated zone, Ponding, Flooding, Unstable excavation walls	Very Limited: Depth to saturated zone, Ponding, Flooding	Very Limited: Depth to saturated zone, Frost action, Flooding, Low strength, Ponding	0.4	8%
% Very Limited	<mark>32%</mark>	<mark>76%</mark>	<mark>56%</mark>	<mark>56%</mark>		

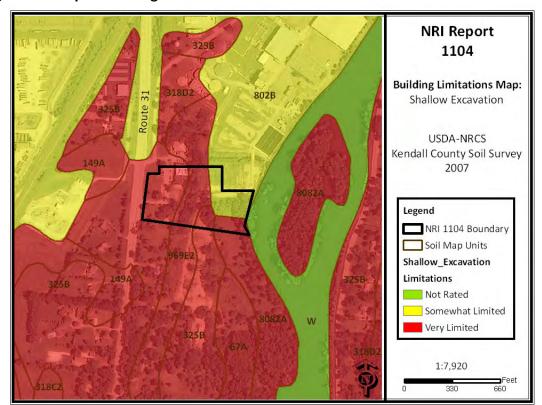
**Table 2b: Building Limitations** 

Soil Type	Sewage Lagoon	Acreage	Percent
325B	Very Limited:	2.2	44%
	Seepage, Slope		
802B	Somewhat Limited:	1.2	24%
	Slope		
969E2	Very Limited:	1.2	24%
	Slope, Seepage		
8082A	Very Limited:	0.4	8%
	Flooding, Depth to saturated zone, Ponding, Seepage		
% Very Limited	<mark>76%</mark>		

**NRI Report** 325B 1104 **Building Limitations Map:** 318D2 802B Small Commercial Building **USDA-NRCS** Kendall County Soil Survey 149A 2007 Legend NRI 1104 Boundary Soil Map Units Small\_Commercial\_Building 325B Limitations 149A 325B Not Rated Somewhat Limited W Very Limited 325B 1:7,920

Figure 3a: Map of Building Limitations – Small Commercial Building





#### **SOIL WATER FEATURES**

This table gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

**Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Note:** If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

<u>Surface Runoff:</u> Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are:

negligible, very low, low, medium, high and very high.

<u>Months:</u> Indicates the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features )) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

<u>Ponding:</u> Refers to standing water in a closed depression and the data indicates surface water depth, duration and frequency of ponding.

Duration: Expressed as very brief if less than 2 days, brief is 2 to 7 days, long if 7 to 30 days and very long if more than 30 days.

Frequency: Expressed as: none meaning ponding is not possible; rare means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); occasional means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

<u>Flooding:</u> The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

**Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.

**Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under

unusual weather conditions (chance of flooding is 1 to 5% in any year); occasional means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and very frequent means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

**Table 3a: Water Features** 

Soil Type	Hydrologic Group	Surface Runoff
325B	В	Low
802B	В	Low
969E2	Casco: B	Casco: Medium
	Rodman: A	Rodman: Low
8082A	B/D	Negligible

**Table 3b: Water Features** 

Soil	Month	Water Table Ponding					Flor	oding
	Wionth	wate	Table	1 onumg		Hooding		
Type								I
		Upper	Lower	Surface Depth	Duration	Frequency	Duration	Frequency
		Limit	Limit					
325B	Jan-Dec	-				None		None
802B	February	3.5'-5.0'	3.7'-5.5'			None		None
	March	3.5'-5.0'	3.7'-5.5'			None		None
	April	3.5'-5.0'	3.7'-5.5'			None		None
969E2	Jan-Dec					None		None
3082A	January	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Frequent
	February	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Frequent
	March	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Frequent
	April	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Frequent
	May	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Frequent
	June					None	Brief	Frequent
	November					None	Brief	Frequent
	December					None	Brief	Frequent

#### **SOIL EROSION & SEDIMENT CONTROL**

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility:

- 1. Texture 2. Slope 3. Structure
- 4. Organic matter content

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase

water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas,
- staging construction in order to keep disturbed areas to a minimum,
- establishing or maintaining or temporary or permanent groundcover,
- retaining sediment on site and
- properly installing, inspecting and maintaining control measures.

<u>Erosion control practices are useful controls</u> <u>only if they are properly located, installed,</u> inspected and maintained.

The SWCD recommends an erosion control plan for all building sites, especially if there is a wetland or stream nearby.

**Table 4: Soil Erosion Potential** 

Soil Type	Slope	Rating	Acreage	Percent of Parcel
325B	2-4%	Slight	2.2	44%
802B	N/A	Slight	1.2	24%
969E2	12-20%	Moderate	1.2	24%
8082A	0-2%	Moderate	0.4	8%

#### **PRIME FARMLAND SOILS**

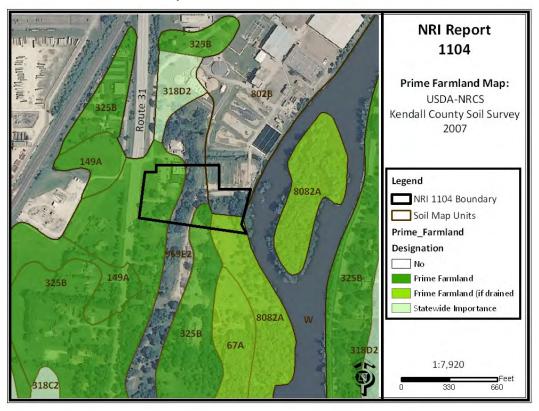
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is <u>not</u> prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

**Table 5: Prime Farmland Soils** 

Soil Types	Prime Designation	Acreage	Percent
325B	Prime Farmland	2.2	44%
802B	No Designation (Not Prime Farmland)	1.2	24%
969E2	No Designation (Not Prime Farmland)	1.2	24%
8082A	Prime Farmland (if drained)	0.4	8%
<mark>% Prime Farmland</mark>	<mark>52%</mark>		

Figure 4: Prime Farmland Soil Map



#### LAND EVALUATION & SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE) — The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The

Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA) – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

The value group is a predetermined value based upon prime farmland designation. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site.

**Table 6a: Land Evaluation Computation** 

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
325B	4	79	2.2	173.8
802B	8	0	1.2	0
969E2	7	47	1.2	56.4
8082A	3	87	0.4	34.8
Totals			5.0	265.0
LE Score		LE= 265.0/5.0		LE=53

The Land Evaluation score for this site is 53, indicating that this site is **not designated** as prime farmland that is well suited for agricultural uses.

**Table 6b: Site Assessment Computation** 

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
В.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan	0
	and/or municipal comprehensive land use plan. (20-10-0)	
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	0
	4. Distance from fire protection service. (10-8-6-2-0)	2
	Site Assessment Score:	9

#### **Kendall County LESA (cont.):**

Land Evaluation Value: 53 + Site Assessment Value: 9 = LESA Score: 62

LESA SCORE	LEVEL OF PROTECTION
<mark>0-200</mark>	<b>Low</b>
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 62 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

#### **LAND USE PLANS**

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County for information regarding the County's comprehensive land use map.

#### DRAINAGE, RUNOFF AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

#### What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The point that we use on these reports is usually the point where water exits the parcel. The point is marked with a "O." The watershed boundary is drawn in using the following marking: (—••—). Often times, water will flow off the parcel in two or more directions. In that case, there is a watershed break on the parcel. (—••—), and there are two or more watersheds on the parcel.

The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimiter.

Using regional storm event information, and site specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense

uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

#### **Importance of Flood Information**

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100 year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated, or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps <u>stress</u> that

the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

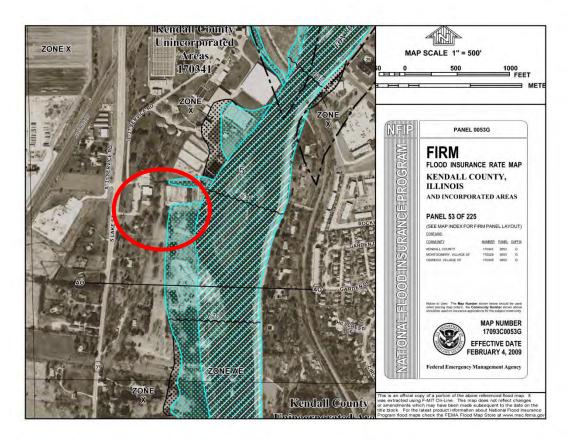
It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

Figure 5: FEMA Floodplain Map



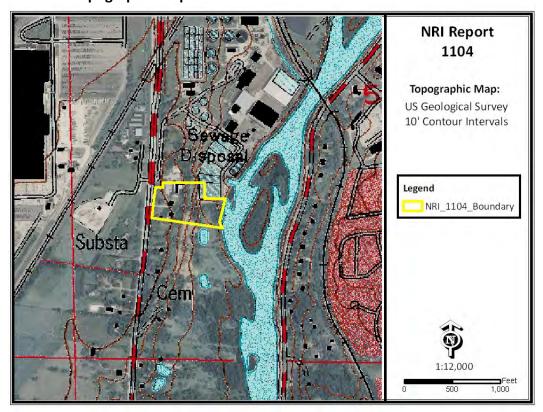


Portions of the proposed project site are shown to be within the following:

- Zone A
- Zone AE
- Zone X

As such, portions of the parcel are located within the 100 year floodplain (designated "A" and "AE").

Figure 6: USGS Topographic Map



This parcel is located on topography (slopes 0 to 20%) involving high and low areas (elevation is approximately 610' to 650' above sea level). The parcel lies within the Fox River Watershed (Mastodon Lake/Fox River subwatershed).

During construction erosion and sediment control best management practices should be implemented onsite to prevent sediment and other pollutants from discharging offsite. Please consult the Illinois Urban Manual (<a href="https://www.aiswcd.org/IUM/index.html">www.aiswcd.org/IUM/index.html</a>) for appropriate measures.

# **WATERSHED PLANS**

# Watershed and Subwatershed Information

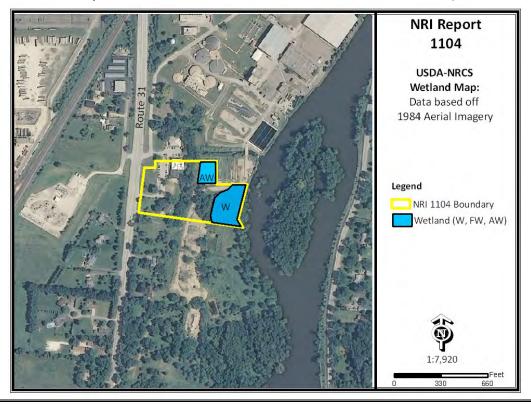
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any pollutants it comes in contact with such as oils, pesticides, and soil. Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities, implementing practices recommended in watershed plans and educating others about their watershed. This parcel is located within the Fox River Watershed (Mastodon Lake/Fox River subwatershed).

The following are recommendations to developers for protection of this watershed:

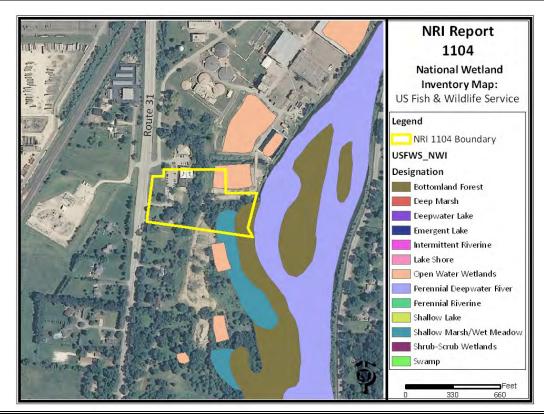
- -Preserve open space.
- -Maintain wetlands as part of development.
- -Use natural water management.
- -Prevent soil from leaving a construction site.
- -Protect subsurface drainage.
- -Use native vegetation.
- -Retain natural features.
- -Mix housing styles and types.
- -Decrease impervious surfaces.
- -Reduce area disturbed by mass grading.
- -Shrink lot size and create more open space.
- -Maintain historical and cultural resources.
- -Treat water where it falls.
- -Preserve views.
- -Establish and link trails.

# WETLAND INFORMATION

Figure 7: Wetland Maps - NRCS Wetland and USFWS National Wetland Inventory



Office maps indicate that wetlands may be present on the parcel in question. Please note polygons denoting possible wetlands on the map are approximate, possible, locations only.



Office maps indicate that wetlands may be present on the parcel in question (PIQ).

# **Importance of Wetland Information**

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants, and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in

urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has

saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. See the glossary section for the definitions of "delineation" and "determination."

# **Hydric Soils**

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

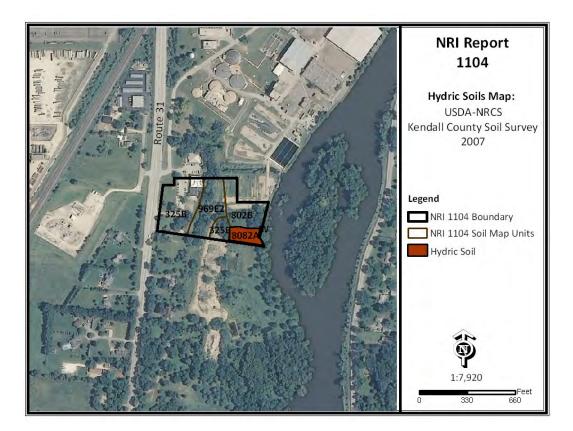
For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following:

- A topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel.
- An intensive soil survey to define most accurately the locations of the hydric soils and inclusions
- 3. A drainage tile survey on the area to locate the tiles that must be preserved.

**Table 7: Hydric Soils** 

Soil	Drainage Class	Hydric	Hydric	Acreage	Percent
Types		Designation	Inclusions Likely		
325B	Well drained	Non-hydric	No	2.2	44%
802B	Well drained	Non-hydric	No	1.2	24%
969E2	Casco: Somewhat excessively drained Rodman: Excessively drained	Non-hydric	No	1.2	24%
8082A	Poorly drained	Hydric	No	0.4	8%
<mark>% Hydric</mark>		<mark>18.8%</mark>	<mark>5.3%</mark>		

Figure 8: Hydric Soils Map



# WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

# **WHO MUST APPLY**

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain or flood way subject to State or Federal regulatory jurisdiction should apply for agency approvals.

### **REGULATORY AGENCIES:**

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, P.O. Box 2004, Rock Island, IL 61204-2004. Phone: (309) 794-5379.
- ◆ Flood plains: Illinois Department of Natural Resources \ Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- Water Quality \ Erosion Control: Illinois Environmental Protection Agency, Division of Water Pollution Control, Permit Section, Watershed Unit, 2200 Churchill Road, Springfield, IL 62706. Phone (217) 782-0610.

# **COORDINATION**

We recommend early coordination with the regulatory agencies <u>BEFORE</u> finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

# **GLOSSARY**

#### **AGRICULTURAL PROTECTION AREAS (AG AREAS) -**

Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land can not receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

**B.G.** - Below Grade. Under the surface of the Earth.

**BEDROCK** - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

**FLOODING** - Indicates frequency, duration, and period during year when floods are likely to occur.

**HIGH LEVEL MANAGEMENT** - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

**Water Table, Perched** - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

<u>**DELINEATION**</u> - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

**<u>DETERMINATION</u>** - A polygon drawn on a map using map information that gives an outline of a wetland.

<u>HYDRIC SOIL</u> - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

<u>INTENSIVE SOIL MAPPING</u> - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

### LAND EVALUATION AND SITE ASSESSMENT

(L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

<u>PALUSTRINE</u> - Name given to inland fresh water wetlands.

<u>PERMEABILITY</u> - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on

permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

<u>POTENTIAL FROST ACTION</u> - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

<u>SEASONAL</u> - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

<u>SHRINK-SWELL POTENTIAL</u> - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadiuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

<u>SUBSIDENCE</u> - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

**TERRAIN** - The area or surface over which a particular rock or group of rocks is prevalent.

<u>TOPSOIL</u> - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

<u>WATERSHED</u> - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

**WETLAND** - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

# **REFERENCES**

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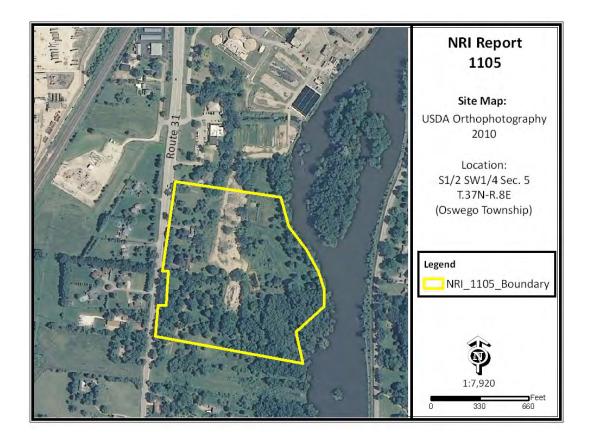
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# NATURAL RESOURCE INFORMATION REPORT (NRI): 1105



July 2011

Petitioner: Fox Metro Water Reclamation District Contact: John Frerich, Walter E. Deuchler Associates, Inc.

Prepared by:



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1105

# **Executive Summary**

July 11, 2011

**<u>Petitioner:</u>** Fox Metro Water Reclamation District

<u>Contact Person:</u> John Frerich, Walter E. Deuchler Associates, Inc. <u>County or Municipality the petition is filled with:</u> Kendall County

Location of Parcel: S½ SW¼ Section 5 T.37N.-R.8E. (Oswego Township) of the 3<sup>rd</sup> Principal

Meridian in Kendall County, IL

Project or Subdivision Name: South Plant Expansion

Existing Zoning & Land Use: R-1, abandoned residences, wooded, grass, wetlands, pond, water.

**Proposed Zoning & Land Use:** R-1 Special Use, Waste Water Treatment

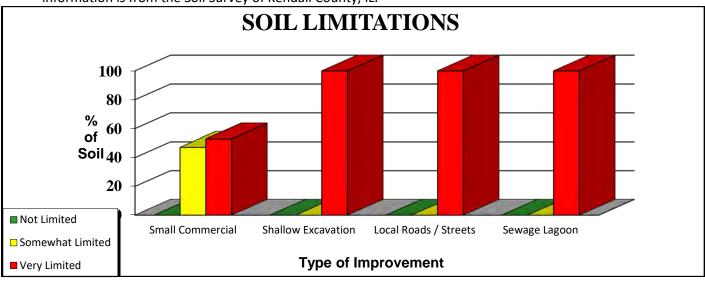
<u>Proposed Water Source:</u> Non-commercial public water supply operated by Fox Metro <u>Proposed Type of Sewage Disposal System:</u> To Fox Metro water treatment plant

**Proposed Type of Storm Water Management:** surface drainage

<u>Size of Site:</u> 25.9 acres <u>LESA Score:</u> 110

# **Natural Resource Concerns**

<u>Soils Limitations</u>: Limitations for small commercial building, shallow excavation, local roads/streets and sewage lagoons. See soils information page and attached soils tables. All information is from the Soil Survey of Kendall County, IL.



<u>Wetlands:</u> The U.S. Fish & Wildlife Service's National Wetland Inventory map **does indicate** the presence of wetlands on-site. The Natural Resources Conservation Service's wetland map **does indicate** the presence of wetlands on-site. If a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

**<u>Floodplain:</u>** Floodplain areas are identified on this site.

<u>Hydric Soil:</u> Hydric soils which may be prone to ponding, are located on the parcel. Approximately 35.9% of the soils onsite are designated as hydric.

<u>Prime Farmland:</u> Prime farmland soils are an important resource for Kendall County. Each soil type is assigned a rating, and is then used to determine the land evaluation (LE) value. The LE value is a component of the Land Evaluation and Site Assessment (LESA) score. Sites with an LE

score of 78 or greater are considered to be prime farmland that is well-suited for agricultural uses. This site has an LE score of 78 which does not place it within the definition of Prime Farmland (Kendall County LESA System, November 2008).

**Stormwater:** The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds.

<u>Sediment and Erosion Control:</u> Development on this site should include a sediment and erosion control plan.

# LAND USE OPINION:

The Kendall County Soil and Water Conservation District Board has reviewed the proposed development plans for Petitioner Fox Metro Water Reclamation District. This parcel is located in the S ½ SW ¼ of Section 5 in Oswego Township (T.37N.-R8E. of the 3<sup>rd</sup> Principal Meridian) in Kendall County. Based on the information provided by the petitioner, an on site examination and a data review of the parcel in question, the SWCD Board has the following opinions and recommendations.

The Kendall County Soil and Water Conservation District has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored a 78 out of a possible 100 points indicating the soils are not well suited for agricultural uses. The Natural Resource Information Report indicates that 83% of the soils on this site are soils that are classified as being prime farmland and the most agronomically productive. Once farmland has been developed its agriculture productivity will be lost forever. Currently, there is no agricultural production onsite as the existing land uses include abandoned residential dwellings, wetlands, wooded and grassed areas as well as water.

Soils have limitations for development. This report indicates that for soils located on the parcel: 100% of the soils are very limited for shallow excavation, sewage lagoons and local roads; 52.9% of the soils are very limited for small commercial building and lawns/landscaping. This information is based on the soil in an undisturbed state. Some soil reclamation, special design, or maintenance may be required to obtain suitable soil conditions to support these types of development. Please note that the original soil profile has been altered due to past development and as a result, this site contains disturbed soils. The material found on site may not correspond to the soil type indicated within the Soil Survey of Kendall County.

This site is located within the Fox River Watershed. A portion of the site is located within the floodplain. Hydric soils are present onsite. In addition, wetlands may be present onsite.

This development should include a soil erosion sediment control plan. Soil erosion and sedimentation may become a primary non-point source of pollution. Eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also apart of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (III. Complied Statues, Ch. 70, Par 405/22.02a).

WCD Chairman

# KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION REPORT (NRI)

NRI Report Number	1105
Date District Board Reviews	July 11, 2011
Application	
Applicant's Name	Fox Metro Water Reclamation
	District
Size of Parcel	25.9 acres
Zoning Change	R-1 to R-1 Special Use
	(Kendall County)
Parcel Index Number(s)	03-05-353-002, 03-05-353-003, 03-
	05-353-004, 03-05-353-006, 03-05-
	353-009, 03-05-353-009
Contact Person	John Frerich
	Walter E. Deuchler Assoc, Inc.

Copies of this report or notification of the proposed land-use change were provided to:	Yes	No
The Applicant	Х	
The Applicant's Legal Representation		Х
The Local/Township Planning Commission	х	
The Village/City/County Planning and Zoning Department or Appropriate Agency	Х	
The Kendall County Soil and Water Conservation District Files	Х	

Report Prepared By: Megan Andrews Position: Resource Conservationist

TABLE OF CONTENTS	
PURPOSE & INTENT	6
PARCEL LOCATION	7
ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION	8
ECOLOGICALLY SENSITIVE AREAS	9
SOILS INFORMATION	10
SOILS INTERPRETATIONS EXPLANATION	12
SOIL WATER FEATURES	16
SOIL EROSION & SEDIMENT CONTROL	18
PRIME FARMLAND SOILS  Figure 4: Prime Farmland Soil Map	19
LAND EVALUATION AND SITE ASSESSMENT (LESA)	20
DRAINAGE, RUNOFF AND FLOOD INFORMATION	21
WATERSHED PLANS	24
WETLAND INFORMATION	25
HYDRIC SOILSFigure 8: Hydric Soils Map	27
WETLAND AND FLOODPLAIN REGULATIONS	29
GLOSSARY	30
REFERENCES	32

# **PURPOSE AND INTENT**

The purpose of this report is to inform officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the

property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District 7775A Route 47, Yorkville, IL 60560 Phone: (630) 553-5821 ext. 3 FAX: (630) 553-7442

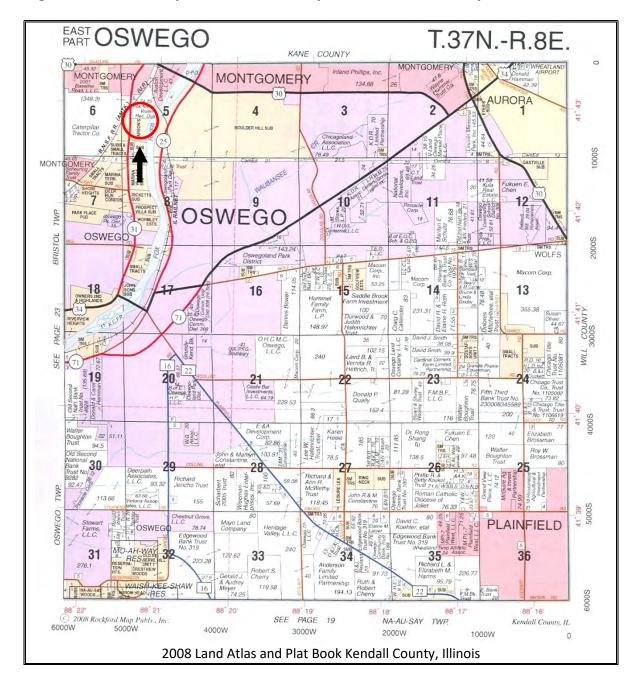
E-mail: Megan.Andrews@il.nacdnet.net

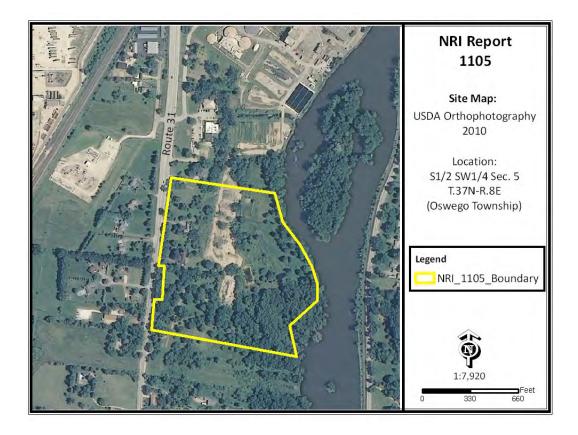
# **PARCEL LOCATION**

# **Location Map for Natural Resources Information Report # 1105**

S ½ SW ¼ Section 5 Township 37 North, Range 8 East (Oswego Township) on 25.9 acres. This parcel is located on the east side of Route 31. The parcel is located less than ¼ mile directly south of the Village of Montgomery.

Figure 1: 2008 Plat Map and 2007 Aerial Map with NRI Site Boundary





# **ARCHAEOLOGIC/CUTURAL RESOURCES**

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property, but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

# **ECOLOGICALLY SENSITIVE AREAS**

# What is Biological Diversity and Why Should it be Conserved?<sup>1</sup>

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems. (Wilson 1992, Hoose 1981)

The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestem United States, for example, it was

<sup>1</sup>Taken from <u>The Conservation of Biological Diversity</u>
<u>in the Great Lakes Ecosystem: Issues and</u>
<u>Opportunities</u>, prepared by the Nature
Conservancy Great Lakes Program 79W. Monroe
Street, Suite 1309, Chicago, IL 60603, January 1994

only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982)

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of

their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

# Biological Resources Concerning the Subject Parcel

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that an ecologically sensitive area, the Fox River, is located near the parcel in question.

# **SOILS INFORMATION**

# **Importance of Soils Information**

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not

necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. A severe limitation indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a moderate or slight rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineations.

Figure 2: Soil Map



**Table 1: Soil Map Unit Descriptions** 

Symbol	Descriptions	Acres	Percent
67A	Harpster silty clay loam, 0-2% slopes	4.5	17.4%
149A	Brenton silt loam, 0-2% slopes	0.3	1.2%
325B	Dresden silt loam, 2-4% slopes	11.9	45.9%
969E2	Casco-Rodman complex, 12-20% slopes, eroded	4.4	17.0%
8082A	Millington silt loam, 0-2% slopes,	4.8	18.5%

<sup>\*</sup>SOURCE: National Cooperative Soil Survey – USDA-NRCS

# SOIL INTERPRETATIONS EXPLANATION

# Nonagricultural

# General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for

is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

# **Limitations Ratings**

- Not Limited This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- 2. Somewhat Limited This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- 3. Very Limited This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

# **BUILDING LIMITATIONS**

Building on Poorly Suited or Unsuitable Soils: Can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers to avoid granting parcels with these soils exclusively.

Small Commercial Building - Ratings are for undisturbed soil for a small building of less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Shallow Excavations - Trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the east of digging and the resistance to sloughing.

Lawns and Landscaping - Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties

that affect plant growth and trafficability after vegetation is established.

Local Roads and Streets - They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stablilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the east of excavation and grading and the traffic-supporting capacity.

Sewage Lagoon – Shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity, depth to water table, ponding, depth to bedrock or a cemented pan, flooding, large stones and content of organic matter.

**Table 2a: Building Limitations** 

Soil Type	Small Commercial Building	Shallow Excavations	Lawns/Landscaping	Local Roads	Acreage	Percent
67A	Very Limited: Depth to saturated zone, Ponding, Shrink-swell	Very Limited: Depth to saturated zone, Ponding, Unstable excavation walls	Very Limited: Depth to saturated zone, Ponding	Very Limited: Depth to saturated zone, Frost action, Low strength, Ponding, Shrink-swell	4.5	17.4%
149A	Somewhat Limited: Depth to saturated zone, Shrink-swell	Very Limited: Depth to saturated zone, Unstable excavation walls	Somewhat Limited: Depth to saturated zone	Very Limited: Frost action, Low strength, Depth to saturated zone, Shrink-swell	0.3	1.2%
325B	Somewhat Limited: Shrink-swell	Very Limited: Unstable excavation walls	Not Limited	Somewhat Limited: Shrink-swell, Frost action	11.9	45.9%
969E2	Very Limited: Slope	Very Limited: Unstable excavation walls, Too steep	Casco: Very Limited: Too steep, droughty Rodman: Very Limited: Too steep, droughty, gravel	Casco: Very Limited: Too steep, frost action Rodman: Very Limited: Too steep	4.4	17.0%
8082A	Very Limited: Flooding, Depth to saturated zone, Ponding	Very Limited: Depth to saturated zone, Ponding, Flooding, Unstable excavation walls	Very Limited: Depth to saturated zone, Ponding, Flooding	Very Limited: Depth to saturated zone, Frost action, Flooding, Low strength, Ponding	4.8	18.5%
% Very Limited	<mark>52.9%</mark>	<mark>100%</mark>	<mark>52.9%</mark>	100%		

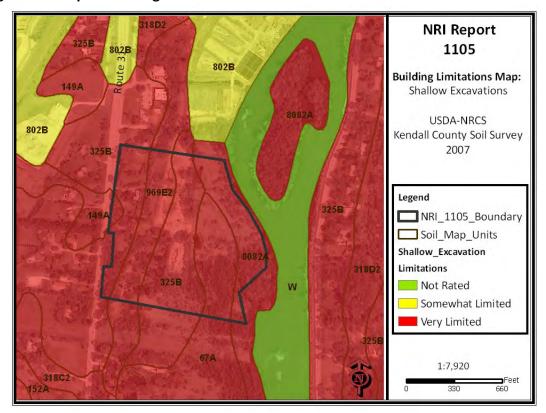
**Table 2b: Building Limitations** 

Soil Type	Sewage Lagoon	Acreage	Percent
67A	Very Limited:	4.5	17.4%
	Depth to saturated zone		271170
	Ponding		
	Seepage		
149A	Very Limited:	0.3	1.2%
	Depth to saturated zone		
	Seepage		
325B	Very Limited:	11.9	45.9%
	Seepage, Slope		
969E2	Very Limited:	4.4	17.0%
	Slope, Seepage		
8082A	Very Limited:	4.8	18.5%
	Flooding, Depth to saturated zone, Ponding, Seepage		
% Very Limited	100%		

**NRI Report** 325B 1105 80,2B 802B **Building Limitations Map:** 149A Small Commercial Building 8082A **USDA-NRCS** 802B Kendall County Soil Survey 2007 Legend 325B 1494 NRI\_1105\_Boundary Soil\_Map\_Units Small\_Commercial\_Building 8082 318D2 Limitations 325B W Not Rated Somewhat Limited Very Limited 325B 1:7,920 318C2

Figure 3a: Map of Building Limitations – Small Commercial Building





# **SOIL WATER FEATURES**

This table gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

**Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

**Note:** If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

<u>Surface Runoff:</u> Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are:

negligible, very low, low, medium, high and very high.

<u>Months:</u> Indicates the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features )) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

<u>Ponding:</u> Refers to standing water in a closed depression and the data indicates surface water depth, duration and frequency of ponding.

Duration: Expressed as very brief if less than 2 days, brief is 2 to 7 days, long if 7 to 30 days and very long if more than 30 days.

Frequency: Expressed as: none meaning ponding is not possible; rare means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); occasional means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

**Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.

Frequency: Expressed as: none means flooding is not probable; very rare means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); rare means that it is unlikely but possible under

unusual weather conditions (chance of flooding is 1 to 5% in any year); occasional means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and very frequent means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

**Table 3a: Water Features** 

Soil Type	Hydrologic Group	Surface Runoff
67A	B/D	Negligible
149A	В	Low
325B	В	Low
969E2	Casco: B	Casco: Medium
	Rodman: A	Rodman: Low
8082A	B/D	Negligible

**Table 3b: Water Features** 

Soil	Month	Water	r Table		Ponding		Elo	oding
	Wionth	water rable		i Oliullig		riodding		
Туре				6 6 5 11		T =	- ··	1 _
		Upper	Lower	Surface Depth	Duration	Frequency	Duration	Frequency
		Limit	Limit	0.01.0.51	5			
67A	January	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent		None
	February	0.0'-1.0'	>6.0′	0.0'-0.5'	Brief	Frequent		None
	March	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent		None
	April	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent		None
	May	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent		None
149A	January	1.0'-2.0'	>6.0'			None		None
	February	1.0'-2.0'	>6.0'			None		None
	March	1.0'-2.0'	>6.0'			None		None
	April	1.0'-2.0'	>6.0'			None		None
	May	1.0'-2.0'	>6.0'			None		None
325B	Jan-Dec					None		None
969E2	Jan-Dec					None		None
8082A	January	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Occasional
	February	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Occasional
	March	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Occasional
	April	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Occasional
	May	0.0'-1.0'	>6.0'	0.0'-0.5'	Brief	Frequent	Brief	Occasional
	June					None	Brief	Occasional
	November					None	Brief	Occasional
	December					None	Brief	Occasional

# **SOIL EROSION & SEDIMENT CONTROL**

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility:

- 1. Texture 2. Slope 3. Structure
- 4. Organic matter content

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase

water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas,
- staging construction in order to keep disturbed areas to a minimum,
- establishing or maintaining or temporary or permanent groundcover,
- retaining sediment on site and
- properly installing, inspecting and maintaining control measures.

<u>Erosion control practices are useful controls</u> <u>only if they are properly located, installed,</u> inspected and maintained.

The SWCD recommends an erosion control plan for all building sites, especially if there is a wetland or stream nearby.

**Table 4: Soil Erosion Potential** 

Soil Type	Slope	Rating	Acreage	Percent of Parcel
67A	0-2%	Slight	4.5	17.4%
149A	0-2%	Slight	0.3	1.2%
325B	2-4%	Slight	11.9	45.9%
969E2	12-20%	Moderate	4.4	17.0%
8082A	0-2%	Slight	4.8	18.5%

# **PRIME FARMLAND SOILS**

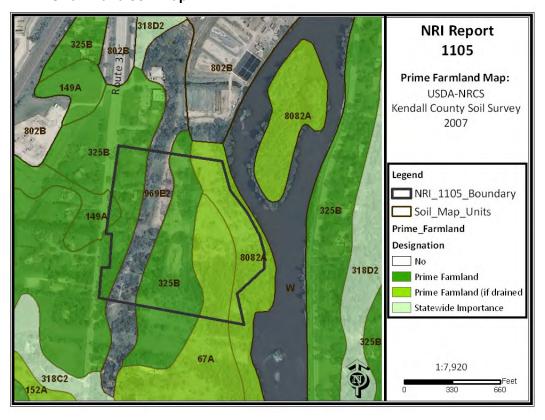
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is <u>not</u> prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

**Table 5: Prime Farmland Soils** 

Soil Types	Prime Designation	Acreage	Percent
67A	Prime Farmland (if drained)	4.5	17.4%
149A	Prime Farmland	0.3	1.2%
325B	Prime Farmland	11.9	45.9%
969E2	No Designation (Not Prime Farmland)	4.4	17.0%
8082A	Prime Farmland (if drained)	4.8	18.5%
% Prime Farmland	<mark>83%</mark>		

Figure 4: Prime Farmland Soil Map



# LAND EVALUATION & SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE) – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The

Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA) – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

The value group is a predetermined value based upon prime farmland designation. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site.

**Table 6a: Land Evaluation Computation** 

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
67A	2	94	4.5	423.0
149A	1	100	0.3	30.0
325B	4	79	11.9	940.1
969E2	7	47	4.4	206.8
8082A	3	87	4.8	417.6
Totals			25.9	2017.5
LE Score		LE= 2017.5/25.9		LE=78

The Land Evaluation score for this site is 78, indicating that this site is **not designated** as prime farmland that is well suited for agricultural uses.

**Table 6b: Site Assessment Computation** 

A.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	10
В.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan	0
	and/or municipal comprehensive land use plan. (20-10-0)	
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
c.	Existence of Infrastructure	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	Site Assessment Score:	<mark>32</mark>

# **Kendall County LESA (cont.):**

Land Evaluation Value: 78 + Site Assessment Value: 32 = LESA Score: 110

LESA SCORE	LEVEL OF PROTECTION
<mark>0-200</mark>	<b>Low</b>
201-225	Medium
226-250	High
251-300	Very High

The LESA Score for this site is 110 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

# **LAND USE PLANS**

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact Kendall County for information regarding the County's comprehensive land use map.

# DRAINAGE, RUNOFF AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

# What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The point that we use on these reports is usually the point where water exits the parcel. The point is marked with a "O." The watershed boundary is drawn in using the following marking: (—••—). Often times, water will flow off the parcel in two or more directions. In that case, there is a watershed break on the parcel. (—••—), and there are two or more watersheds on the parcel.

The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimiter.

Using regional storm event information, and site specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense

uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

# **Importance of Flood Information**

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100 year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated, or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps <u>stress</u> that

the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

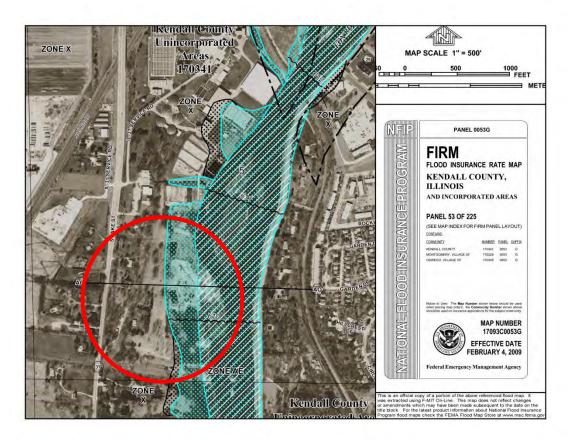
It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

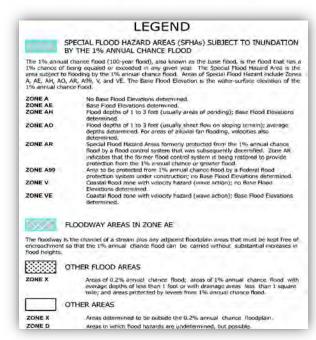
Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

Figure 5: FEMA Floodplain Map



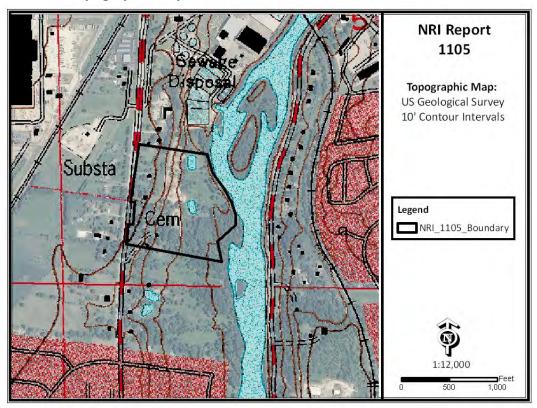


Portions of the proposed project site are shown to be within the following:

- Zone A
- Zone AE
- Zone X

As such, portions of the parcel are located within the 100 year floodplain (designated "A" and "AE").

Figure 6: USGS Topographic Map



This parcel is located on topography (slopes 0 to 20%) involving high and low areas (elevation is approximately 610' to 650' above sea level). The parcel lies within the Fox River Watershed (Mastodon Lake/Fox River subwatershed).

During construction erosion and sediment control best management practices should be implemented onsite to prevent sediment and other pollutants from discharging offsite. Please consult the Illinois Urban Manual (<a href="https://www.aiswcd.org/IUM/index.html">www.aiswcd.org/IUM/index.html</a>) for appropriate measures.

# **WATERSHED PLANS**

# Watershed and Subwatershed Information

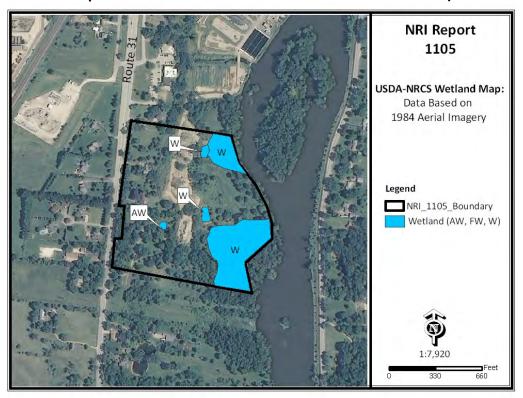
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any pollutants it comes in contact with such as oils, pesticides, and soil. Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities, implementing practices recommended in watershed plans and educating others about their watershed. This parcel is located within the Fox River Watershed (Mastodon Lake/Fox River subwatershed).

The following are recommendations to developers for protection of this watershed:

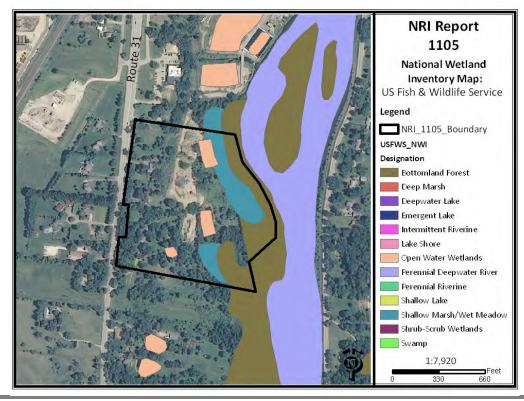
- -Preserve open space.
- -Maintain wetlands as part of development.
- -Use natural water management.
- -Prevent soil from leaving a construction site.
- -Protect subsurface drainage.
- -Use native vegetation.
- -Retain natural features.
- -Mix housing styles and types.
- -Decrease impervious surfaces.
- -Reduce area disturbed by mass grading.
- -Shrink lot size and create more open space.
- -Maintain historical and cultural resources.
- -Treat water where it falls.
- -Preserve views.
- -Establish and link trails.

# **WETLAND INFORMATION**

Figure 7: Wetland Maps - NRCS Wetland and USFWS National Wetland Inventory



Office maps indicate that wetlands may be present on the parcel in question. Please note polygons denoting possible wetlands on the map are possible, approximate, locations only.



Office maps indicate that wetlands may be present on the parcel in question (PIQ).

# **Importance of Wetland Information**

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants, and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in

urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has

saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland **delineation** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. See the glossary section for the definitions of "delineation" and "determination."

# **Hydric Soils**

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

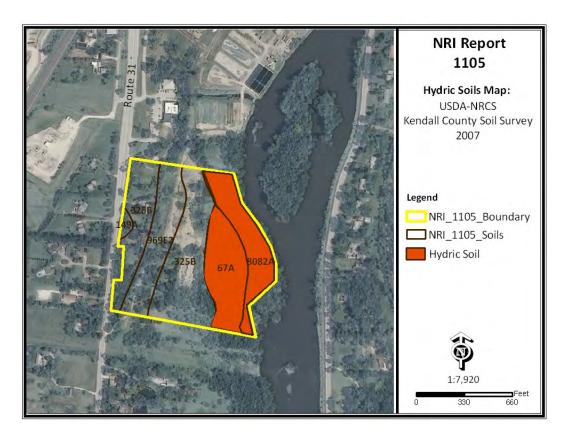
For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following:

- A topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel.
- An intensive soil survey to define most accurately the locations of the hydric soils and inclusions
- 3. A drainage tile survey on the area to locate the tiles that must be preserved.

**Table 7: Hydric Soils** 

Soil	Drainage Class	Hydric	Hydric	Acreage	Percent
Types		Designation	Inclusions Likely		
325B	Well drained	Non-hydric	No	2.2	44%
802B	Well drained	Non-hydric	No	1.2	24%
969E2	Casco: Somewhat excessively drained Rodman: Excessively drained	Non-hydric	No	1.2	24%
8082A	Poorly drained	Hydric	No	0.4	8%
<mark>% Hydric</mark>		<mark>18.8%</mark>	<mark>5.3%</mark>		

Figure 8: Hydric Soils Map



# WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

### **WHO MUST APPLY**

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain or flood way subject to State or Federal regulatory jurisdiction should apply for agency approvals.

### **REGULATORY AGENCIES:**

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, P.O. Box 2004, Rock Island, IL 61204-2004. Phone: (309) 794-5379.
- ◆ Flood plains: Illinois Department of Natural Resources \ Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- Water Quality \ Erosion Control: Illinois Environmental Protection Agency, Division of Water Pollution Control, Permit Section, Watershed Unit, 2200 Churchill Road, Springfield, IL 62706. Phone (217) 782-0610.

### **COORDINATION**

We recommend early coordination with the regulatory agencies <u>BEFORE</u> finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

# **GLOSSARY**

### **AGRICULTURAL PROTECTION AREAS (AG AREAS) -**

Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land can not receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

**BEDROCK** - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

**FLOODING** - Indicates frequency, duration, and period during year when floods are likely to occur.

**HIGH LEVEL MANAGEMENT** - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

**Water Table, Perched** - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

<u>**DELINEATION**</u> - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

**<u>DETERMINATION</u>** - A polygon drawn on a map using map information that gives an outline of a wetland.

<u>HYDRIC SOIL</u> - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

### LAND EVALUATION AND SITE ASSESSMENT

(L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

<u>PALUSTRINE</u> - Name given to inland fresh water wetlands.

<u>PERMEABILITY</u> - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on

permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

<u>POTENTIAL FROST ACTION</u> - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

**SEASONAL** - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

<u>SHRINK-SWELL POTENTIAL</u> - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

<u>SUBSIDENCE</u> - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

**TERRAIN** - The area or surface over which a particular rock or group of rocks is prevalent.

<u>TOPSOIL</u> - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

<u>WATERSHED</u> - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

<u>WETLAND</u> - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

# **REFERENCES**

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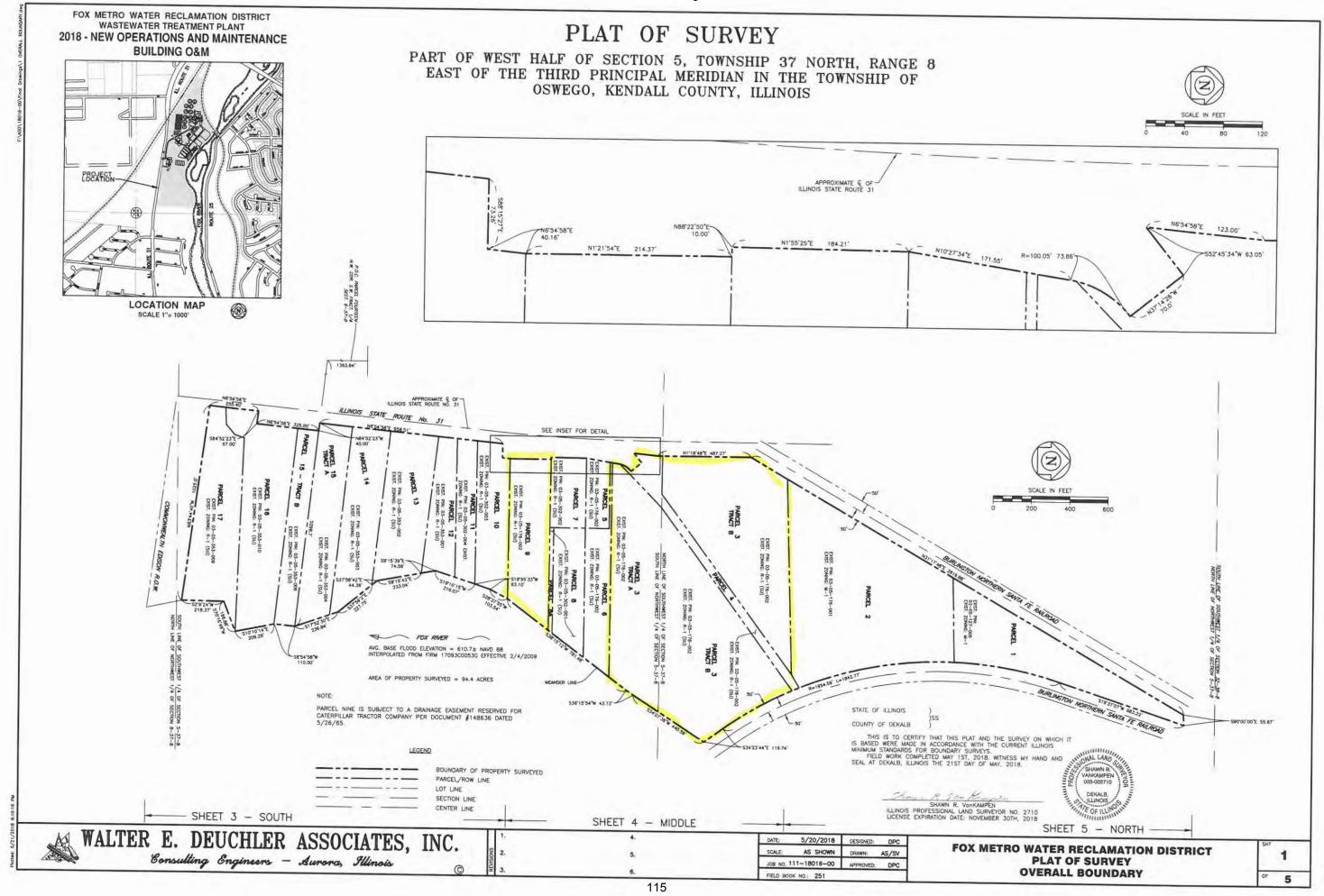
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THAT PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00' 07' 30" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 8 FOR 532.87 FEET (8.07 CHANS); THENCE SOUTH 89' 49' 12" EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAURODA COMPANY MAIN LINE; THENCE NORTH 31' 17' 48" EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31' 17' 48" EAST ALONG SAID EASTERLY LINE, 1398.03 FEET; THENCE SOUTH 90' 00' 00' EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA, OSWEGO AND FOX RIVER VALLEY RAUROAC, THENCE SOUTH 19' 37' 07" WEST ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LETT HAVING A RADUIS OF 1954.65 FEET FOR 552.28 FEET TO ADD SOUTHERLY LINE, BEING ALONG SAID SOUTHERLY LINE, BEING ALONG SAID SOUTHERLY LINE, BEING ALONG SOUTH SOUTH LINE, BEING ALONG SOUTH SOU

PARCEL 2 PIN: 03-05-176-001 ZONING: M-1

THAT PART OF THE NORTHWEST QUARTER OF SECTION S, TOWNSHIP 37 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWE QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0° 07′ 30′ WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 532.67 FEET (8.07 CHAINS; THENCE SOUTH 89′ 49′ 12′ EAST 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT—OF—WAY OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY'S MAIN LINE FOR A POINT OF BEGINNING; THENCE NORTH 31′ 17′ 48′ EAST ALONG SAID EASTERLY UNE 1007.52′ FEET TO THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUTUS GRAY; THENCE EAST ALONG SAID SOUTH LINE 441.08 FEET TO THE WESTERLY LINE OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY'S BRANCH LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AN ARC DISTANCE OF 833.49 FEET TO THE NORTHWESTERLY LINE OF THE FORMER AURORA, ELGIN AND MORRIS RAILROAD; THENCE SOUTH 55′ 42′ 25′ WEST ALONG SAID NORTHWESTERLY LINE 84.00 FEET TO A LINE DRAWN SOUTH 89′ 49′ 12′ EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89′ 49′ 12′ WEST ALONG SAID LINE 1025.54′ FEET TO THE POINT OF BEGINNING, IN THE TOWN OF OSWEGO, KENDALL COUNTY, ILLINOIS, BEING 14.6878 ACRES. THAT PART OF THE NORTHWEST QUARTER OF SECTION S. TOWNSHIP 37 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST

PARCEL 3 PIN: 03-05-176-002 ZONING: R-1 (SU)

TRACT "A"

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE HIGHWAY RUNNING NORTHERLY THROUGH SAID QUARTER; THENCE SOUTH 5' 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 327.4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5' 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET TO AN IRON STAKE; THENCE NORTH 90' EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER 1088.3 FEET TO AN IRON STAKE ON THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTH 42' 41' EAST ALONG THE ABANK 177.1 FEET; THENCE NORTH 32' 15' EAST ALONG THE WESTERLY BANK OF SAID RIVER 31.3.5 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90' WEST ALONG SAID NORTH LINE 1037.4 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90' WEST ALONG SAID NORTH LINE 1037.4 FEET TO AN IRON STAKE ON THE SASTERLY PAIN OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 90' WEST ALONG SAID RIGHT-OF-WAY LINE 465.6 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN ACRES MORE OR LESS.

EXCEPTING THEREFROM, HOWEVER, ALL THAT PART THEREOF HERETOFORE CONVEYED BY ALBERT L. TREMAN TO GEORGE MICHELS BY WARRANTY DEED DATED SEPTEMBER 12, 1925 AND RECORDED SEPTEMBER 19, 1925, IN BOOK 75 OF WARRANTY DEEDS ON PAGE 372 IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, WHICH PORTION SO EXCEPTED CONTAINS 3.02 ACRES MORE OR LESS AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE SAID NORTH LINE IS INTERSECTED BY THE CENTER LINE OF THE NORTHERLY AND SOUTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER; THENCE SOUTH 5' 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 27.4 FEET TO AN IRON STAKE FOR PLACE OF BEGINNING; THENCE SOUTH 5' 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 69.2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF FOR THE NORTH 43' EAST 167.6 FEET TO A LARGE IRON BOLT; THENCE WEST 1134.5 FEET; THENCE SOUTH 45' 29' WEST TO THE PLACE OF BEGINNING; CONTAINING 3.02 ACRES MORE OR LESS AS AFORESAID.

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS WHICH ARE EAST OF THE CENTER LINE OF THE NORTH AND SOUTH HICHWAY RUNNING THROUGH THE WEST HALF OF SECTION 5 AND COMMONLY KNOWN AS THE DOWNEGO AND AURORA ROAD AND ALSO KNOWN AS STATE HICHWAY ROUTE NO. 18, TO-WIT:

PART OF THE NORTH HALF OF SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS TO-WIT:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 37 RODS AND 12 FEET; THENCE EAST 344 RODS TO THE WEST SHORE OF SAID REPORT OF SOUTH FALLOF OF SAID SECTIONS 5 AND 16; 344 RODS TO THE PLACE OF BEGINNING;
EXCEPTING THE RIGHTS-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY AND THE AURORA, ELGIN AND CHICAGO RAILWAY COMPANY; THE PIECE OF LAND HEREBY INTENDED TO BE
DESCRIBED CONTAINING 17 ACRES OF LAND MORE OR LESS.

PARCEL 4 PIN: 03-05-176-002 ZONING: R-1 (SU)

1. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 232.9 FEET; THENCE NORTH 53" 51" EAST 11.44.7 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53" 51" EAST 84.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 41.35 FEET; THENCE SOUTH 53" 51" WEST 19.7 FEET; THENCE WEST 69.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES.

2. PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA—OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID SOUTH LINE 23.9 FEET TO THE POINT OF BEGINNING; THENCE HOST 16 9.00 FEET; THENCE EAST 69.00 FEET; THENCE EAST 69.00 FEET; THENCE HOST OF SECTION 5; THENCE WEST 69.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES.

3. PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIANS DESCRIBED AS FOLLOWS: 10-WIT: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE AURORA-OSWEGO HIGHWAY ON THE WEST SIDE OF THE FOX RIVER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE EAST ALONG SAID NORTH LINE 301.9 FEET TO THE CENTER LINE OF THE AURORA-OSWEGO ROAD; THENCE NORTH 5' 12' EAST ALONG THE CENTER LINE OF SAID ROAD 327.4 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, STUATED IN THE COUNTY OF KENDALL IN THE STATE OF ILLINOS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RALROAD WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID NORTH LINE 235.7 FEET TO THE CENTER LINE OF THE OPINION OF BEGINNING, THENCE SOUTHERLY ALONG SAID CENTER LINE 273.5 FEET OF THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID CENTER LINE 123.1 FEET; THENCE NORTH 122.57 FEET; THENCE WEST 438.55 FEET TO THE POINT OF BEGINNING OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 6 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION: THENCE SOUTH 5 12' WEST ALONG THE CENTER LINE OF THE NORTHERLY HIGHWAY RUNNING THROUGH SAID SOUTHWEST QUARTER SECTION: THENCE SOUTH 5 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY 32',4 FEET TO AN IRON STAKE FOR A PLACE OF BEGINNING; THENCE SOUTH 5 12' WEST ALONG THE CENTER LINE OF SAID HIGHWAY, 69,2 FEET; THENCE EAST 1072.4 FEET TO THE MEANDER LINE OF SAID HIGHWAY, 69,2 FEET; THENCE CONTAINED, 30',2 ACRES MORE ON LESS, SITUATED IN THE COUNTY OF KENDALL AND STATE OF ILLINOIS (EXCEPTING THEREFROM PARCEL S ABOVE).

PARCEL 7 PIN: 03-05-302-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34
FEET; THENCE SOUTH 82' 36' EAST TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH 18' 46' WEST ALONG SAID RIVER BANK 37' FEET; THENCE NORTH 37' 16' WEST ALONG SAID RIVER BANK 263 FEET;
THENCE NORTH 95' 39' WEST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 19' 40' EAST ALONG SAID RIVER BANK 300 FEET; THENCE NORTH 30' 19' EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE
NORTH 88' 31' WEST 864.15 FEET TO THE CENTER THENCE NORTH 19' 40' EAST ALONG SAID RIVER BANK 30' 15' EAST ALONG SAID RIVER BANK 102.8 FEET; THENCE
NORTH 88' 31' WEST 864.15 FEET TO THE CENTER THENCE NORTH SAID REVER BANK 0F SAID SECTION 5 TO THE WEST BANK 0F FOX RIVER; THENCE NORTH-ASTERLY ALONG THE WEST BANK 0F SAID FOX RIVER TO A POINT WHICH
S 394.88 FEET SOUTH 0F NORTH LINE OF SAID SECTION 5 TO THE WEST BANK 0F FOX RIVER; THENCE NORTH-ASTERLY ALONG THE WEST BANK 0F SAID FOX RIVER TO A POINT WHICH
S 194.18 FEET SOUTH OF NORTH LINE OF SAID SOUTHERS THE ALONG NORTH 90' WEST TO THE CENTER LINE OF SAID ROAD, THENCE SOUTHERLY ALONG SAID CENTER LINE 185 FEET TO
THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS. EXCEPTING THAT PART OF SAID PREMISES CONVEYED TO THE AURORA SAINTARY DISTRICT BY DEED DATED AUGUST 29,
1961 RECORDED JANILARY 19, 1982 AS DOCUMENT 105551 IN BOOK 126, PAGE 107 AND ALOS EXCEPTING THAT PART OF SAID PREMISES DEDICATED FOR ROAD PURPOSES, (ALONG ILLINOIS ROUTE 31) AS
DESCRIBED IN DEDICATION DATED FEBRUARY 7, 1959 AND RECORDED JULY 14, 1959 AS DOCUMENT 126089.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFGRESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 16, 1383,34 FEET; THENCE NORTH 18' 36' EAST TO THE WEST BANK 30 FEET; THENCE NORTH 18' 48' WEST ALONG SAID RIVER BANK 237 FEET; THENCE NORTH 37' 16' WEST ALONG SAID RIVER BANK 263 FEET; THENCE NORTH 19' 33' WEST ALONG SAID RIVER BANK 307 FEET; THENCE NORTH 37' 19' EAST ALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET; THENCE NORTH 38' 31' WEST BALONG SAID RIVER BANK 30' FEET TO THE CENTER LINE OF THE ORIGINAL ROAD; THENCE NORTH-SATERLY ALONG THE CENTER LINE OF SAID ROAD 215 FEET; THENCE BANK 26' FEET; THENCE NORTH SOUTHWEST QUARTER OF SAID SCHOOL SECTION 5, SAID LINE BEING THE NORTH-BATERLY ALONG THE CENTER LINE OF THE CORTIFICATION OF THE PROPERTY OWNED BY THE ALCEPTICATION OF THE PROPERTY OWNED BY THE ALCEPTICATION OF THE PROPERTY LINE OF THE PROPERTY OWNED BY THE ALROPA SAINTARY DISTRICT TO A POINT WHICH IS 34.50 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PROPERTY LINE OF THE PROPERTY OWNED BY THE ALROPA SAINTARY DISTRICT TO A POINT WHICH IS 34.50 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PROPERTY LINE OF THE PROPERTY LINE OF THE ALROPAS SAINTARY DISTRICT TO A POINT WHICH IS 34.50 FEET EAST OF THE CENTER LINE OF THE ORIGINAL ROAD (STATE ROUTE NO. 31); THENCE SOUTH TO THE PROPERTY LINE OF THE PROPERTY LINE OF THE ALROPAS SAINTARY DISTRICT TO A POINT WHICH IS 34.50 FEET SAID PROPERTY, AND ALONG THE WESTERLY BANK OF THE FOX RIVER; HEREBY RELEASING

PARCEL BA PIN: 03-05-302-001 ZONING: R-1 (SU)

THE SOUTHERLY 20 FEET AND ALONG THE WESTERLY BANK OF THE FOX RIVER FOR THE EASTERLY 20 FEET OF THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMERCING AT THE NORTHWEST CORNER OF THE THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDUAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE PRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFRESDIG, THENCE SOUTH ALONG THE WEST LINE OF SAUD SECTION 6, 1363.34 FEET; THENCE SOUTH ALONG SAUD RIVER BANK OF THE FOX RIVER; THENCE NORTH 36 FEST, THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 37 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 38 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 38 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 38 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH 38 39 WEST ALONG SAUD RIVER BANK 300 FEET; THENCE NORTH SAUD RIVER BANK 300 FEET BANK 3

PARCEL 9 PIN: 03-05-176-002 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5. TOWNSHIP 37 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS NOTCH IN THE CENTER LINE OF U.S. ROUTE \$31 AT A POINT 581.60 FEET SOUTHERLY OF THE INTERSECTION OF SAID CENTER LINE AND THE EAST AND WEST QUARTER LINE OF SECTION 5 AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND FORMING AN ANGLE OF 95' /18'20' WITH THE CENTER LINE OF U.S. ROUTE \$31 (AS MEASURED FROM SOUTH TO EAST) TO THE THERAD OF THE STREAM OF THE FORENCE SOUTHWESTERLY ALONG THE THERAD OF THE STREAM OF

PARCEL 10 PIN: 03-05-302-003 ZONING: R-1 (SU)

LOT ONE (1) OF LARSON SUBDIVISION. IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 11 PIN: 03-05-302-004 ZONING: R-1 (SU)

LOT 2 (EXCEPT THE SOUTHERLY 45 FEET, MEASURED ALONG THE WESTERLY LINE) IN LARSON SUBDIVISION IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS,

PARCEL 12 PIN: 03-05-353-001 ZONING: R-1 (SU)

THAT PART OF LOTS 2 AND 3 OF LARSON'S SURDIVISION DESCRIPED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTH 7' 01' WEST ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 7' 01' EAST ALONG SAID CENTERLINE, 91.58 FEET; THENCE SOUTH 88' 31' EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 781.87 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 19' 39' EAST ALONG THE EASTERLY LINE OF SAID LOT 3, 70.83 FEET TO A LINE DRAWN SOUTH 82' 36' EAST, PARALLEL WITH THE SOUTHERY LINE OF FAID LOT 3, FROM THE PLACE OF BEGINNING; THENCE NORTH 82' 36' WEST ALONG SAID PARALLEL LINE, 775.16 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 13 PIN: 03-05-353-002 ZONING: R-1 (SU)

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82' 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9' 39 EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37' 16 EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH SO, 6' WEST ALONG THE SOUTHEAST SAID LOT, 873.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL 14 PIN: 03-05-353-003 ZONING: R-1 (SU)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5. TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE NORTH 18' 46 WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18' 46 WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18' 46 WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF THE CONTROL OF THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82' 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82' 36' WEST FROM THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEROOF, KENDALL COUNTY, ILLINIOS; CHARL LOT SO I LARSON SUBDIVISION).

PARCEL 15

TRACT A PIN: 03-05-353-004 ZONING: R-1 (SU)

LOT 5 OF LARSON'S SUBDIVISION, TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

TRACT B PIN: 03-05-353-006 ZONING: R-1 (SU)

THAT PART OF THE SOLITHWEST QUARTER OF SECTION 5. TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMERCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6' 44 EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82' 30 EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET SOUTH 82' 30 EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82' 30' EAST FOR THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEOD, KENDALL COUNTY, ILLINOIS.

PARCEL 16 PIN: 03-05-353-010 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF ALL LINE EXTENDING SOUTH 82" 30 EAST ROWN A POINT IN THE SAID SCRIEDING OF SAID HIGHWAY THAT IS NORTH 6" EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FORT WEST CENTER OF FEET WIDE AND 3.5TR PIN THE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER OF FEET WIDE AND 3.5TE PLANT OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LIVING SOUTH OF THE NORTH LINE OF FREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOLUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMERCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6' 44 EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82' 30 EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82' 30 EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82' 30 EAST FROM THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6 03 17 EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87 43 10 MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.00 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 162 32 41 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 96.19 FEET; THENCE NORTHERRLY AT AN ANGLE OF 148 08 38 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 96.19 FEET; THENCE NORTHERRLY AT AN ANGLE OF 148 08 38 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 96.19 FEET; THENCE NORTHERRLY AT AN ANGLE OF 148 08 38 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST DESCRIBED COURSE PROM THE LAST DESCRIBED COURSE, 97.00 THE LAST

PARCEL 17 PIN: 03-05-353-009 ZONING: R-1 (SU)

THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31, WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD. THENCE NORTH OF 03 17 EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE SOUTHERLY AT AN ANGLE OF 87 43 10 MEASURED COLONIES FROM THE LAST DESCRIBED COURSE, 93.08 FEET; THENCE NORTHERSTERLY AT AN ANGLE OF 142 45 24 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COLONIES FROM THE LAST DESCRIBED COLORIES TO THE WEST DESCRIBED COLORIES FROM THE LAST DESCRIBED COLORIES TO THE WEST BANK OF THE FOR THE LAST DESCRIBED COLORIES TO THE WEST DESCRIBED COLORIES TO THE WEST DESCRIBED COLORIES TO THE COMMONWELL PROPROMETER DESCRIBED IN DECLINEST THE COMMONWELL PROPROMETER DESCRIBED IN THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OSWEGO, KENDALL COUNTY, ILLINOIS, THENCE WESTERLY ALONG SAID NORTHERLY LINE OF OSWEGO, KENDALL COUNTY, ILLINOIS, THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109-30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE

EXCEPTING THEREFROM OF ALL OF THE ABOVE PARCELS THAT PORTION DEDICATED TO THE STATE OF ILLINOIS FOR ILLINOIS STATE HIGHWAY 31 RIGHT-OF-WAY

WALTER E. DEUCHLER ASSOCIATES, INC.

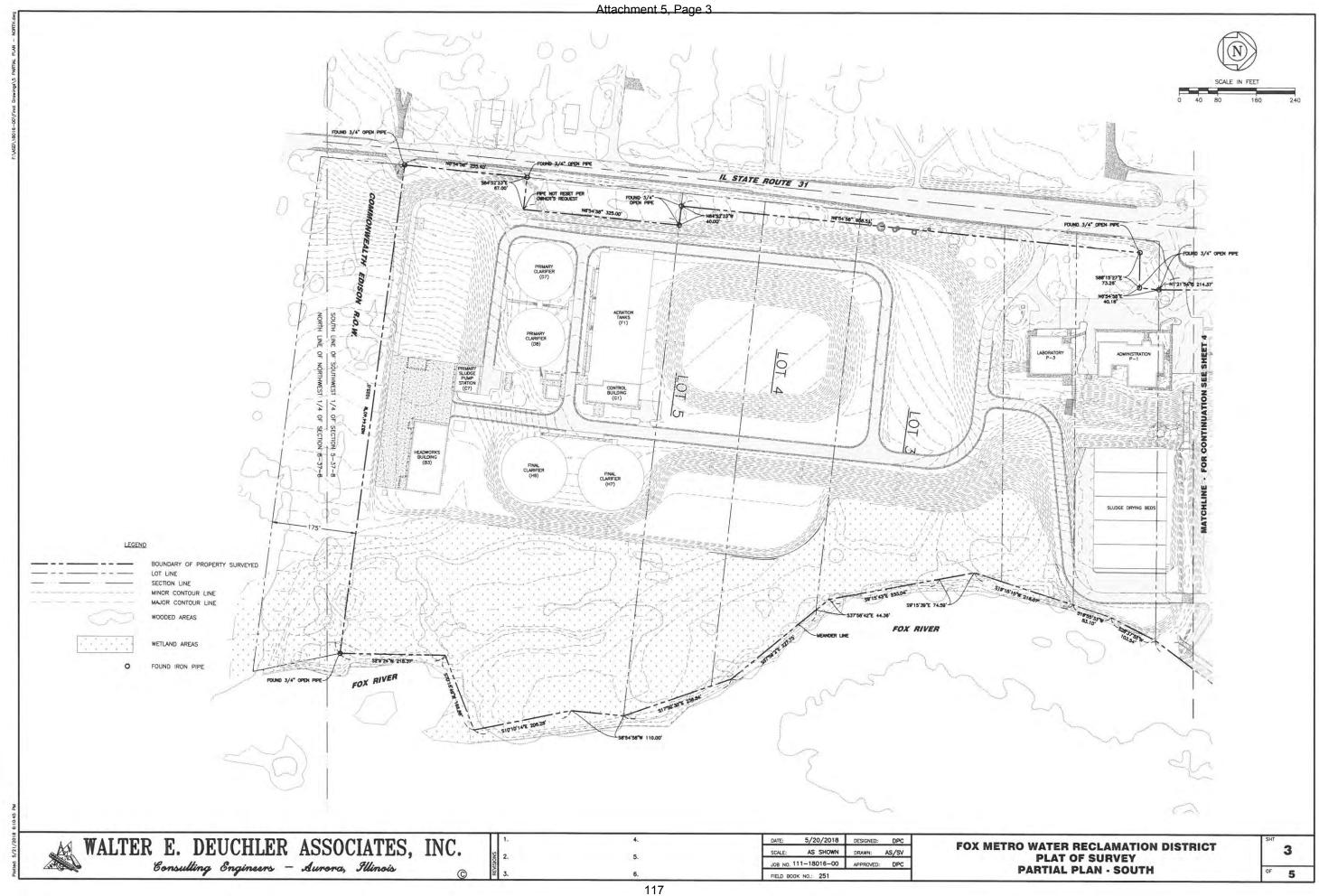
Consulting Engineers - Aurora, Illinois

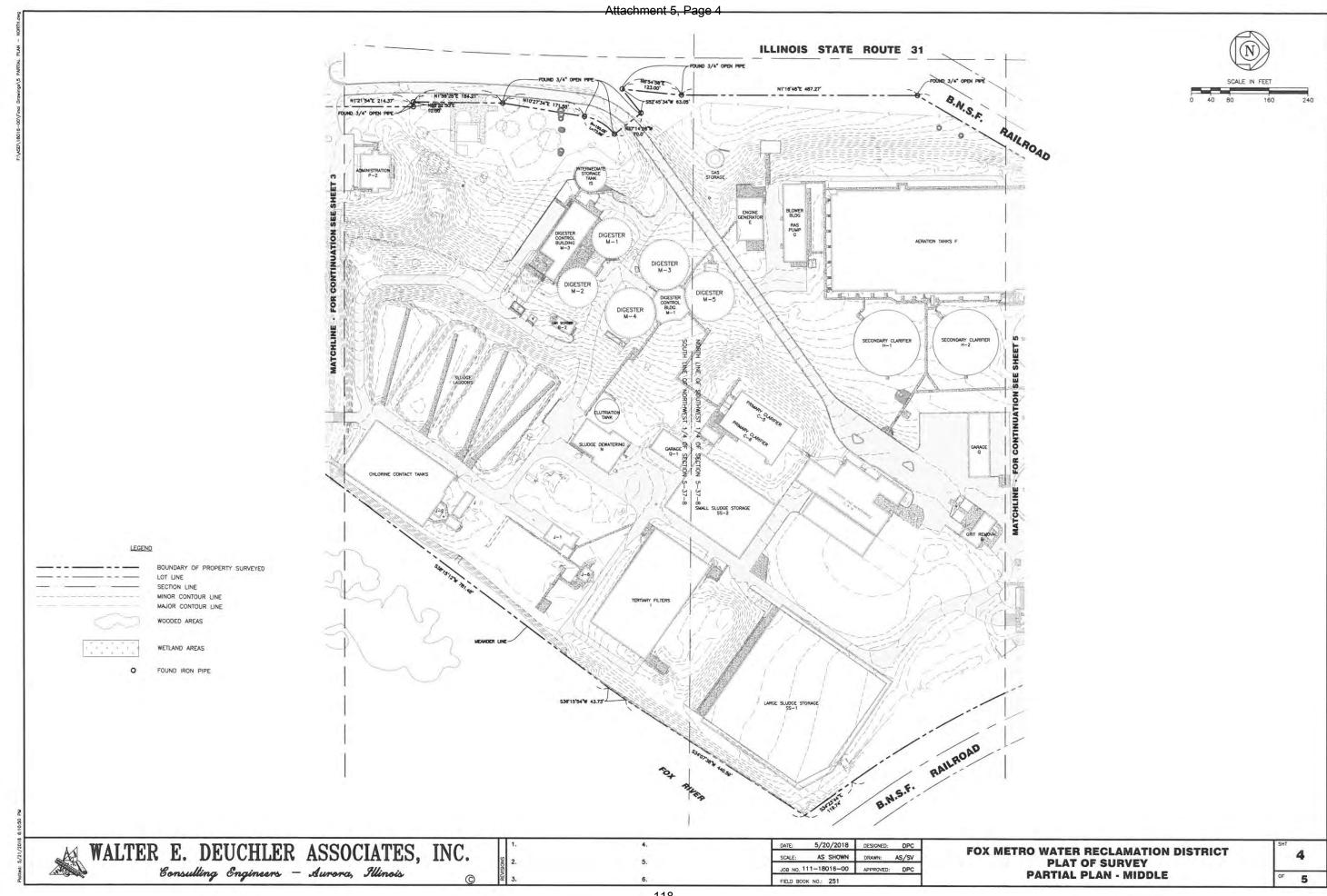
5/20/2018 DESIGNED: DPC AS SHOWN DRAWN: AS/SV SCALE: JOB NO. 111-18016-00 APPROVED: DPC FIELD BOOK NO: 251

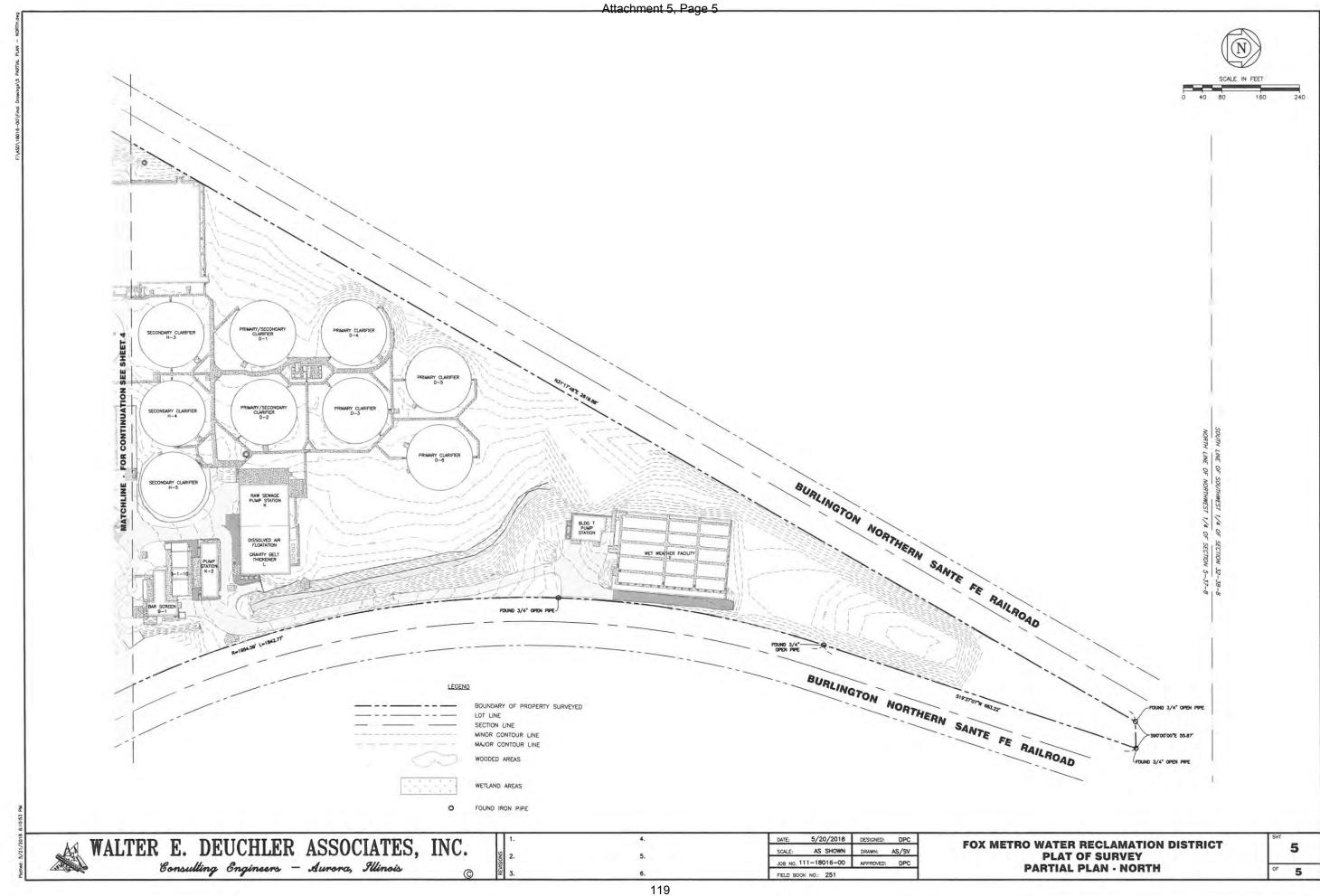
**FOX METRO WATER RECLAMATION DISTRICT PLAT OF SURVEY** LEGAL DESCRIPTIONS

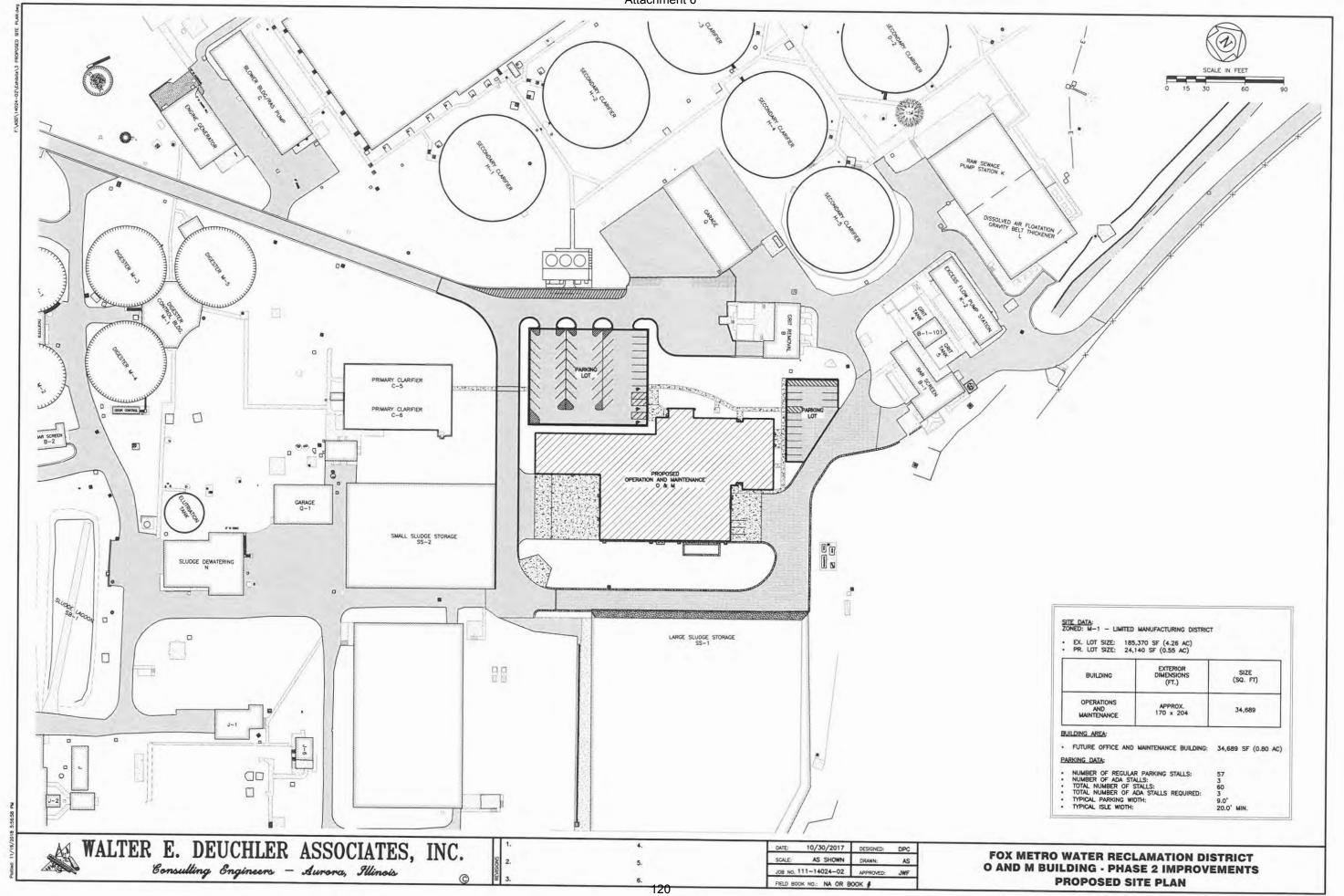
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		Inhal	A		T 2 200 000					
ymbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	1
-	10	H3-1	SINGLE	72	72	4351	4251			Manufacturer
1	4	H5-2	BACK-BACK	70	111		4351	0.900	PRMD-T3-48LED-4K-450-LDL	ARCHITECTURAL AREA LIGHTING
	-	110-2	DACK-DACK	12	144	4590	9180	0.900	PRMD-T5-48LED-4K-450-LDL	ARCHITECTURAL AREA LIGHTING

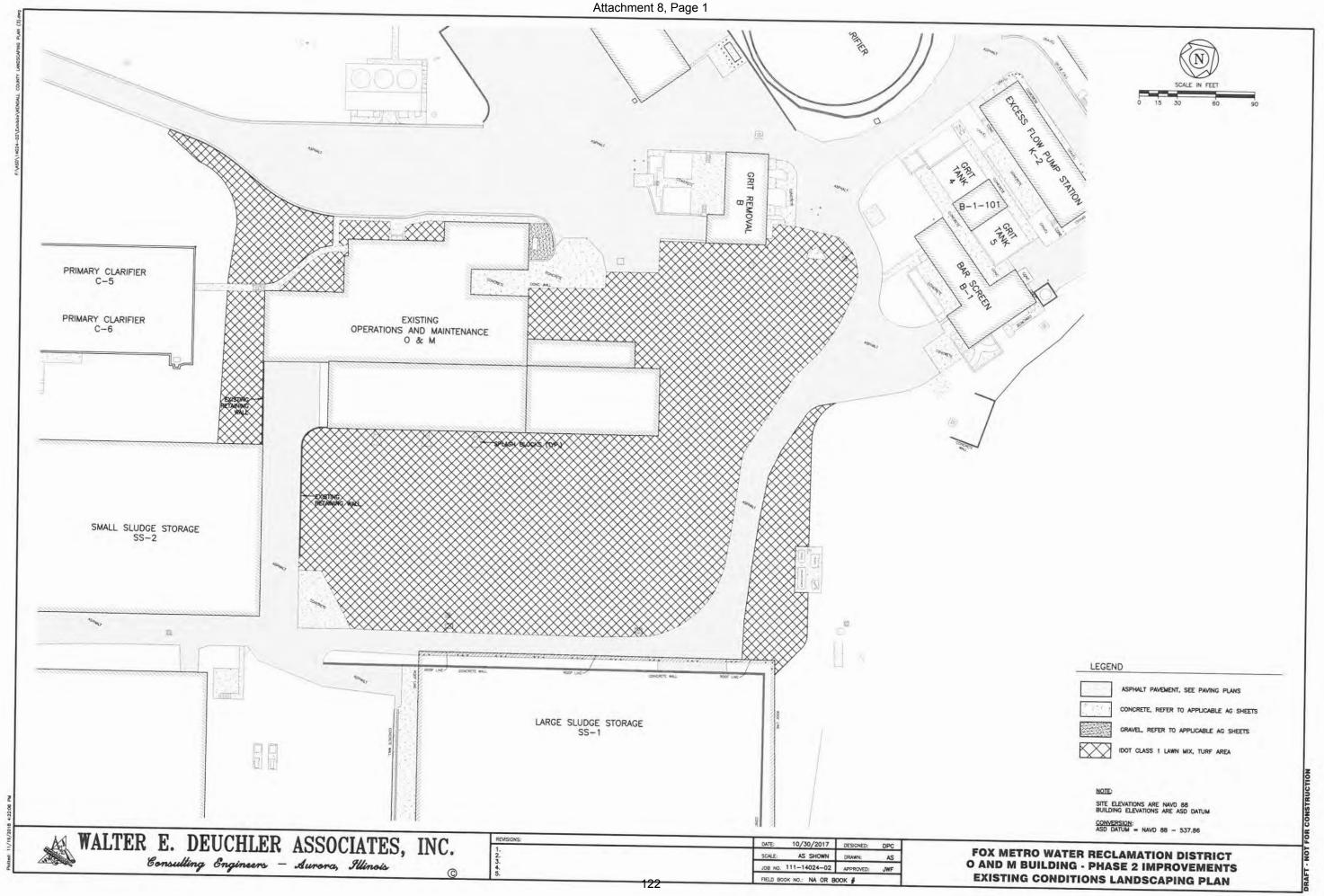
Calculation Summary								
Label	CalcType	Units	Avq	Max	Min	A / A 4*		
PARKING LOT_Planar	Illuminance	FC	1.42	2 1		Avg/Min		Readings Taken @
PATHWAY_Planar	Illuminance	- T-C	1.42	2.1	0.7	2.03	3.00	GRADE LEVEL
	morninance	FC	2.16	3.3	0.9	2.40	3.67	GRADE LEVEL

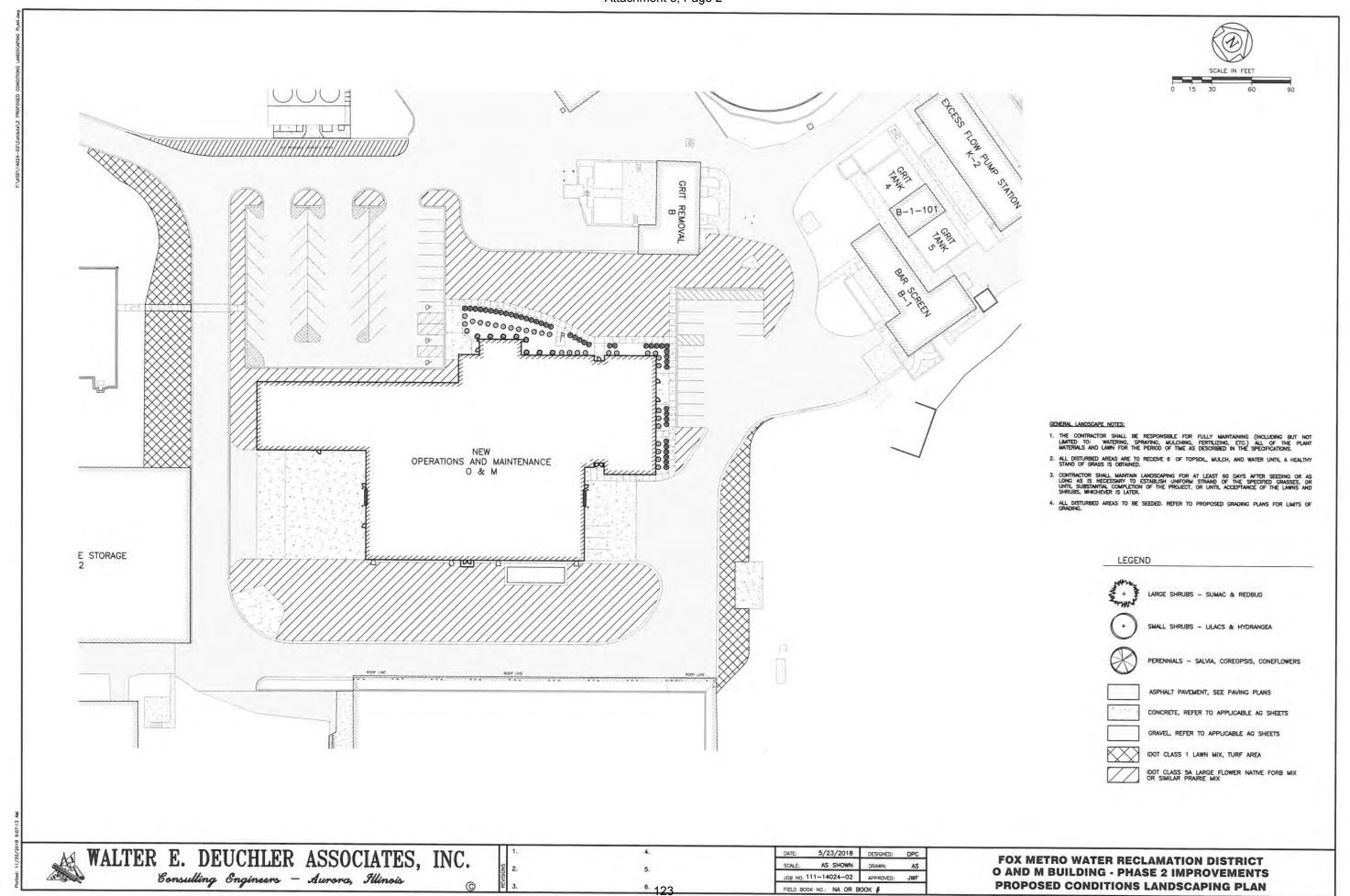
Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of person security or vandalism)	Security of (security lighting for public spaces)	High Security (security lighting for publispaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	*Avg-Min 12-60/1.2-6.0

LumNo	Label	X	Y	Z	Orient	Tilt
1	H3-1	979028	1839063	25	55	0
2	H3-1	979059.5	1839041	25	55	0
3	H3-1	979091	1839019	25	55	0
4	H3-1	979186.7	1839145	25	235	0
5	H3-1	979153.1	1839168	25	235	0
6	H3-1	979119,4	1839191	25	235	0
7	H3-1	979188	1839163	12	235	0
8	H3-1	979187.5	1839202	12	315	0
9	H3-1	979229.5	1839233	12	305	0
10	H3-1	979263	1839269	12	325	0
11	H5-2	979114	1839064	25	145	0
12	H5-2	979062	1839100	25	145	0
13	H5-2	979089.5	1839138.	25	145	0
14	H5-2	979141.5	1839102	25	145	0

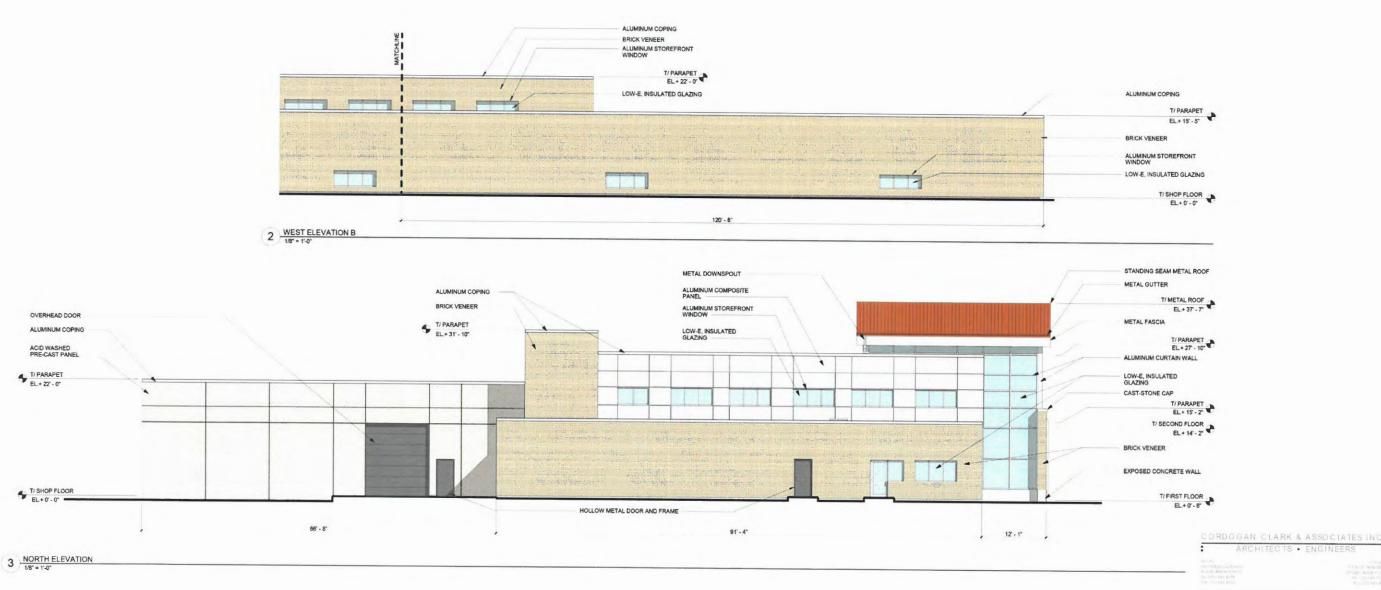
Project Name:
FOX METRO WATER RECL DIST

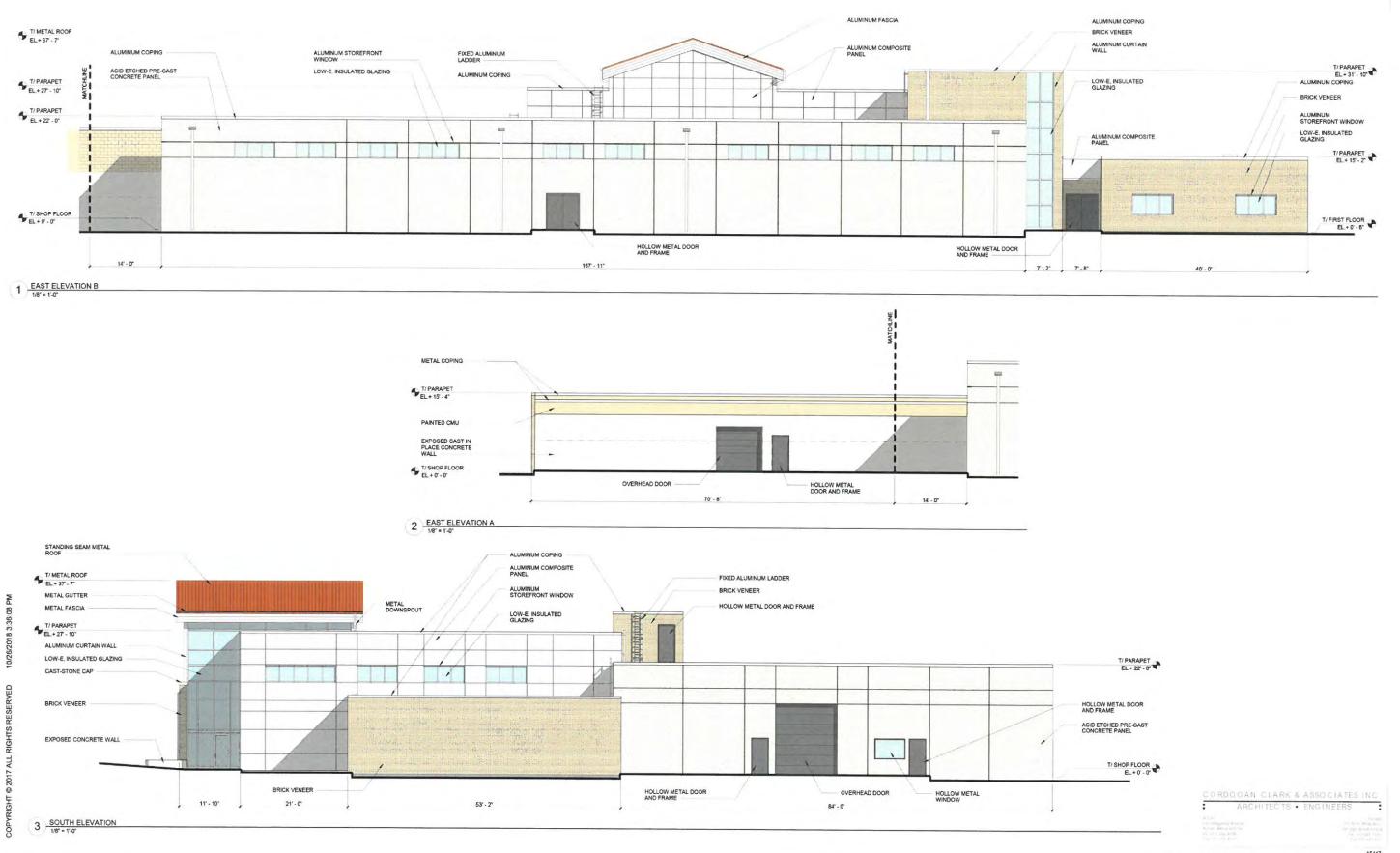
121











# FOX METRO WATER RECLAMATION DISTRICT CONSTRUCTION PLANS FOR OPERATIONS AND MAINTENANCE BUILDING PHASE 2 IMPROVEMENTS - 2018

# BOARD OF TRUSTEES

JUDITH S. SOTIR

MICHAEL C. FUNKEY

ALBERT E. HERIAUD

CHRISTOPHER F. CHILDRESS

DAVID KRAHN

PRESIDENT

VICE-PRESIDENT

SECRETARY & CLERK

TREASURER

TRUSTEE

THOMAS F. MUTH

INGEMUNSON LAW OFFICES, LTD.

DISTRICT MANAGER

**PROJECT** LOCATION-DISTRICT ATTORNEY

	WALTER E. DEUC	CHLER ASSOCIATES, INC.	
WALTER E. DEUCHLER ASSOCIATES, INC.	JOHN W. FRERICH, P.E.	DANIEL P. CACERES, S.E.	MEGAN M. CZACH, P.E.
CORPORATE SEAL	RESPONSIBLE FOR ALL CIVIL DRAWINGS AND SPECIFICATIONS	RESPONSIBLE FOR ALL STRUCTURAL DRAWINGS AND SPECIFICATIONS	RESPONSIBLE FOR ALL ELECTRICAL/INSTRUMENTAION DRAWINGS AND SPECIFICATIONS
DESIGN FIRM 184-001830 EXPIRATION: 4/30/2019	ILLINOIS P.E. 062-53255 EXPIRATION: 11/30/2019	ILLINOIS S.E. 081-007646 EXPIRATION: 11/30/2020	ILLINOIS P.E. 062-066052 EXPIRATION: 11/30/2019
DATE:	DATE:	DATE:	DATE:

	IMEG, INC.	CORDOGAN, CLARK & ASSOCIATES
BRANDON FORTIER, P.E.	JEFFREY LEESMAN, P.E.	JOHN G. CORDOGAN
RESPONSIBLE FOR ALL MECHANICAL PLANS AND SPECFICATIONS	RESPONSIBLE FOR ALL LIFE SAFETY AND TECHNOLOGY PLANS AND SPECIFICATIONS	RESPONSIBLE FOR ALL ARCHITECTURAL PLANS AND SPECIFICATIONS
ILLINOIS P.E. 062-061207 EXPIRATION: 11/30/2019	ILLINOIS P.E. 062-060380 EXPIRATION: 11/30/2019	ILLINOIS LICENSED ARCHITECT: 001-010114 EXPIRATION: 11/30/2020
DATE:	DATE:	DATE:

WALTER E. DEUCHLER ASSOCIATES, INC.

SHEET 1 OF 238

SCALE 1"= 1000

011555 110	0.1555 15	
SHEET NO.	SHEET ID	SHEET TITLE
1	1	COVER
2	2	INDEX OF SHEETS AND CIVIL LEGEND
3	3	SITE ACCESS AND STAGING PLAN
4	PID-1	LEGEND AND ABBREVIATIONS
5	PID-2	SCADA NETWORK TOPOLOGY
6	PID-3	IO LIST
7	OC-1	GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS
8	OC-2	EXISTING CONDITIONS
9	OC-3	OVERALL PHASING PLAN
10	OC-4	STAGE 1 - EROSION CONTROL PLAN
11	OC-5	STAGE 2 - EROSION CONTROL PLAN
12	OC-6	EROSION CONTROL NOTES AND DETAILS
13	OC-7	STAGE 1 - DEMOLITION PLAN
14	OC-8	STAGE 2 - DEMOLITION PLAN
15	OC-9	DEMOLITION NOTES
16	OC-10	STAGE 1 - SITE PLAN
17	OC-11	STAGE 1 - SITE DETAIL
18	OC-12	STAGE 1 - SITE DETAIL
19	OC-13	STAGE 1 - TEMPORARY SANITARY SEWER
20	OC-14	STAGE 1 - CONNECTION TO OVERFLOW SEWER
21	OC-15	PUMP STATION SITE PLAN
22	OC-16	PUMP STATION PROCESS AND ELECTRICAL PLAN
23	OC-17	PUMP STATION ELECTRICAL DETAILS
24	OC-18	STAGE 2 - SITE PLAN
25	OC-19	SITE DETAILS
26	OC-20	SITE DETAILS
27	0C-21	SITE DETAILS
28	OC-22	STAGE 1 — PARTIAL LAYOUT PLAN
29	OC-23	STAGE 1 — PARTIAL LAYOUT PLAN
30	OC-24	STAGE 2 - PARTIAL LAYOUT PLAN
31	OC-25	STAGE 2 - PARTIAL LAYOUT PLAN
32	OC-26	STAGE 2 - PARTIAL LAYOUT PLAN
33	OC-27	STAGE 1 — GRADING PLAN
34	OC-28	STAGE 1 — PARTIAL GRADING PLAN
35	OC-29	STAGE 1 — PARTIAL GRADING PLAN
36	OC-30	STAGE 2 - GRADING PLAN
37	0C-31	STAGE 2 — PARTIAL GRADING PLAN
38	OC-32	STAGE 2 - PARTIAL GRADING PLAN
39	OC-33	STAGE 2 — PARTIAL GRADING PLAN
40	OC-34	OVERALL PAVING PLAN
41	OC-35	STAGE 1 — PLAN AND PROFILE — EAST ROAD
42	OC-36	STAGE 2 - PLAN AND PROFILE - SOUTH ROAD
43	OC-37	STAGE 1 - TYPICAL SECTIONS - EAST ROAD
44	OC-38	STAGE 2 - TYPICAL SECTIONS - SOUTH ROAD
45	OC-39	STAGE 1 - LANDSCAPING PLAN
46	OC-40	STAGE 2 - LANDSCAPING PLAN
47	0C-40 0C-41	RESTORATION AND LANDSCAPE DETAILS
48	0C-42	RESTORATION DETAILS
49	0C-42 0C-43	RESTORATION DETAILS  RESTORATION DETAILS
+3	00-43	VESTORATION DETAILS

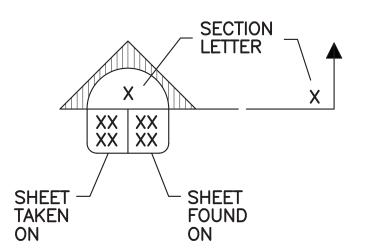
# TYPE OF WORK

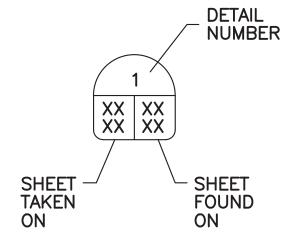
G SITEWORK
A ARCHITECTURAL
S STRUCTURAL
M MECHANICAL
E ELECTRICAL
P PLUMBING
F FIRE PROTECTION

ADDITIONAL SHEETS
X STANDARD DETAILS

# SHEET NUMBER LEGEND

TYPE OF WORK INDICATED CONSECUTIVE NUMBER PER BUILDING OR SEPARATE STRUCTURE DESIGNATION





SHEET NO.	SHEET ID	SHEET TITLE
50	0CE-1	ELECTRICAL SITE PLAN
51 52	0CE-2	ELECTRICAL SITE PLAN SINGLE LINE DIAGRAM
53	OCE-3	STRUCTURAL SUBSTATION DETAILS
54	OCE-5	ELECTRICAL DETAILS
55	OCE-6	ELECTRICAL DEMOLITION PLAN
56	OCE-7	ELECTRICAL DEMOLITION PLAN
57	OCE-8	ELECTRICAL DETAILS
58	OCE-9	DUCT BANK SECTIONS
59	OAO.0	GENERAL NOTES, ABBREVIATIONS & SYMBOLS LEGEND
60	OA0.1	1ST FLOOR SAFETY REF PLAN
61	OA0.2	2ND FLOOR SAFETY REF PLAN
62	OA1.1	DEMOLITION PLAN
63	OA1.2	OVERALL PHASING PLAN
64	OA2.1	1st FLOOR PLAN - AREA A
65 66	OA2.2 OA2.3	2nd FLOOR PLAN — AREA A FLOOR PLAN — AREA B
67	0A2.3 0A2.4	FLOOR PLAN - AREA C (PHASE 2)
68	0A2.4 0A2.5	FLOOR PLAN - AREA C (PHASE 3)
69	OA2.5	SHOP MEZZANINE
70	OA2.7	INTERIOR PARTITION TYPES
71	OA3.1	1ST REFLECTED CEILING PLAN — AREA A
72	OA3.2	2nd REFLECTED CEILING PLAN — AREA A
73	OA3.3	REFELCTED CEILING PLAN — AREA B
74	OA3.4	REFELCTED CEILING PLAN — AREA C
75	OA3.5	CEILING DETAILS
76	OA4.1	ROOF PLANS
77	OA4.2	ROOF DETAILS
78	OA5.1	EXTERIOR BUILDING ELEVATIONS
79	OA5.2	EXTERIOR BUILDING ELEVATIONS
80	OA6.1	BUILDING SECTIONS
81	OA6.2	BUILDING SECTIONS
82	OA6.3	WALL SECTIONS
83	OA6.4	WALL SECTIONS
84 85	OA6.5 OA6.6	WALL SECTIONS WALL SECTIONS & SECTION DETAILS
86	OA6.7	STAIR SECTIONS
87	OA6.8	STAIR SECTIONS
88	OA6.9	STAIR DETAILS
89	OA6.10	STAIR DETAILS
90	OA6.11	ELEVATOR SECTION AND DETAILS
91	OA7.1	VERTICAL CIRCULATION
92	OA7.2	PLAN DETAILS
93	OA7.3	PLAN DETAILS
94	OA8.1	TOILET ROOM PLANS
95	OA8.2	TOILET LOCKER ROOM ELEVATIONS
96	OA8.3	TOILET LOCKER ROOM ELEVATIONS
97	OA8.4	INTERIOR ELEVATIONS
98 99	OA8.5 OA8.6	INTERIOR ELEVATONS INTERIOR ELEVATONS
100	OA8.7	INTERIOR ELEVATONS
101	OA8.8	MILLWORK DETAILS
102	OA8.9	MILLWORK DETAILS
103	OA8.10	MILLWORK DETAILS
104	OA9.1	DOOR & WINDOW GLAZING SCHEDULES, ELEV. & DETAILS
105	OA9.2	GLAZING ELEVATIONS & DETAILS
106	OA9.3	1ST FLOOR FINISH PLAN
107	OA9.4	2ND FLOOR FINISH PLAN & SCHEDULE
108	OA9.5	DOOR & WINDOW DETAILS
109	OA9.6	DOOR & WINDOW DETAILS
110	OA9.7	FIRST FLOOR FURNITURE & EQUIP. PLAN — AREA A
111	OA9.8	SECOND FLOOR FURNITURE & EQUIP. PLAN — AREA A
112	OA9.9	FIRST FLOOR FURNITURE & EQUIP. PLAN — AREA B
113	OA9.10	FIRST FLOOR FURNITURE & EQUIP. PLAN — AREA C
114 115	OA9.11 OA9.12	SHOP EQUIPMENT SCHEDULES INTERIOR SIGNAGE TYPES
116	0A9.12 0S.0	GENERAL NOTES & ABBREVIATIONS
117	0S.1	FOUNDATION PLAN — AREA A
118	0S.2	FOUNDATION PLAN — AREA B
119	0S.3	FOUNDATION PLAN - AREA C
120	0S.4	2ND FLOOR FRAMING PLAN — AREA A
121	0S.5	MEZZANINE FRAMING — AREA B
122	OS.6	ROOF FRAMING PLAN - AREA A
123	OS.7	ROOF FRAMING PLAN - AREA B
124	0S.8	ROOF FRAMING PLAN - AREA C
125	OS.9	FOUNDATION DETAILS
126	OS.10	FOUNDATION DETAILS
127	0S.11	FRAMING DETAILS STEEL
128	OS.12	FRAMING DETAILS STEEL

129	OS.13	FRAMING DETAILS STEEL
130	OS.14	FRAMING DETAILS JOIST
131	OS.15	FRAMING DETAILS HOLLOWCORE
132	OS.16	FRAMING DETAILS HOLLOWCORE
133	0S.17	FRAMING DETAILS MASONRY
134	0S.18	FRAMING DETAILS MASONRY
135	OS.19	MISC FRAMING DETAILS
136	OM1.0	COVER SHEET
137	OM1.1	FIRST FLOOR - DEMOLITION
138	OM2.1	FIRST FLOOR PLAN - AREA A - VENTILATION
139	OM2.2	FIRST FLOOR PLAN - AREA A - VENTILATION
140	OM2.3	FIRST FLOOR PLAN - AREA C - VENTILATION
141	OM2.4	SECOND FLOOR PLAN - AREA A - VENTILATION
142	OM2.5	SECOND FLOOR PLAN - AREA B - VENTILATION
143	OM2.6	ROOF PLAN - VENTILATION
144	OM3.1	FIRST FLOOR PLAN - AREA A - PIPING
145	OM3.2	FIRST FLOOR PLAN — AREA B — PIPING
146	OM3.3	FIRST FLOOR PLAN — AREA C — PIPING
147	OM3.4	SECOND FLOOR PLAN — AREA A — PIPING
148	OM3.5	SECOND FLOOR PLAN - AREA B - PIPING
149	OM3.6	ROOF PLAN - PIPING
150	OM3.6	ENLARGED PLANS
151	OM4.0 OM5.0	HV DETAILS
152	OM5.0	MAU DETAILS
153	OM5.1	DETAILS
154	OM6.0 OM6.1	DETAILS
155	OM6.1	DETAILS
156	OM6.3	MECHANICAL - DETAILS  HEATING WATER FLOW DIAGRAM
157	OM7.0	HEATNG WATER FLOW DIAGRAM
158 159	OM8.0 OM8.1	CONTROL DIAGRAMS  CONTROL DIAGRAMS
160	OM8.2	CONTROL DIAGRAMS
161	OM8.3	CONTROL DIAGRAMS
162	OM8.4	CONTROL DIAGRAMS
163	OM8.5	MECHANICAL — CONTROL DIAGRAMS
164	OM9.0	SCHEDULES
165	OM9.1	SCHEDULES
166	OM9.2	SCHEDULES
167	OP1.0	COVER SHEET
168	OP1.1	FIRST FLOOR PLAN — DEMOLITION
169	OP1.2	UNDERFLOOR PLAN - DEMOLITION
170	OP2.01	UNDERFLOOR PLAN — AREA A
171	OP2.1	FIRST FLOOR PLAN - AREA A
172	OP2.2	FIRST FLOOR PLAN — AREA B
173	OP2.02	UNDERFLOOR PLAN — AREA B
174	OP2.03	UNDERFLOOR PLAN — AREA C
175	OP2.3	FIRST FLOOR PLAN — AREA C
176	OP2.4	SECOND FLOOR PLAN - AREA A
177	OP2.5	SECOND FLOOR PLAN - AREA B
178	OP2.6	ROOF PLAN
179	OP3.0	DETAILS
180	OP3.1	DETAILS
181	OP4.0	ENLARGED PLANS
182	OP4.1	ENLARGED PLANS
183	OP5.0	MATERIAL LIST
184	OP5.1	MATERIAL LIST
185	OFA1.0	COVER SHEET
186	OFA2.1	FIRST FLOOR PLAN - AREA A
187	OFA2.2	FIRST FLOOR PLAN - AREA B
188	OFA2.3	FIRST FLOOR PLAN - AREA C
189	OFA2.4	SECOND FLOOR PLAN - AREA A
190	OFA2.5	SECOND FLOOR PLAN - AREA B
191	OF1.0	COVER SHEET
192	OF2.1	FIRST FLOOR PLAN - AREA A
193	0F2.2	FIRST FLOOR PLAN - AREA B
194	0F2.3	FIRST FLOOR PLAN - AREA C
195	OF2.4	SECOND FLOOR PLAN - AREA A
196	0F2.5	SECOND FLOOR PLAN - AREA B
197	OF3.0	DETAILS
198	OF4.0	RISER DIAGRAM AND SCHEDULE
199	OE-1	SYMBOLS
200	0E-2	ABBREVIATIONS
201	0E-3	SINGLE LINE DIAGRAM
202	0E-4	DEMOLITION PLAN
203	0E-5	1ST FLOOR 120V LIGHTING — AREA A
204	OE-6	2ND FLOOR 120V LIGHTING — AREA A
205	0E-7	120V LIGHTING - AREA B
206	OE-8	120V LIGHTING - AREA C
	,	The state of the s
207	0E-9	RECEPTACLE - AREA A

SHEET NO.	SHEET ID	SHEET TITLE
208	OE-10	RECEPTACLE - AREA A
209	OE-11	RECEPTACLE - AREA B
210	OE-12	RECEPTACLE - AREA C
211	OE-13	RECEPTACLE - SECTIONS
212	OE-14	1ST FLOOR POWER - AREA A
213	OE-15	2ND FLOOR POWER - AREA A
214	OE-16	POWER - AREA B
215	OE-17	POWER - AREA C
216	OE-18	POWER - ROOF
217	OE-19	PANELBOARD SCHEDULES
218	OE-20	PANELBOARD SCHEDULES
219	OE-21	PANELBOARD SCHEDULES
220	OE-22	DISTRIBUTION PANEL SCHEDULE
221	OE-23	POWER CABLE AND CONDUIT SCHEDULE
222	OE-24	POWER CABLE AND CONDUIT SCHEDULE
223	OE-25	CONTROL CABLE AND CONDUIT SCHEDULE
224	OE-26	DETAILS
225	OE-27	DETAILS
226	OE-28	DETAILS
227	OE-29	DETAILS
228	OT1.0	COVER SHEET
229	OT2.1	FIRST FLOOR PLAN AREA A
230	OT2.2	FIRST FLOOR PLAN AREA B
231	OT2.3	FIRST FLOOR PLAN AREA C
232	OT2.4	SECOND FLOOR PLAN AREA A
233	OT2.5	SECOND FLOOR PLAN AREA B
234	OT3.0	ENLARGED PLANS
235	OT4.0	DETAILS & SCHEDULES
236	OT4.1	DETAILS & SCHEDULES
237	OT4.2	DETAILS & SCHEDULES
238	OT5.0	SCHEDULES

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FMWRD AREA DESIGNATION

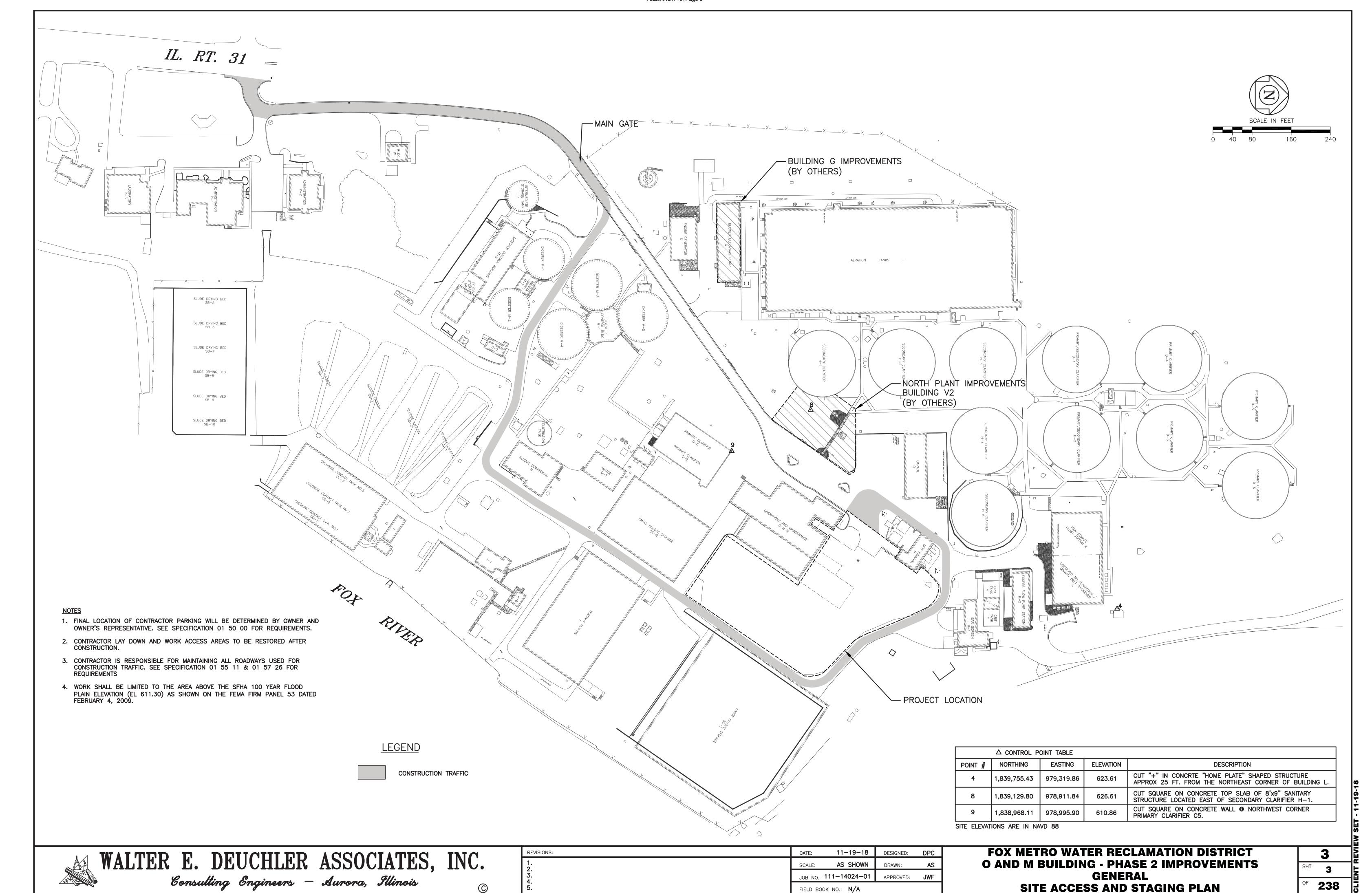
AREA O: OPERATIONS BUILDING

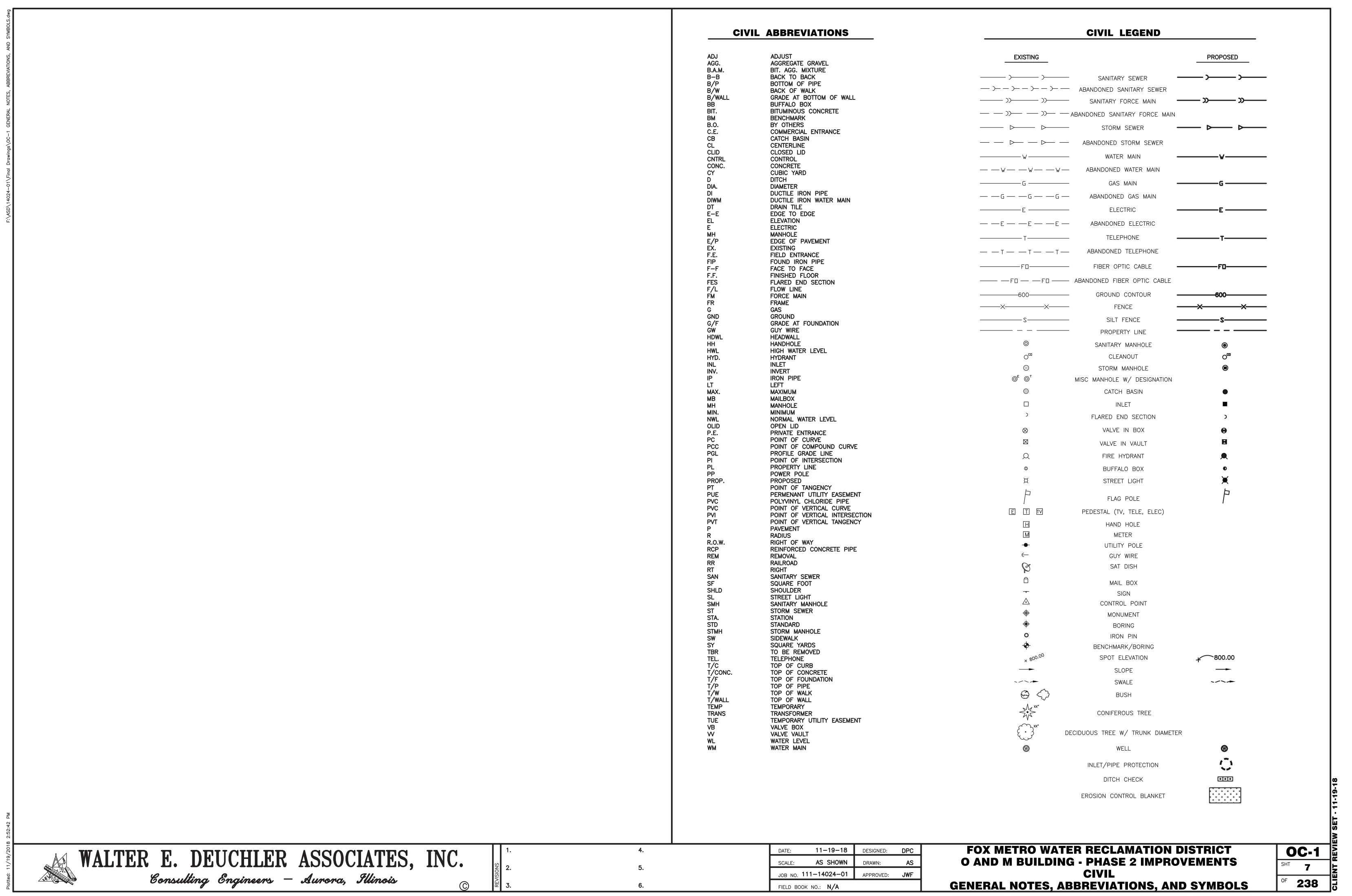
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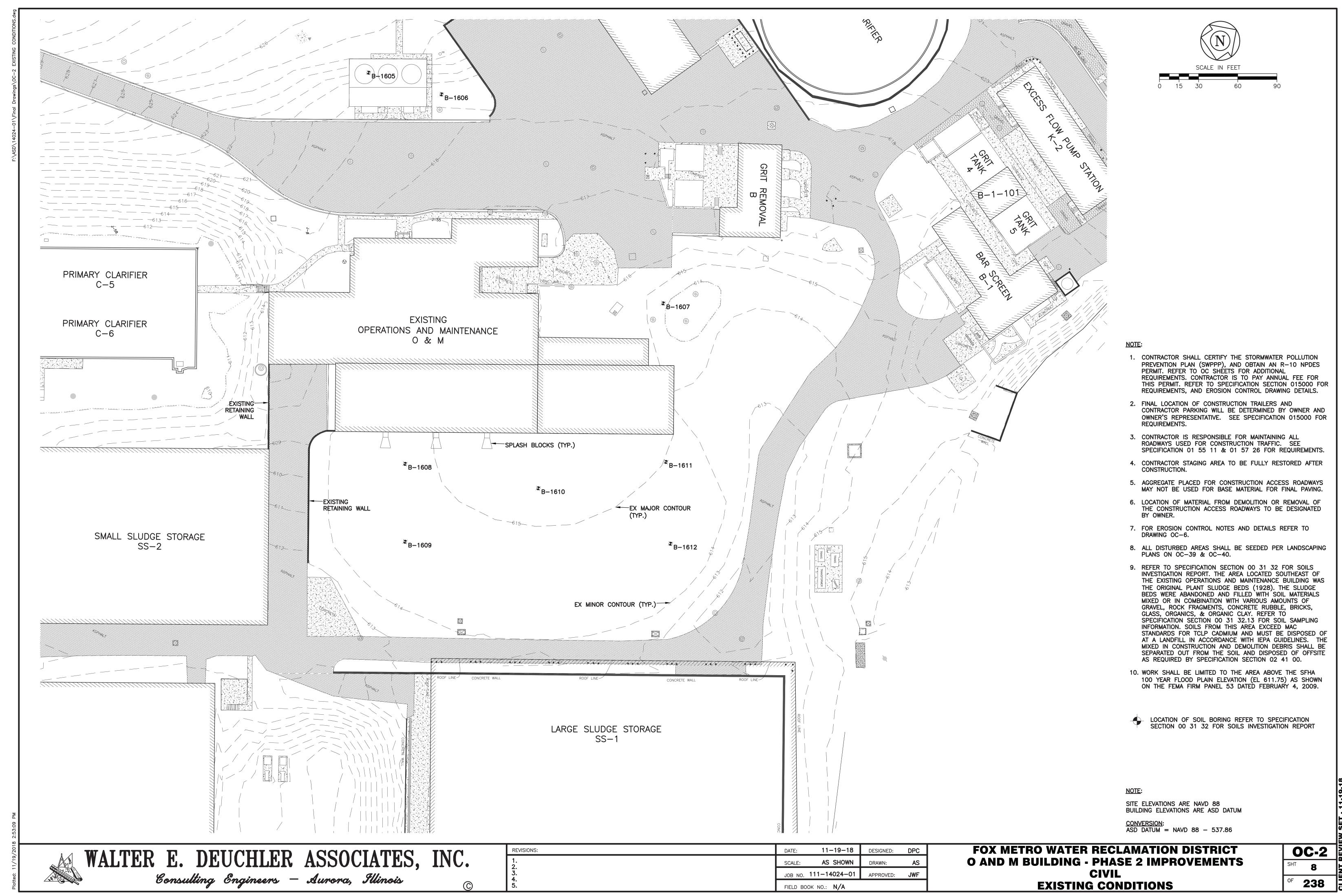
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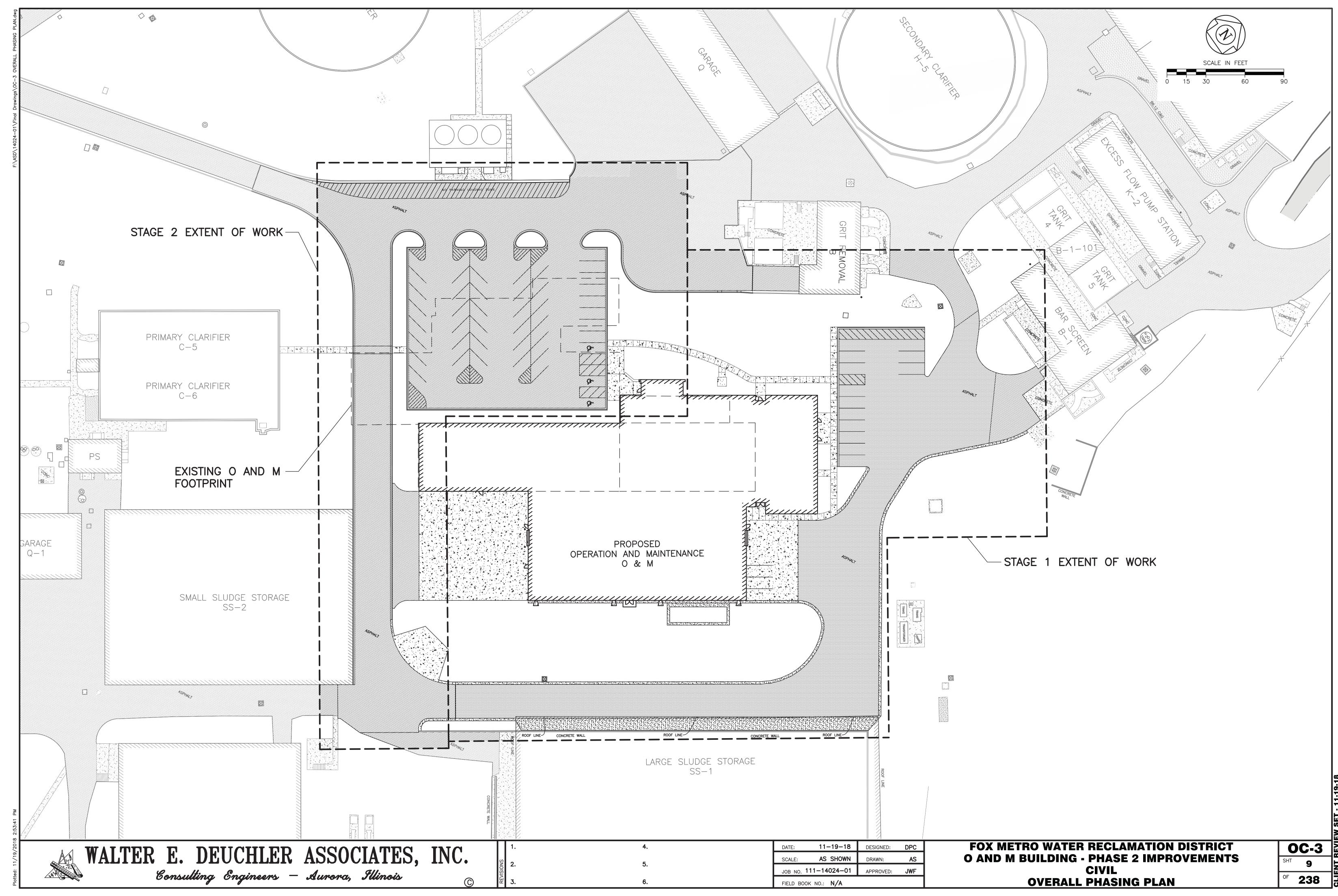
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS **GENERAL** INDEX OF SHEETS AND CIVIL LEGEND

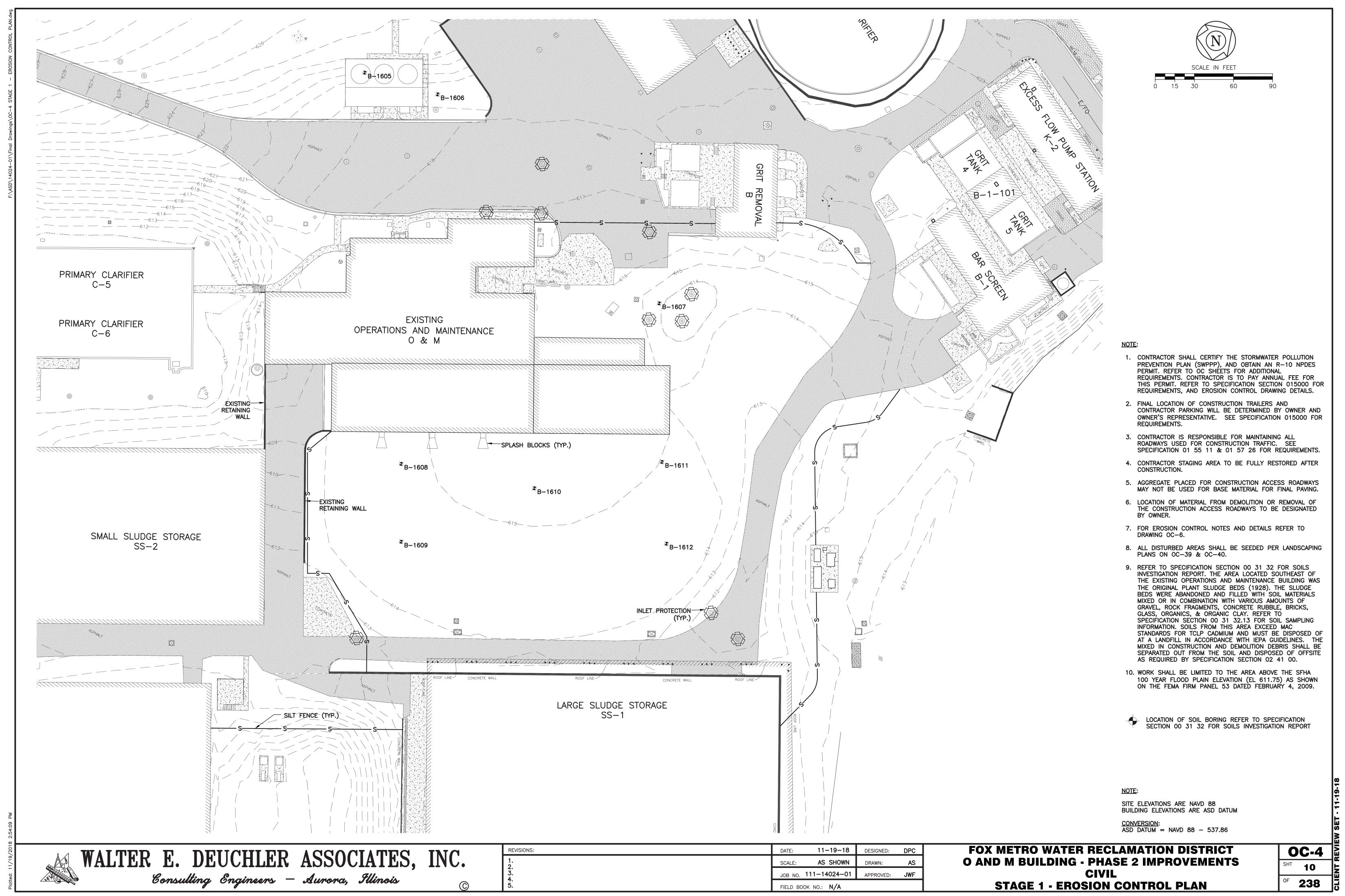
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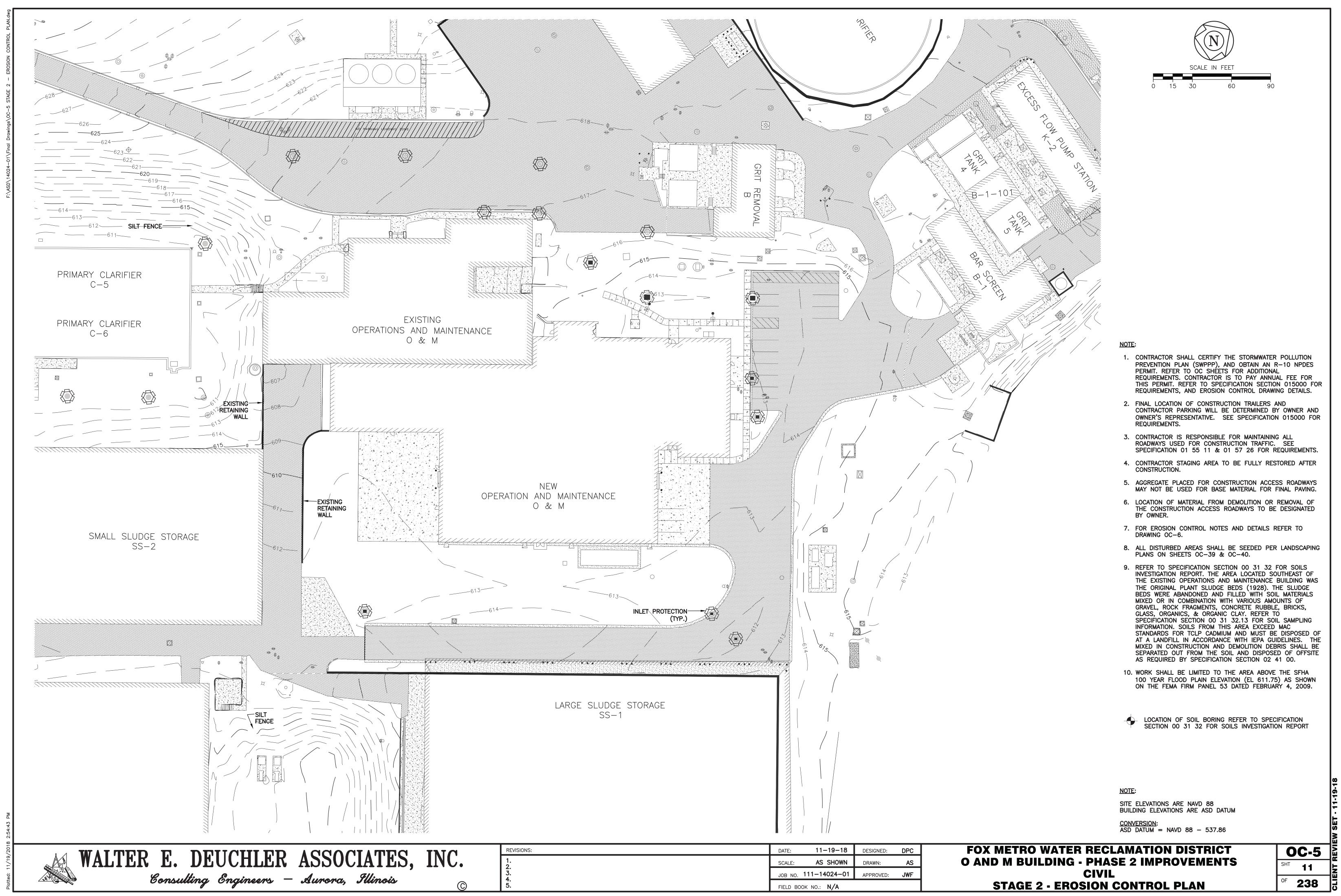










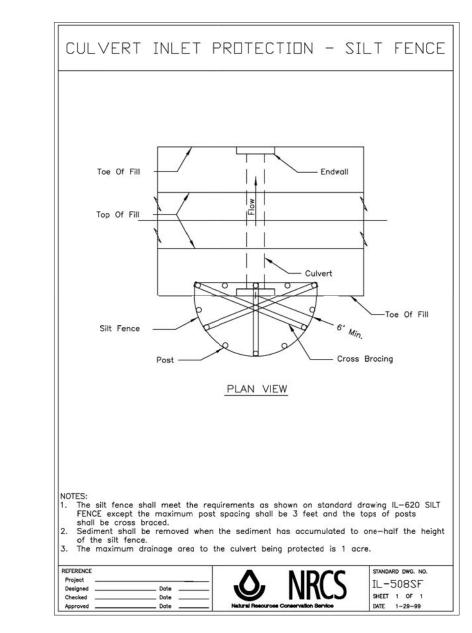


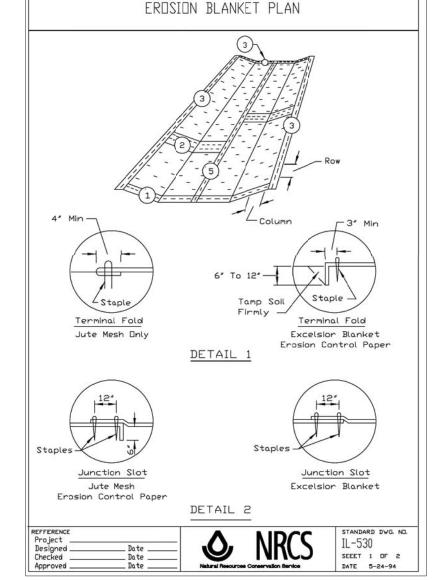
# EROSION CONTROL NOTES

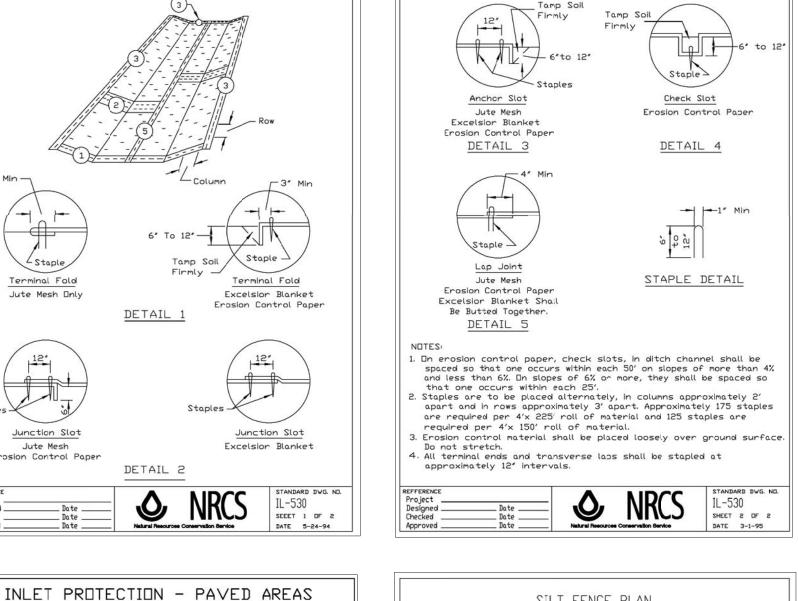
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST REVISION.
- A COPY OF THE APPROVED SWPPP SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF IMPROVEMENTS AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE OWNER.
- INSTALL ALL PERIMETER SILT FENCE PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THE EROSION CONTROL PLANS SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION, OR FILLING ACTIVITIES ON THE
- TOPSOIL STOCKPILES SHALL BE SEEDED WITHIN SEVEN (7) CALENDAR DAYS OF COMPLETION FOR EROSION CONTROL. ALL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
- DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS (E.G. DANDY BAG). DEWATERING DIRECTLY INTO FIELD TILES, STORM WATER STRUCTURES, WETLANDS, CREEKS OR
- 8. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
- ALL INLETS ON OR ADJACENT TO THE SITE MUST HAVE A SEDIMENT TRAPPING OR CONTAINMENT DEVICE INSTALLED DURING CONSTRUCTION ACTIVITIES. INLET PROTECTION MEASURES SHALL BE LEFT IN PLACE UNTIL VEGETATION IS ESTABLISHED OR OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 10. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED, OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT ROADWAYS.
- 11. ALL ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY. SEDIMENT AND MUD DEPOSITS SHALL BE REMOVED FROM THE ROADWAY AT THE END OF EACH WORK DAY BY SHOVELING AND/OR SWEEPING AND IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 12. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
- 13. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
- 14. IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 21 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 14TH DAY AFTER WORK HAS CEASED.
- 15. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL MEASURES, WHEN DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- 16. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING, AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
- THE EROSION CONTROL MEASURES INDICATED IN THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE OWNER OR JURISDICTIONAL GOVERNMENTAL ENTITIES.
- 18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION

# MAINTENANCE:

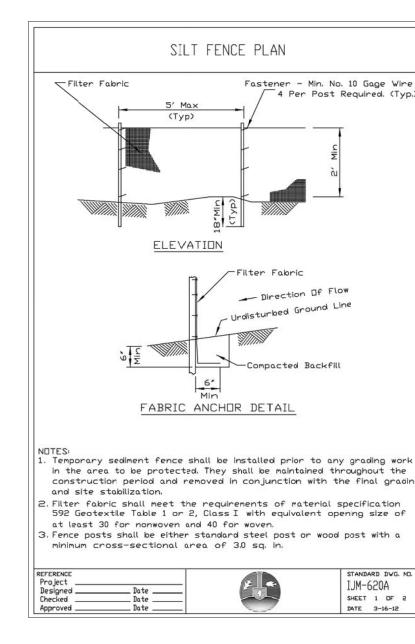
- 19. THE EXCAVATING AND UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL CONSTRUCTION OF THE EROSION CONTROL MEASURES SHOWN IN THE PLAN AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES UNTIL THE COMPLETION OF HIS FINAL GRADING OPERATIONS AFTER CONSTRUCTION OF THOSE IMPROVEMENTS IN HIS CONTRACT. THE CONTRACTOR SHALL REQUEST IN WRITING A RELEASE FROM THE OWNER FOR MAINTENANCE OF THE SITE UPON COMPLETION OF THIS WORK. THE OWNER SHALL ISSUE SAID RELEASE WITHIN 15 DAYS OF THE CONTRACTOR'S REQUEST, PROVIDING THE CONTRACTOR HAS COMPLETED ALL WORK REQUIRED UNDER THE CONTRACT. THE CONTRACTOR'S EROSION CONTROL MAINTENANCE RESPONSIBILITIES SHALL BE EXCLUSIVE OF THE CONSTRUCTION WARRANTY AND/OR GUARANTEE PERIOD.
- 20. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCH OR GREATER OR EQUIVALENT SNOWFALL.
- 22. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR. POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN THE PLAN AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE PLAN SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.
- 23. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AS PART OF THE SWPPP FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF
- 24. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN FIVE (5) DAYS AN INCIDENCE OF NON-COMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE SWPPP OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THE PLAN. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NON-COMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NON-COMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NON-COMPLIANCE.

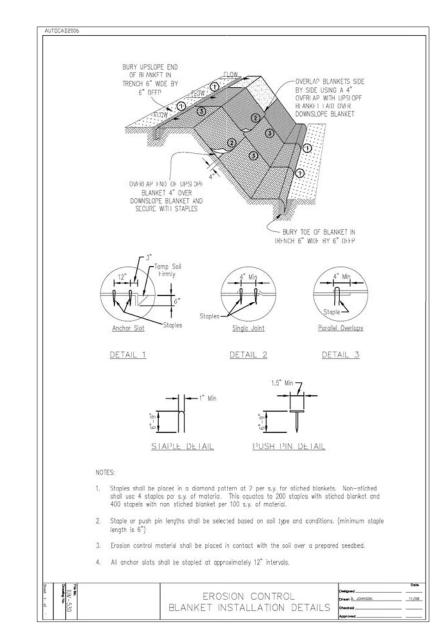


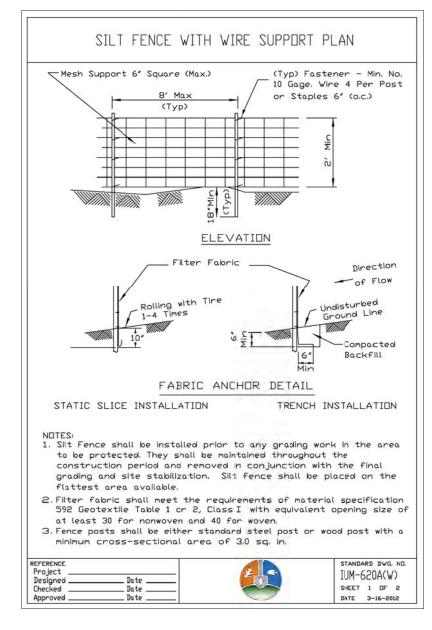


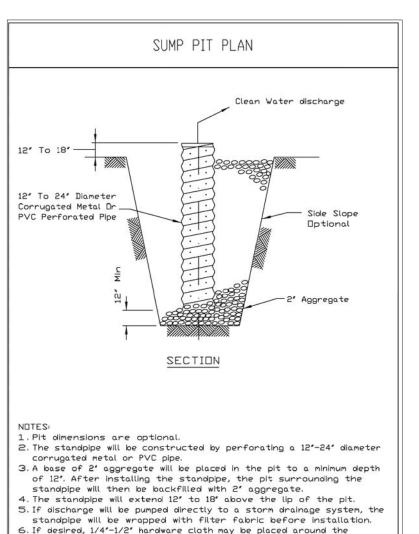


EROSION BLANKET PLAN





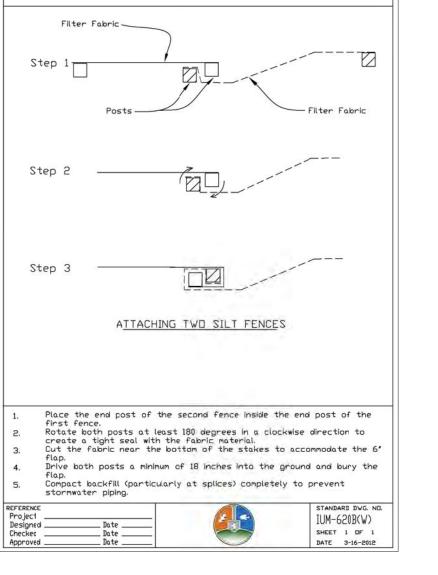




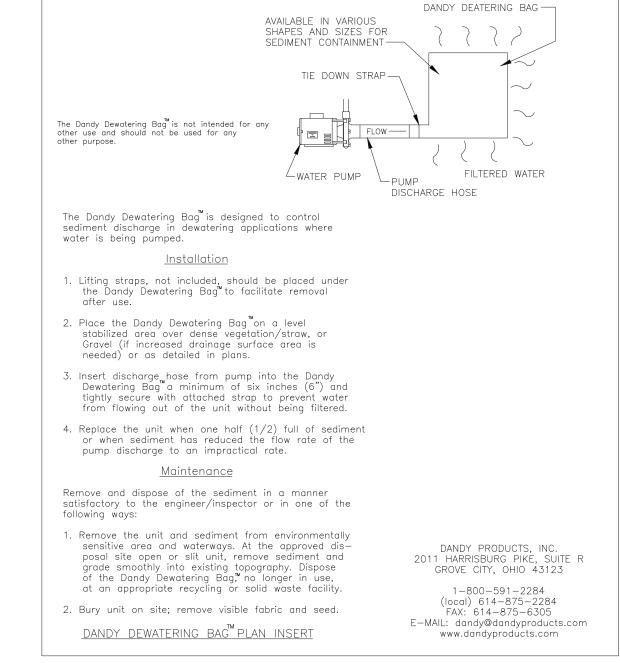
standpipe prior to attaching the filter fabric. This will increase

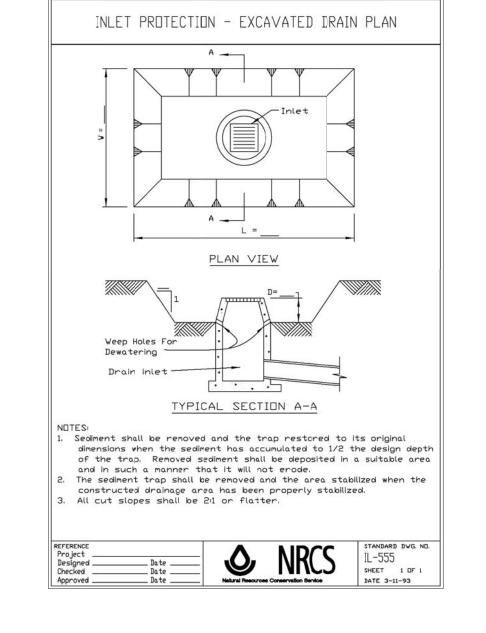
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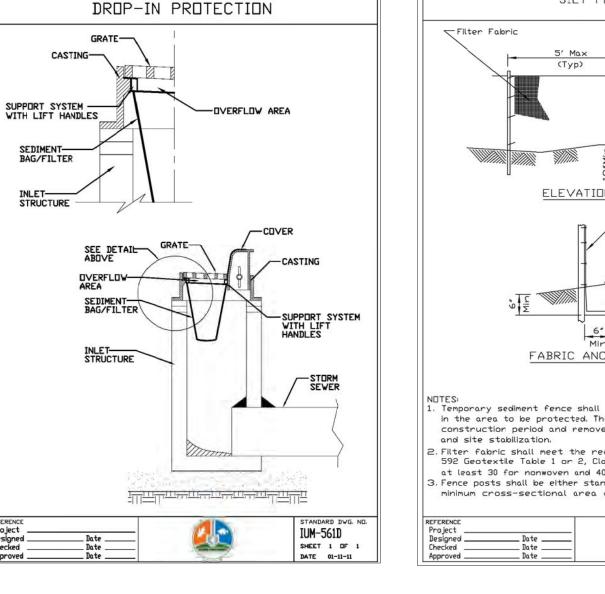
the rate of water seepage into the pipe.

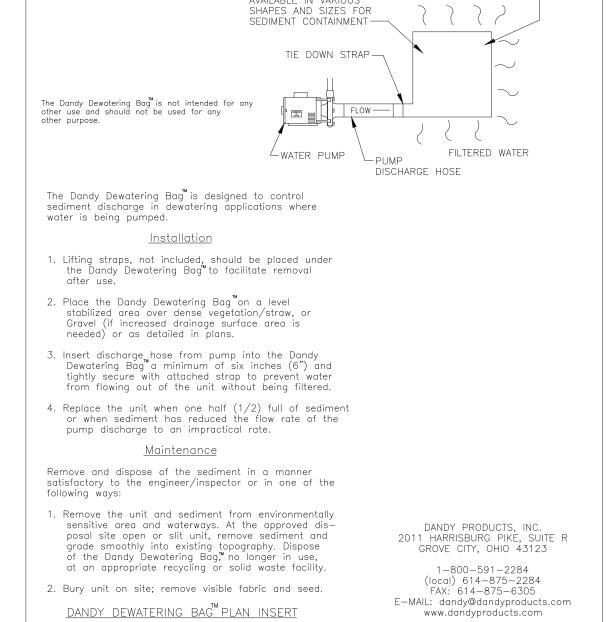


SILT FENCE - SPLICING TWO FENCES









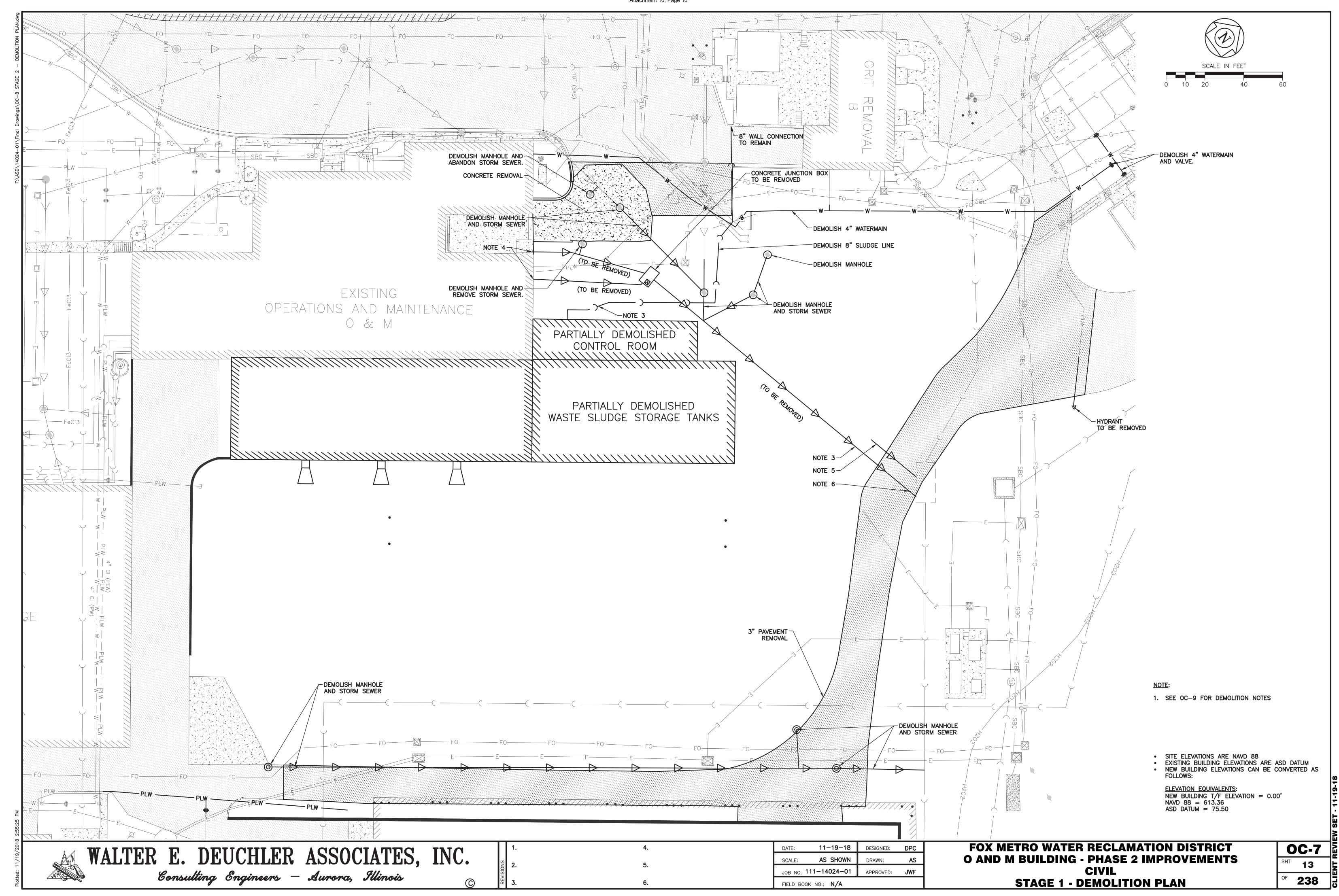


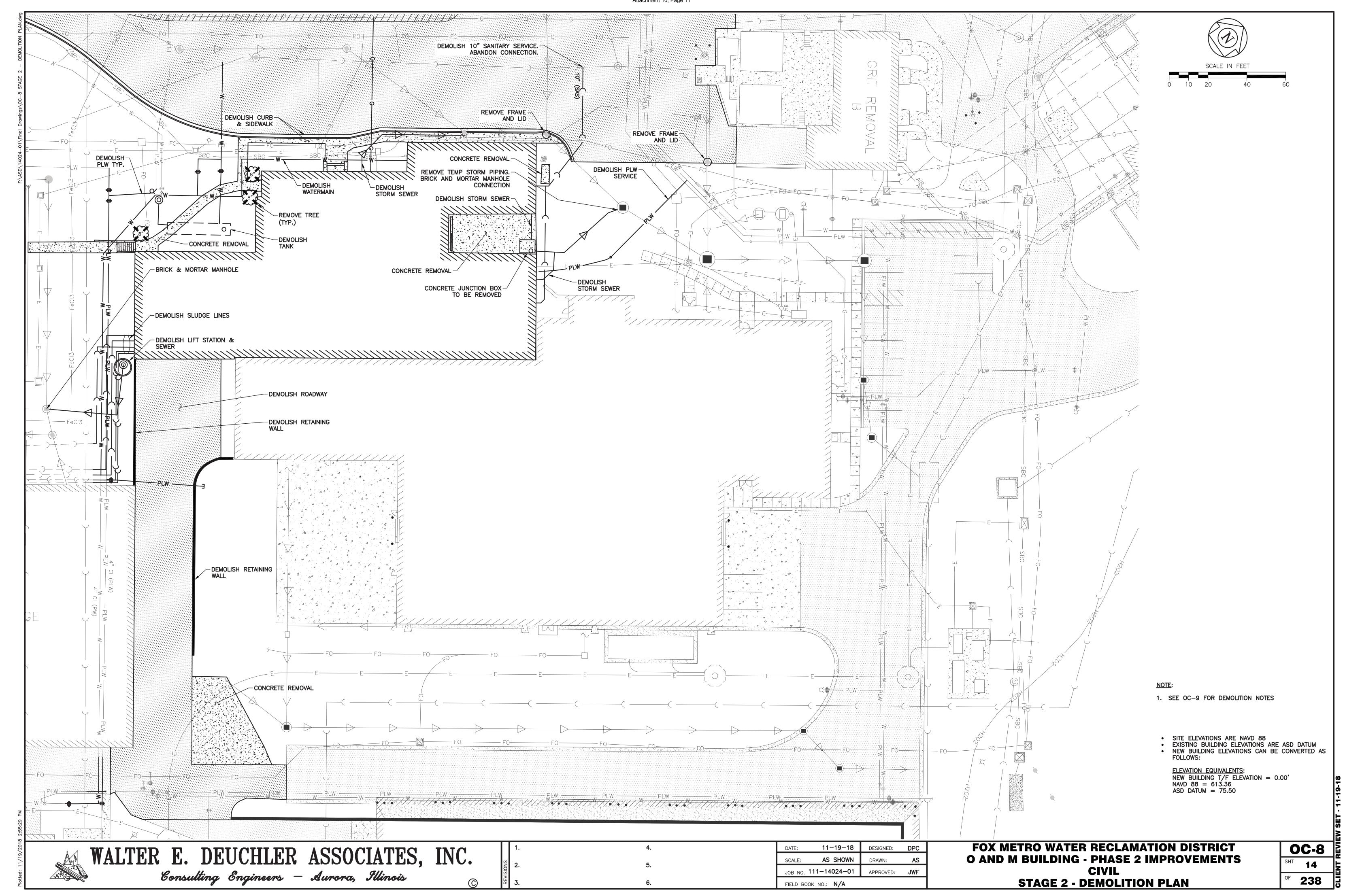
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\*Consulting Engineers - Aurora, Illinois

**REVISIONS:** 11-19-18 DPC DATE: DESIGNED: AS SCALE: AS SHOWN DRAWN: JOB NO. 111-14024-01 APPROVED: JWF FIELD BOOK NO.: N/A

**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **EROSION CONTROL NOTES AND DETAILS** 





# **DEMOLITION NOTES:**

- 1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 02 41 00. ALL DEMOLITION ACTIVITIES AND DISPOSAL OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS. ALL DEBRIS SHALL BE REMOVED FROM SITE PROMPTLY FOLLOWING DEMOLITION ACTIVITIES.
- 2. UNDERGROUND OR EMBEDDED UTILITIES MAY BE LOCATED WITHIN OR ADJACENT TO AREA IN WHICH DEMOLITION WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL EXERCISE DUE CAUTION DURING ALL DEMOLITION WORK.
- 3. CONTRACTOR SHALL SEQUENCE STORM AND SANITARY SEWER DEMOLITION WORK AND NEW WORK AS REQUIRED TO MAINTAIN SERVICE. TEMPORARY BYPASS PUMPING MAY BE REQUIRED.
- 4. 48" STORM SEWER TO BE DEMOLISHED. TEMPORARY CONNECTION FROM EXISTING O&M SUMP PUMP REQUIRED TO MAINTAIN SERVICE. SEE SHEET OC-10
- 5. REMOVE AND BREAKOUT 54" SEGMENTED TILE SEWER TO INSTALL PROPOSED STORM SEWER.
- 6. DEMOLISH 48" STORM SEWER TO JUNCTION BOX. SEE DETAIL ON SHEET OC-14
- 7. ADDITIONAL ABANDONED UNDERGROUND PIPING, UTILITIES, STRUCTURES, DEMOLITION DEBRIS, AND OTHER MATERIALS NOT SHOWN ON THESE PLANS MAY BE UNCOVERED DURING SITE GRADING AND EXCAVATION WORK. THE OWNER AND ENGINEER SHALL BE NOTIFIED WHEN THESE ITEMS ARE UNCOVERED. THE CONTRACTOR SHALL REMOVE THESE ITEMS AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
- 8. EROSION CONTROL SHALL BE INSTALLED BEFORE DEMOLITION WORK MAY TAKE PLACE.
- 9. ALL SITE DEMOLITION ACTIVITIES AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE.
- 10. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PROMPTLY FOLLOWING DEMOLITION ACTIVITIES.
- 11. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FIELD CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO BIDDING. IF CONFLICTS EXIST, APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
- 12. SITE SHALL BE KEPT ACCESSIBLE DURING DEMOLITION ACTIVITIES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF WORKERS, PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF BUT ARE NOT LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS AND FENCING. CONTRACTOR SHALL REFER TO APPROPRIATE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD DETAILS FOR TRAFFIC CONTROL MEASURES.
- 14. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON REMOVAL OF SERVICE LINES INCLUDING BUT NOT LIMITED TO GAS, TELEPHONE AND ELECTRIC.
- 15. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER DURING THE COURSE OF COMPLETING THE WORK. IF A UTILITY INTERRUPTION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH
- 16. WHERE PERMITS ARE REQUIRED FOR DEMOLITION. REMOVAL OR ABANDONMENT ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING PERMITS AND ANY FEES REQUIRED.
- 17. REFER TO ALL SECTIONS OF THE PLANS FOR SCOPE OF WORK PRIOR TO COMMENCEMENT OF
- 18. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE DEMOLITION AS DESCRIBED AND SPECIFIED HEREIN AND AS MAY BE REASONABLY IMPLIED IN ORDER TO COMPLETE THE WORK.
- 19. EXERCISE CARE DURING DEMOLITION SO AS NOT TO DAMAGE EXISTING ADJACENT STRUCTURES THAT ARE INTENDED TO REMAIN. ANYTHING DAMAGED AT TIME OF WORK IS TO BE REPAIRED AND/OR REPLACED TO MATCH EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
- 20. DURING DEMOLITION, SHOULD ANY WORK AFFECT THE INTEGRITY OF A STRUCTURE, WORK MUST STOP IMMEDIATELY, AND OWNER NOTIFIED.
- 21. STRUCTURES SHOWN TO BE REMOVED OR DEMOLISHED BY OWNER ARE NOTED ON THE PLANS. CONTRACTOR SHALL REMOVE ANY REMAINING DEBRIS OR FOUNDATION PRESENT AS PART OF EXCAVATION AND GRADING. DEBRIS SHALL BE REMOVED FROM THE SITE AND
- 22. SERVICE LINES TO STRUCTURES TO BE REMOVED SHALL BE PROPERLY ABANDONED.
- 23. SEPTIC TANKS/FIELDS ENCOUNTERED SHALL BE REMOVED AND DEBRIS/MATERIAL DISPOSED OFF SITE.
- 24. WELLS SHALL BE REMOVED/ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT
- 25. ALL ITEMS SHOWN TO BE RELOCATED OR SALVAGED SHALL BE REMOVED CAREFULLY, CLEANED, PROTECTED, STORED AND RELOCATED OR PROVIDED TO OWNER. ANY ITEMS DAMAGED DURING THIS PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER
- 26. CONTRACTOR SHALL REMOVE AND RELOCATE/REINSTALL EXISTING ROADWAY SIGNS AS NECESSARY TO FACILITATE CONSTRUCTION.
- 27. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE PROJECT. CONTRACTOR SHALL CONTACT J.U.L.I.E. PRIOR TO EXCAVATING AND UTILITIES SHALL BE MARKED OR CLEARED BY A UTILITY PRIOR TO EXCAVATING.

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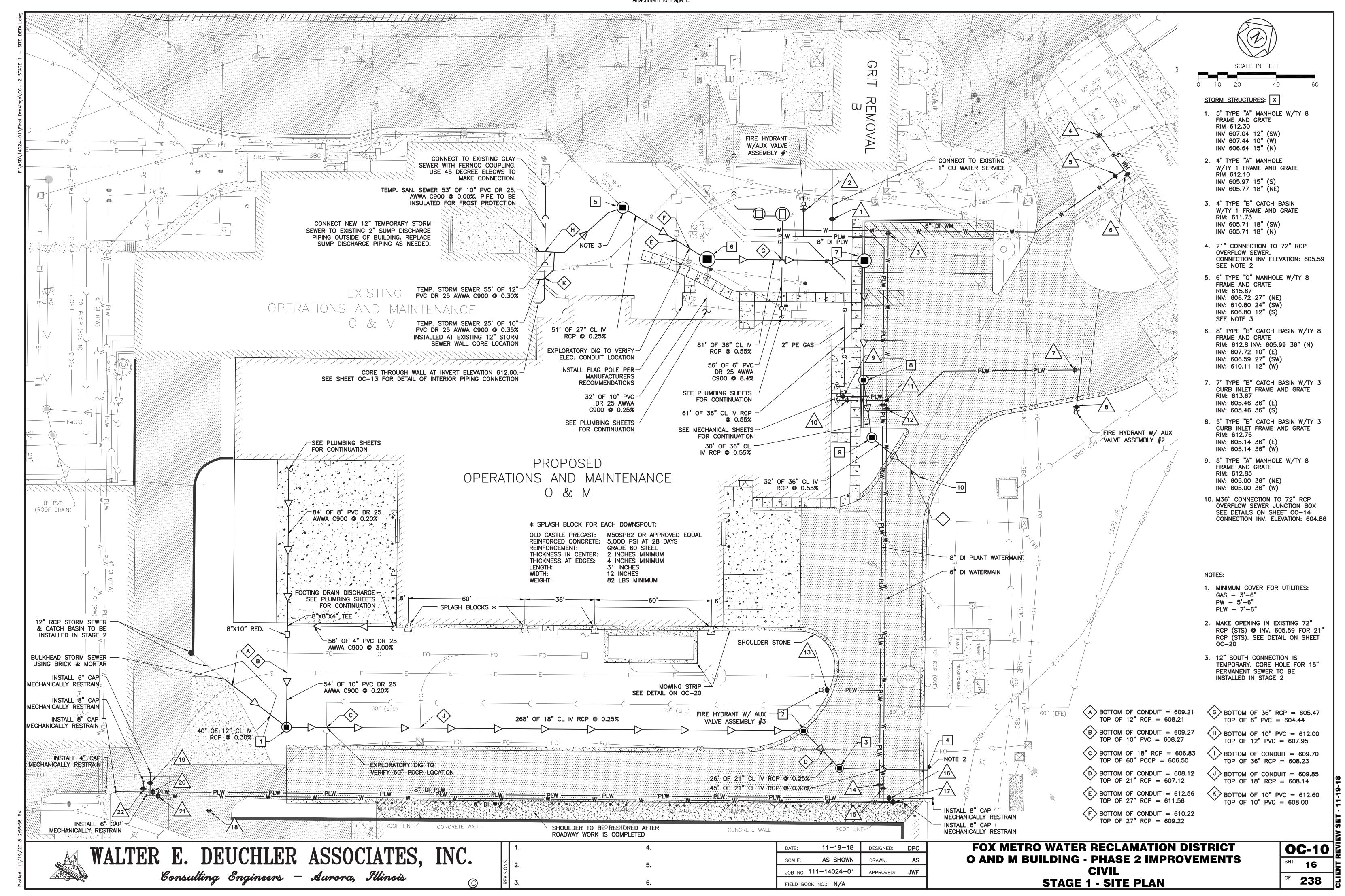
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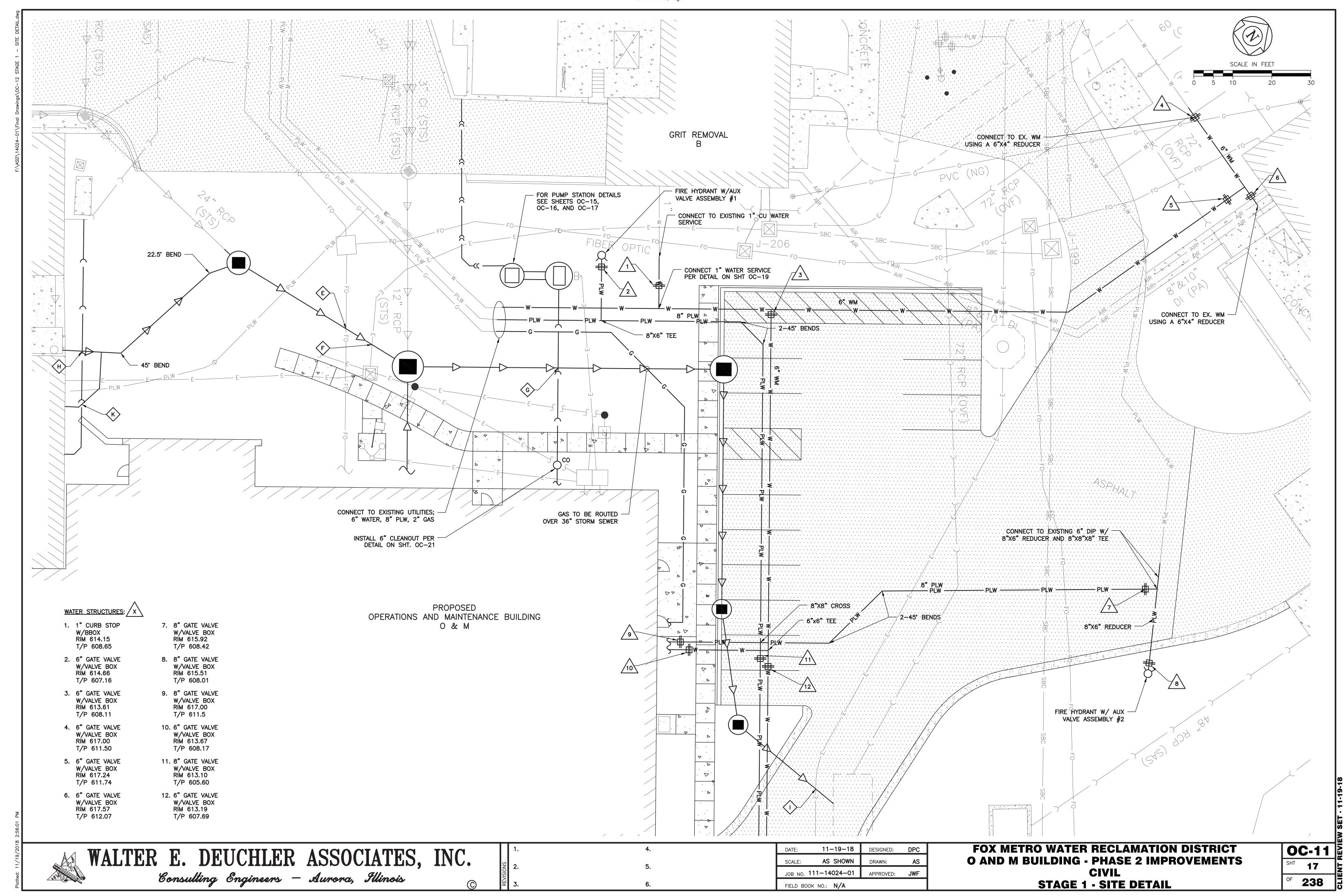
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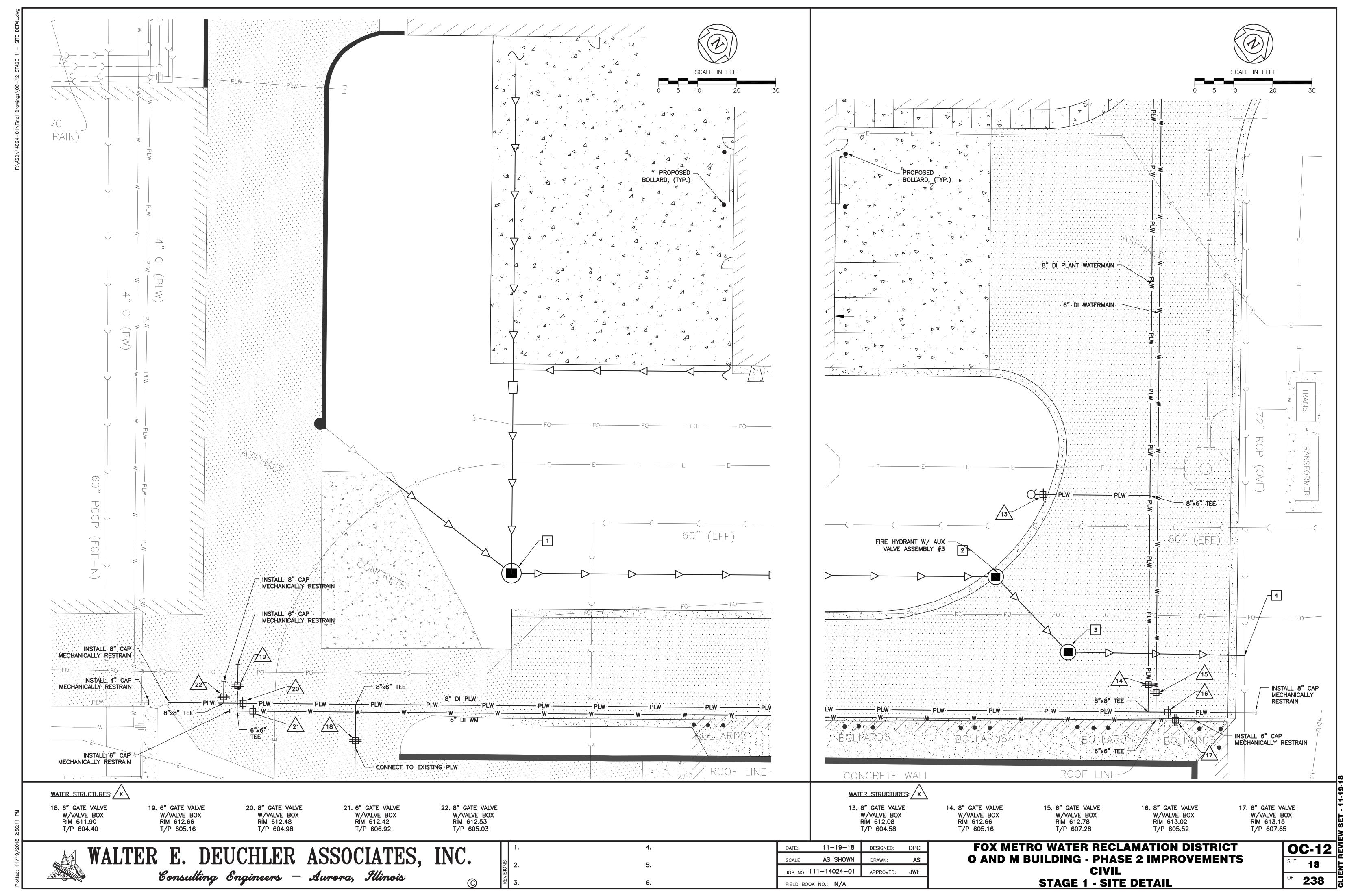
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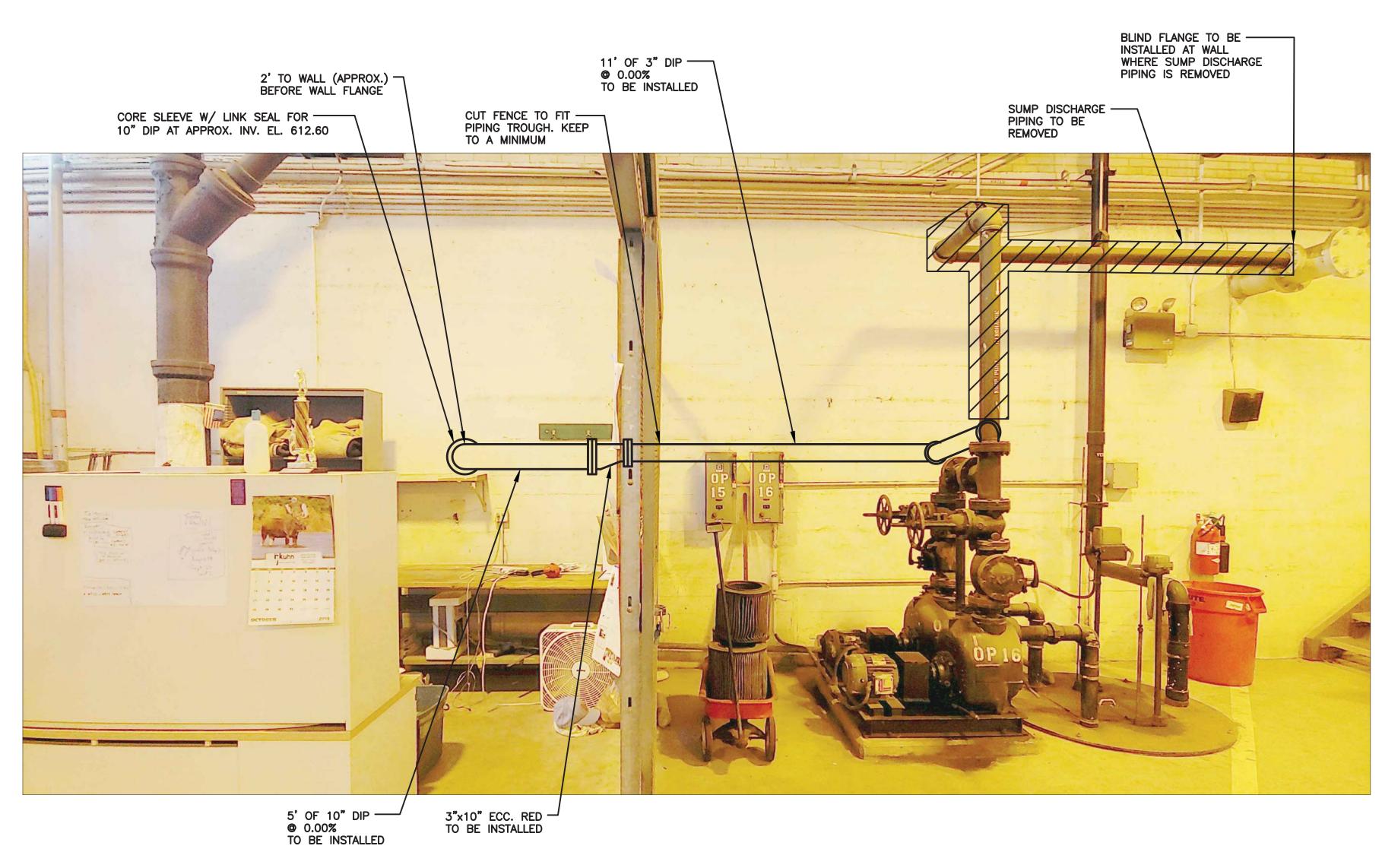
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **DEMOLITION NOTES** 

**OC-9** 15



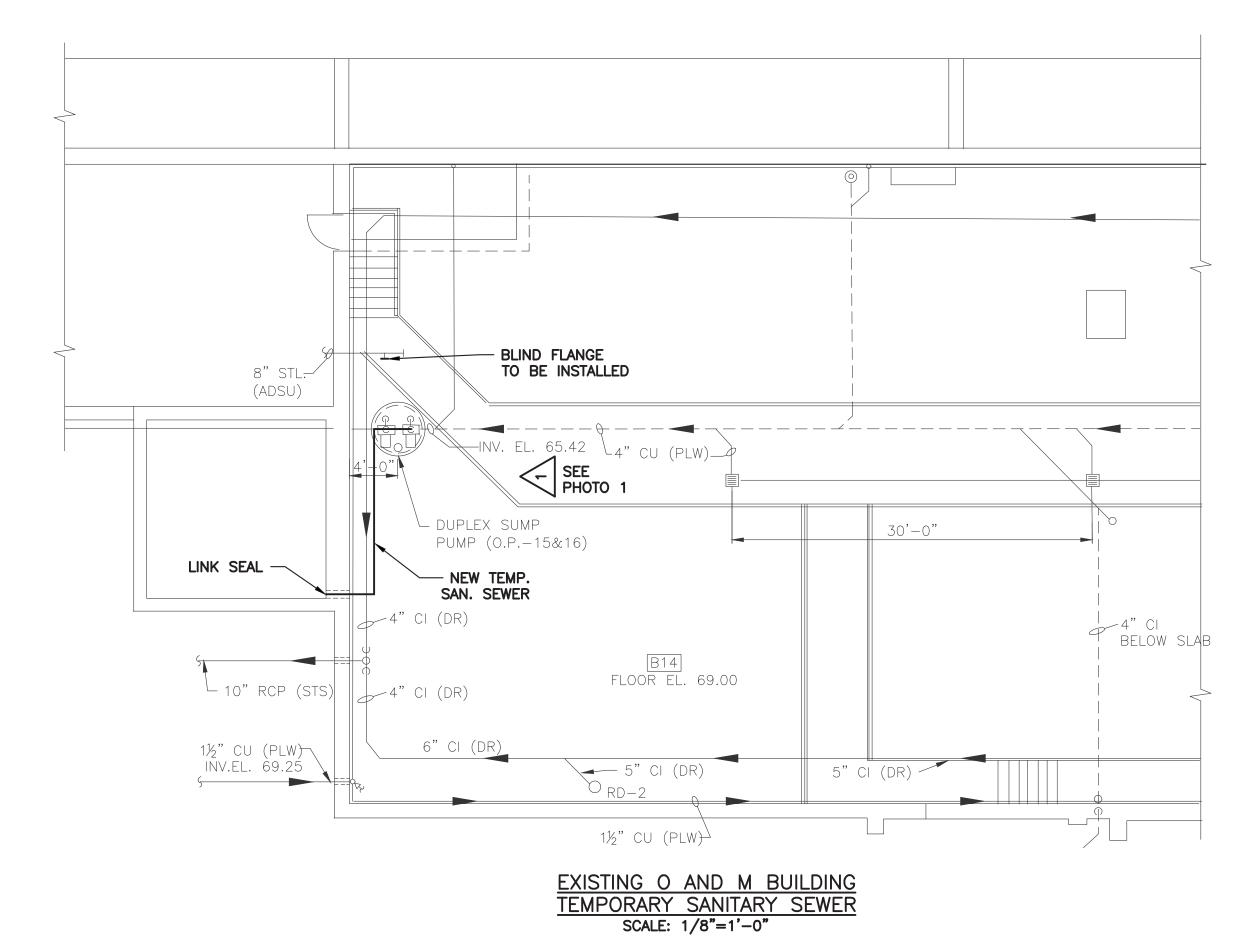












NOTES:

1. EXISTING SUMP PUMP DISCHARGE PIPING TO BE REMOVED TO 10"x10"x3" TEE AT WALL. BLIND FLANGE TO BE INSTALLED AT TEE.

- 2. INSTALL NEW 3" AND 10" DIP FROM SUMP PUMP DISCHARGE TO NEW WALL SLEEVE LOCATION. SEE PHOTO1 1.
- 3. SEE SITE PLAN ON OC-10 FOR CONTINUATION OF UTILITIES THROUGH NORTH WALL OF EXISTING OPERATION AND MAINTENANCE BUILDING.
- 4. CONTRACTOR TO FIELD VERIFY ELEVATION OF NEW WALL SLEEVE.

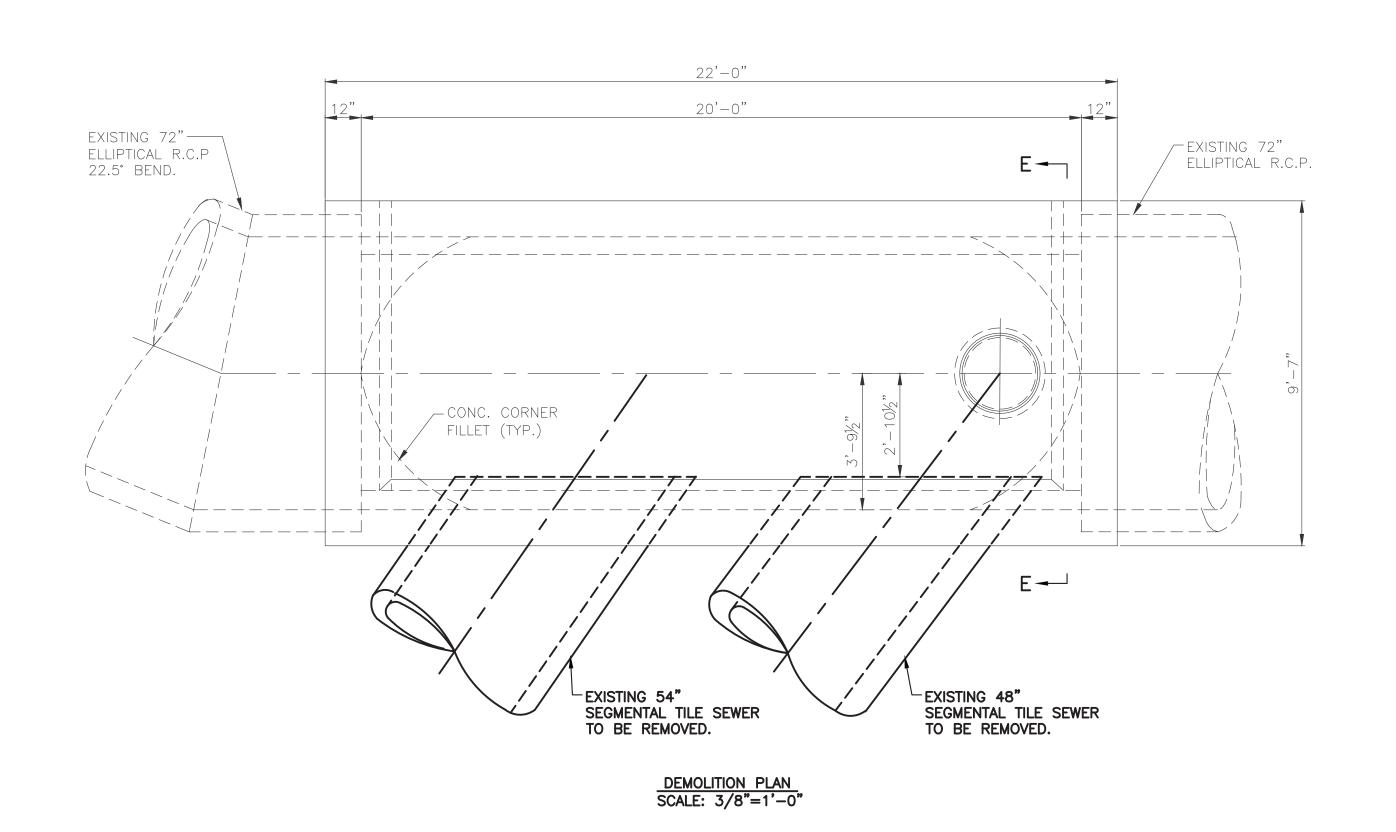
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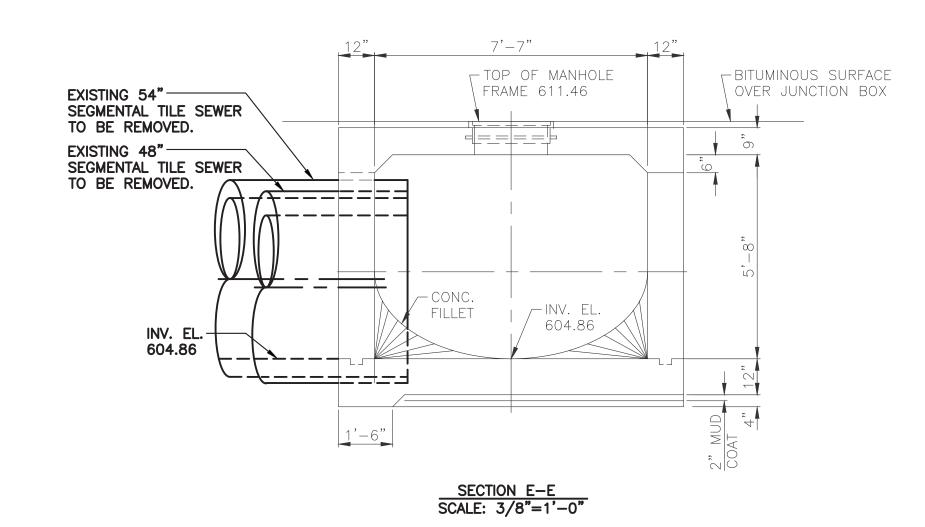
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11-19-18 DPC DESIGNED: AS SHOWN DRAWN: JOB NO. 111-14024-01 APPROVED: **JWF** FIELD BOOK NO.: N/A

FOX METRO WATER RECLAMATION DISTRICT O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **STAGE 1 - TEMPORARY SANITARY SEWER** 

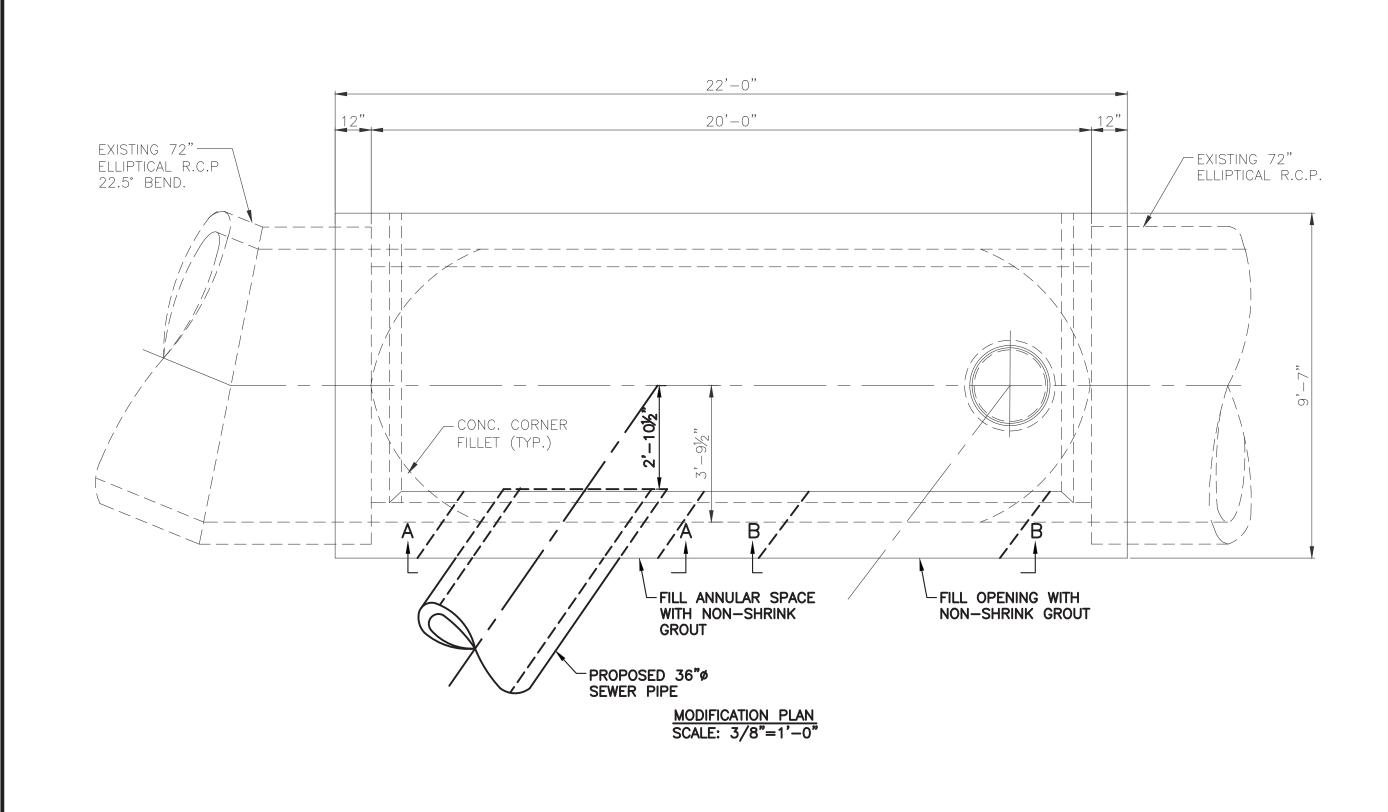
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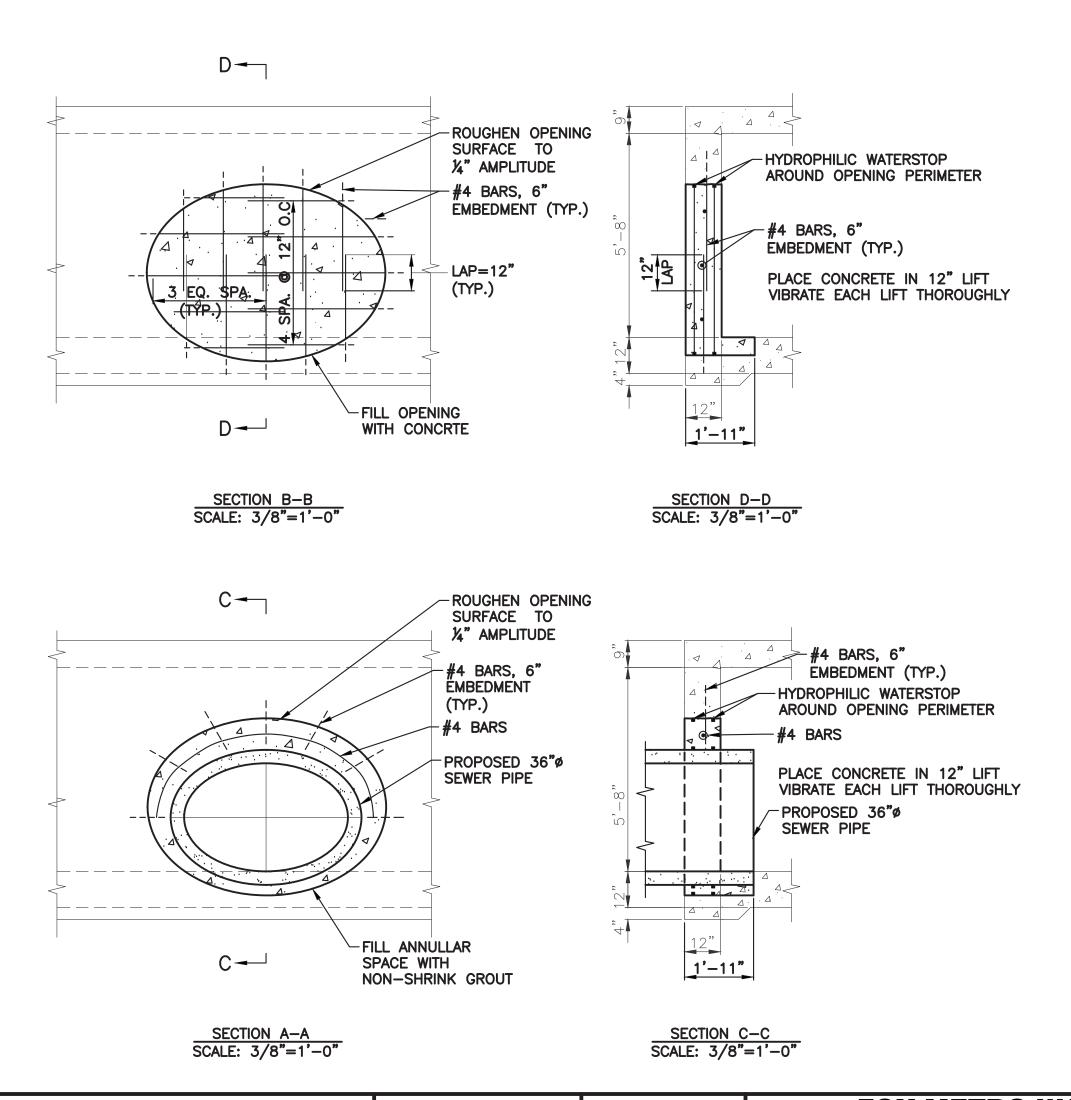




# CONCRETE NOTES

- 1. ROUGHEN CUT SURFACE OF CONCRETE TO 1/4" AMPLITUDE. REMOVE LOOSE MATERIAL.
- 2.PRE-WET CONCRETE SURFACES BEFORE PLACING REPAIR MATERIALS. CONCRETE SURFACES RECEIVING REPAIR MATERIALS SHOULD BE SATURATED SURFACE-DRY (SSD). AN SSD CONDITION IS ACHIEVED WHEN THE BODY OF THE CONCRETE IS SATURATED AND FREE SURFACE WATER AND PUDDLES HAVE BEEN REMOVED FROM THE SURFACE OF THE CONCRETE. WETTING THE SURFACE IMMEDIATELY BEFORE PLACING MATERIAL MAY RESULT IN WATER-FILLED SURFACE PORES. THIS CONDITION WILL RESULT IN POOR BOND BETWEEN THE REPAIR MATERIAL AND THE CONCRETE SUBSTRATE.
- 3. PLACE, CONSOLIDATE AND FINISH NON-SHRINK GROUT PER MANUFACTURER'S INSTRUCTIONS.
- 4. CURE GROUT FOR MINIMUM OF SEVEN DAYS.



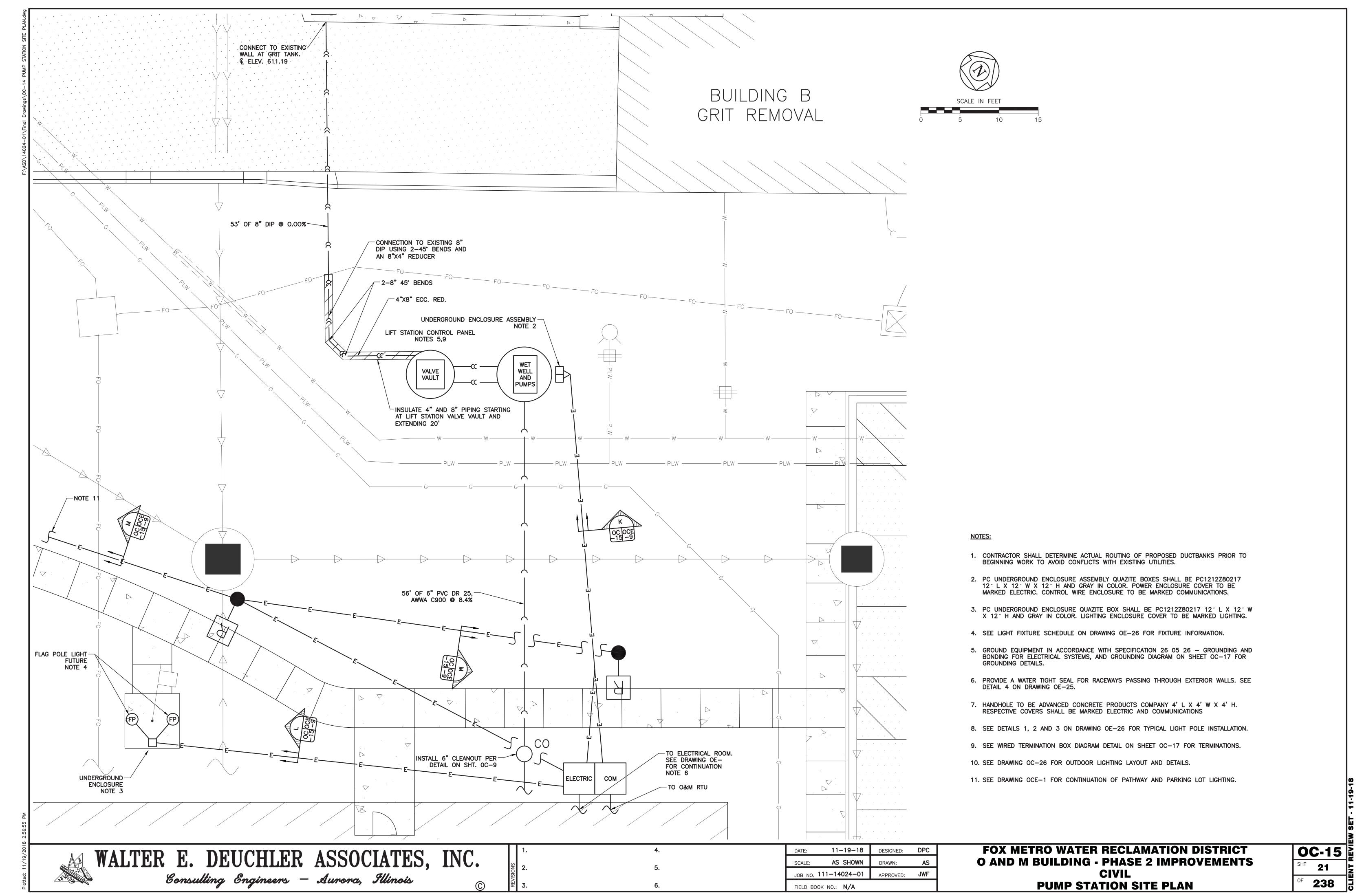


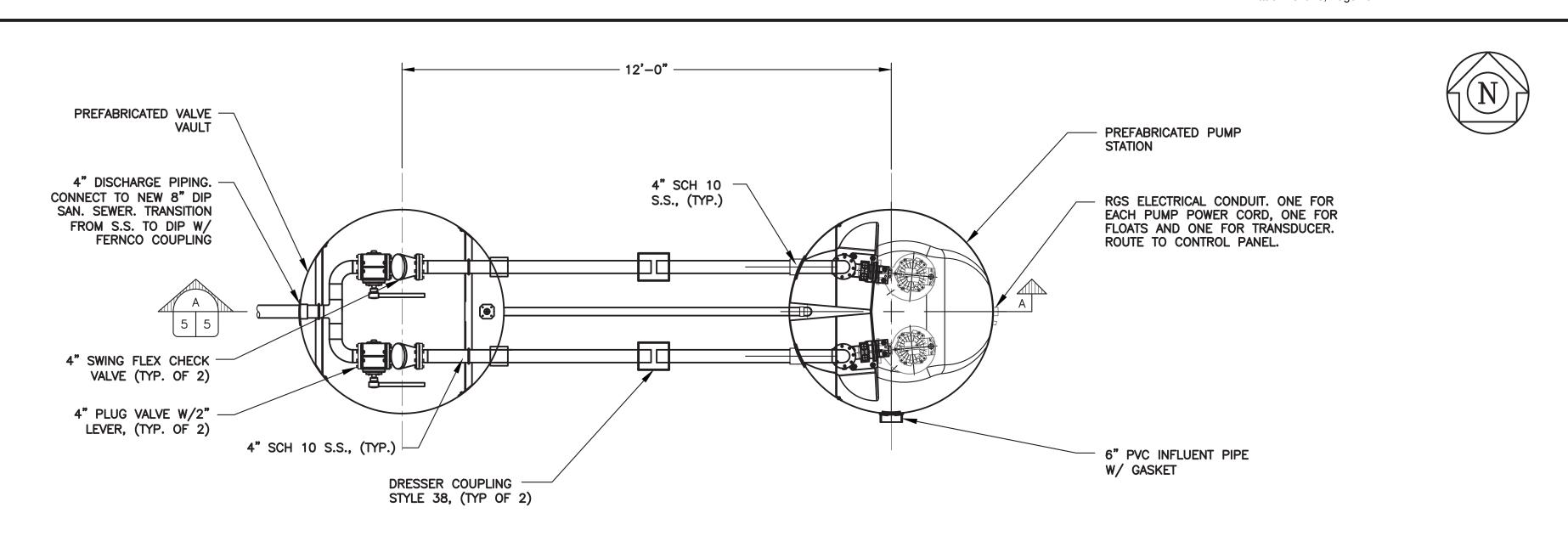
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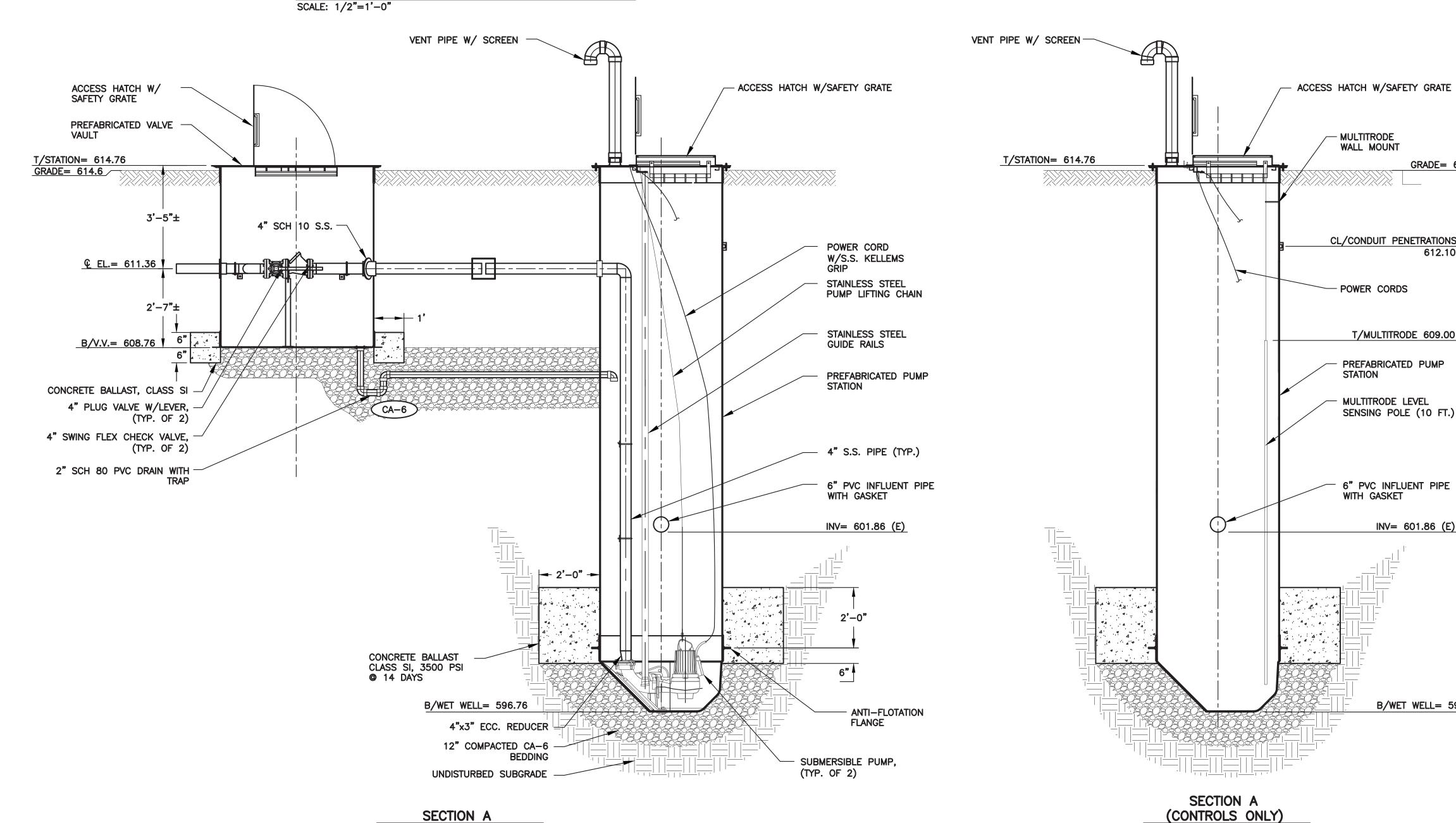
11-19-18 DESIGNED: DPC AS SHOWN JOB NO. 111-14024-01 APPROVED: **JWF** FIELD BOOK NO.: N/A

**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **STAGE 1 - CONNECTION TO OVERFLOW SEWER**  OC-14 20 238





# **STATION PIPING PLAN BELOW EL . 614.76**



LEVEL SCHEDULE

- MULTITRODE WALL MOUNT

**CL/CONDUIT PENETRATIONS** 

T/MULTITRODE 609.00

PREFABRICATED PUMP

MULTITRODE LEVEL

SENSING POLE (10 FT.)

6" PVC INFLUENT PIPE WITH GASKET

INV= 601.86 (E)

B/WET WELL= 596.76

- POWER CORDS

GRADE= 614.6

612.10

### TOP OF WET WELL 614.76 BACKUP ALARM LEVEL/HHWL NA INFLUENT LEVEL 601.86 ALARM LEVEL/HWL 601.25 LAG PUMP ON 600.50 LEAD PUMP ON 599.50 PUMP OFF/LWL 598.25 BOTTOM OF WET WELL 596.76

PUMP SCHEDULE

TYPE	SUBMERSIBLE
NUMBER OF PUMPS	2
PUMP MODEL	FLYGT NP3085 126MM
STATION DESIGN CAPACITY	100 GPM
TDH	12.6
RATED HP @ 61% EFF.	2.2
DISCHARGE SIZE	3"
VOLTAGE	480
PHASE	3
RPM	1,670
FORCEMAIN SIZE	4"

- 1. PIPE SUPPORTS MAY NOT BE SHOWN IN ALL LOCATIONS. MANUFACTURER IS RESPONSIBLE FOR PROVIDING COMPLETE PIPE SUPPORT SYSTEMS FOR ALL PIPING.
- 2. ADDITIONAL SUPPORTS SHALL BE PROVIDED NEAR CHANGES IN DIRECTION, BRANCH LINES & ON EACH SIDE OF 3" OR LARGER VALVES.
- 3 EACH RUN OF PIPE SHALL HAVE AT LEAST TWO (2) SUPPORTS.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLETS(S), DISCHARGES AND CONDUIT(S).
- 5. CONTROL AND POWER CORDS MUST BE OF SUFFICIENT LENGTH TO REACH JUNCTION BOXES FROM POINT OF ORIGIN WITHOUT SPLICING.
- 6. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER AND UTILITY COMPANY TO PROVIDE ADEQUATE SERVICE FOR COMPLETE INSTALLATION
- 7. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL STRUCTURES, CONCRETE AND PIPING UNLESS OTHERWISE INDICATED ON THE PLANS.

OF ALL DEVICES AND STRUCTURES WITHIN THE PROJECT LIMITS.

WALTER E. DEUCHLER ASSOCIATES, INC.

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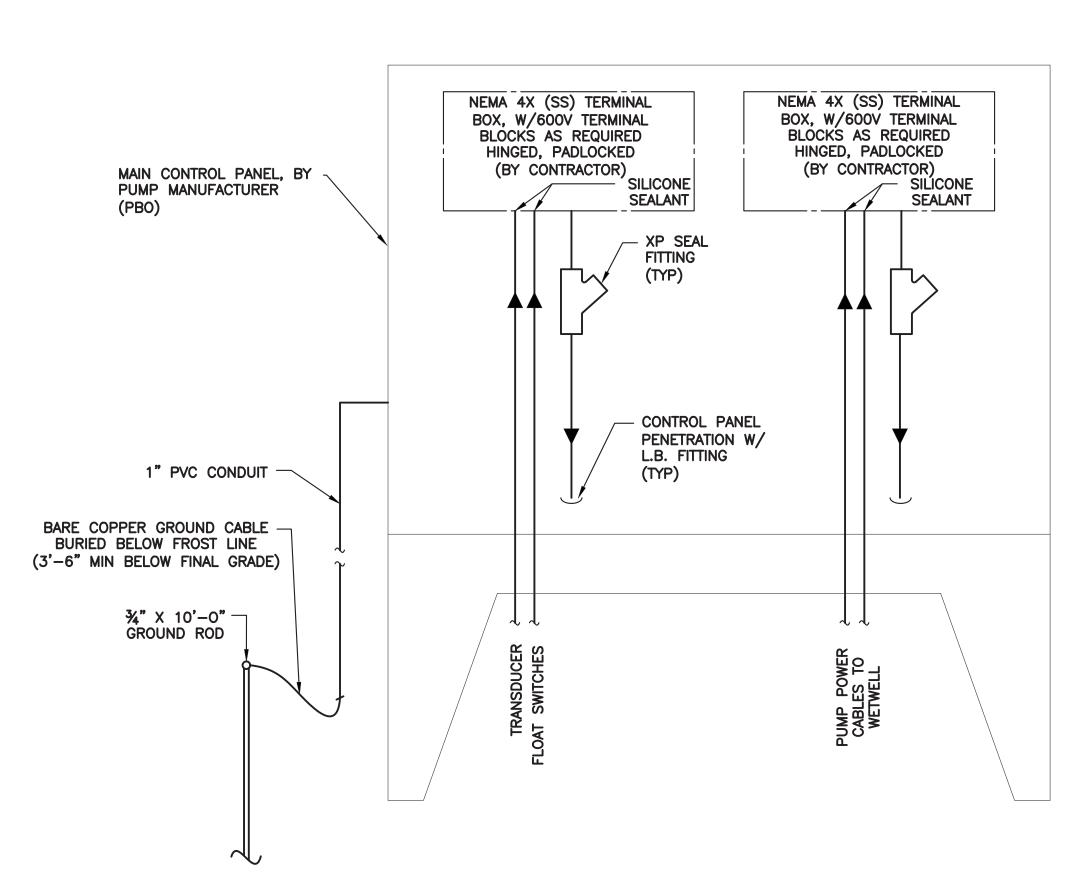
SCALE: 1/2"=1'-0"

11-19-18 DESIGNED: DPC AS SHOWN SCALE: DRAWN: JOB NO. 111-14024-01 APPROVED: **JWF** FIELD BOOK NO .: N/A

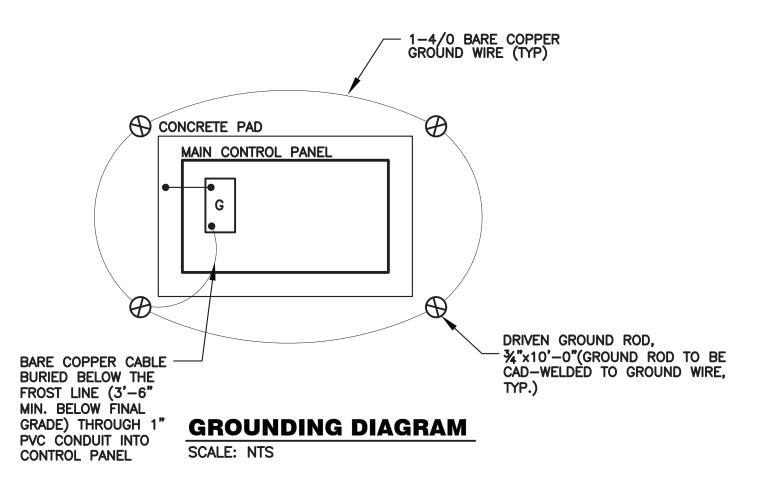
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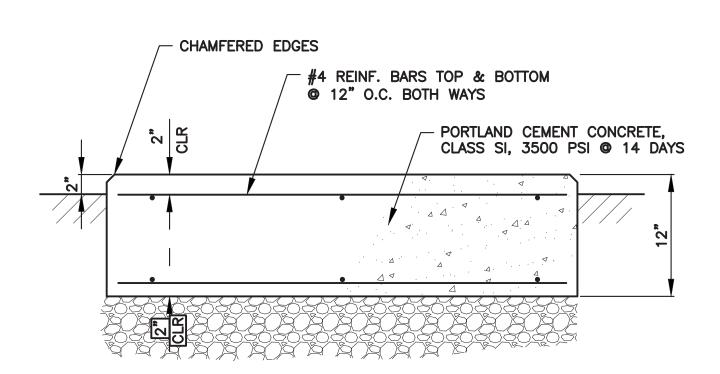
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL PUMP STATION PROCESS AND ELECTRICAL PLAN | OC-16 | **22** 238

DESCRIPTION



## WIRED TERMINATION BOX DIAGRAM SCALE: NTS





CONCRETE PAD DETAIL
SCALE: NTS

DESCRIPTION	DEVICE ID NOMBER	LOOF	AI A	, 51		DATALINK	IIISTORIAN	NOTES
INTRUSION DETECTION ALARM				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION LOW LEVEL ALARM				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION HIGH LEVEL ALARM				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
FLOAT HIGH LEVEL				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-1 PUMP STATUS				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-1 PUMP IN REMOTE				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-1 PUMP STOP					1			COM. CONNECTION FM SCADA TO LIFT STATION CONTROL PANEL
LIFT STATION PUMP-1 PUMP START					1			COM. CONNECTION FM SCADA TO LIFT STATION CONTROL PANEL
LIFT STATION PUMP-1 PUMP FAIL				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-2 PUMP STATUS				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-2 PUMP IN REMOTE				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LIFT STATION PUMP-2 PUMP STOP					1			COM. CONNECTION FM SCADA TO LIFT STATION CONTROL PANEL
LIFT STATION PUMP-2 PUMP START					1			COM. CONNECTION FM SCADA TO LIFT STATION CONTROL PANEL
LIFT STATION PUMP-2 PUMP FAIL				1				COM. CONNECTION LIFT STATION CONTROL PANEL TO FM SCADA
LOSS OF COMMUNICATION ALARM						1		ETHERNET
				10				
			0 0	10	4			

AI AO DI DO DATA LINK HISTORIAN

**DEVICE ID NUMBER** 

WALTER	E.	DEUCHLER	ASSOCIATES,	INC.

Consulting Engineers — Aurora, Illinois

2. 3.

DATE: 11-19-18 DESIGNED: DPC

SCALE: AS SHOWN DRAWN: AS

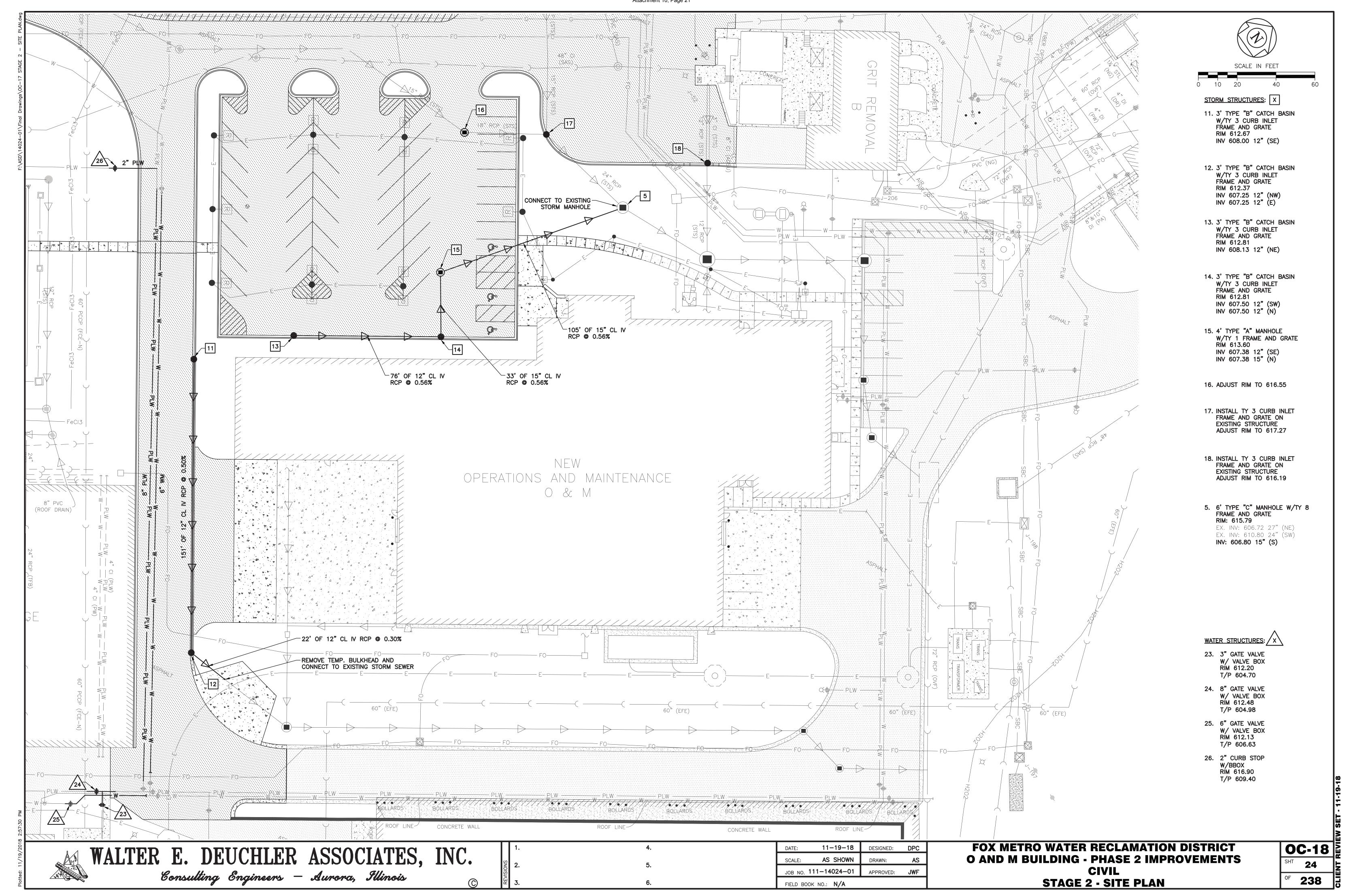
JOB NO. 111-14024-01 APPROVED: JWF

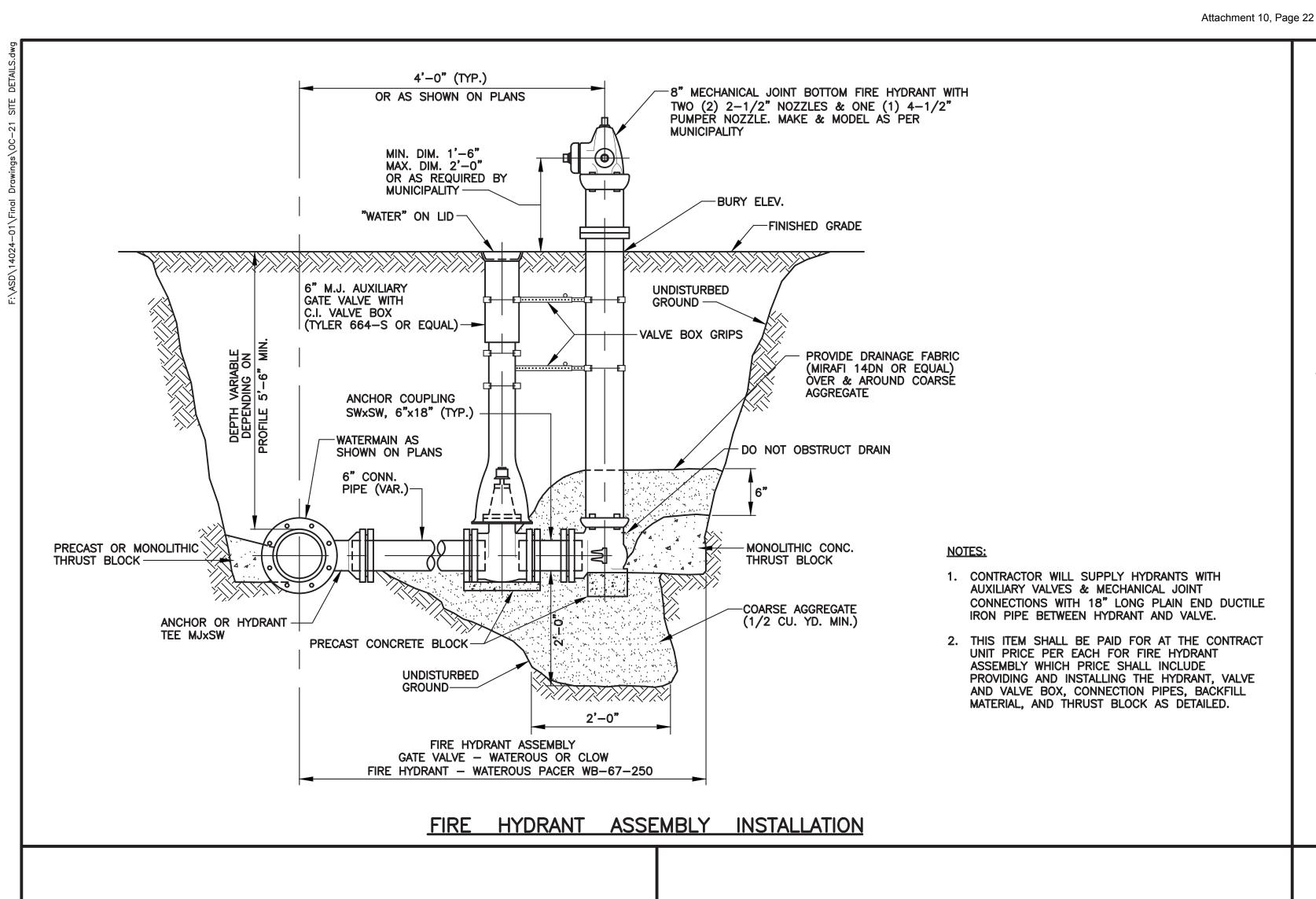
FIELD BOOK NO.: N/A

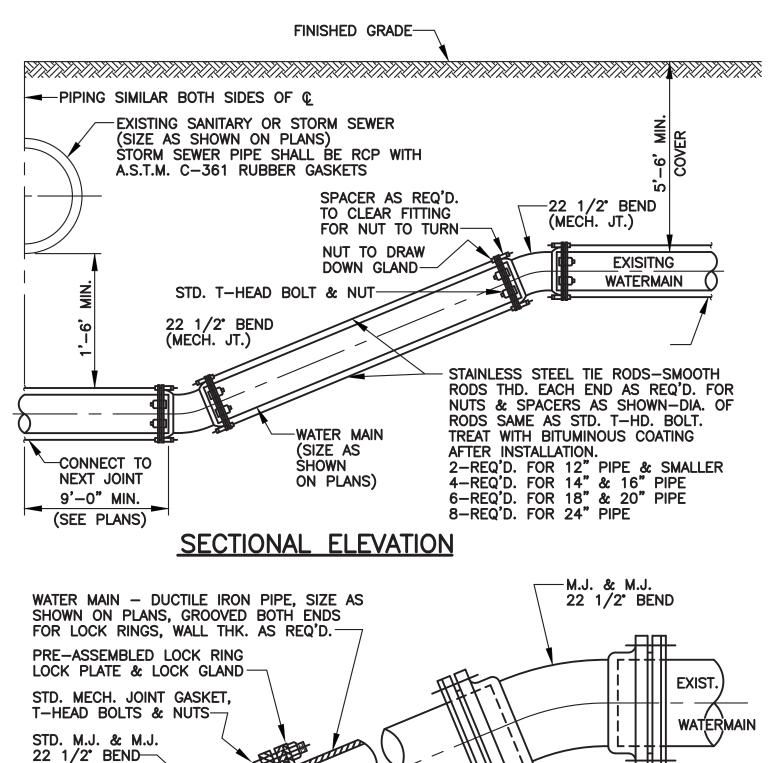
FOX METRO WATER RECLAMATION DISTRICT
O AND M BUILDING - PHASE 2 IMPROVEMENTS
CIVIL
PUMP STATION ELECTRICAL DETAILS

OC-17
SHT 23
OF 238

NOTES







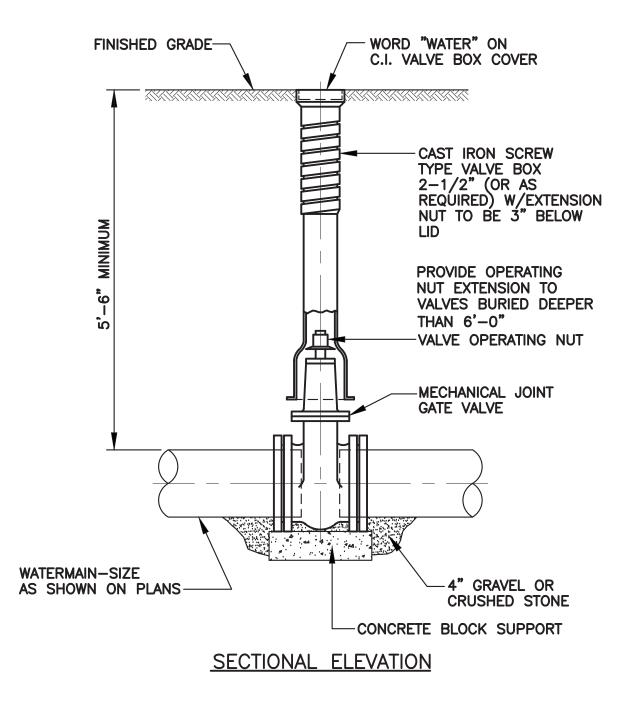
LOCK

**ALTERNATE MECHANICAL** 

LOCKED JOINT FITTINGS

GLAND-

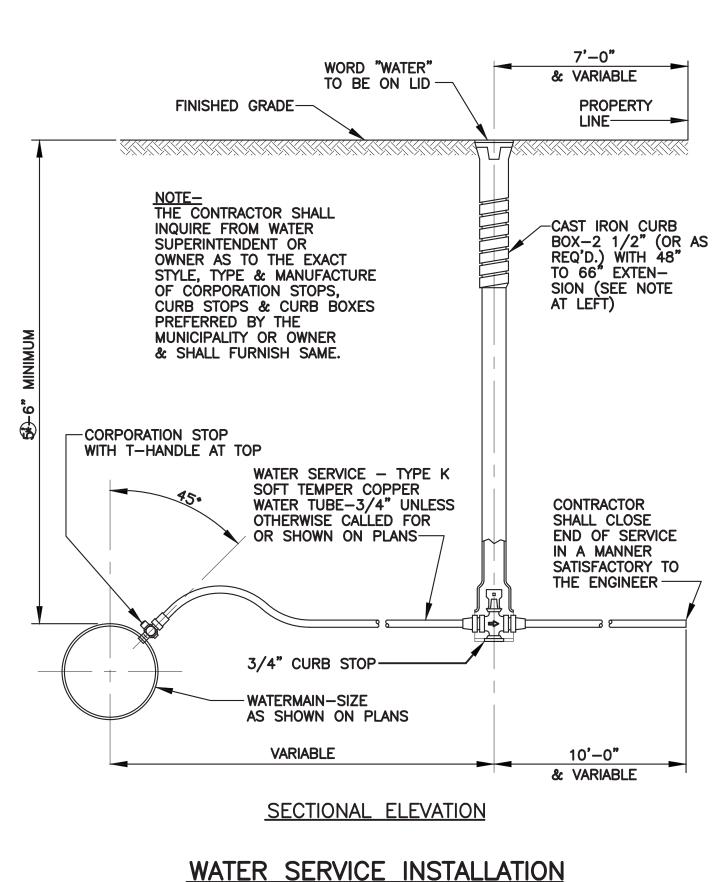
LOCK PLATE-

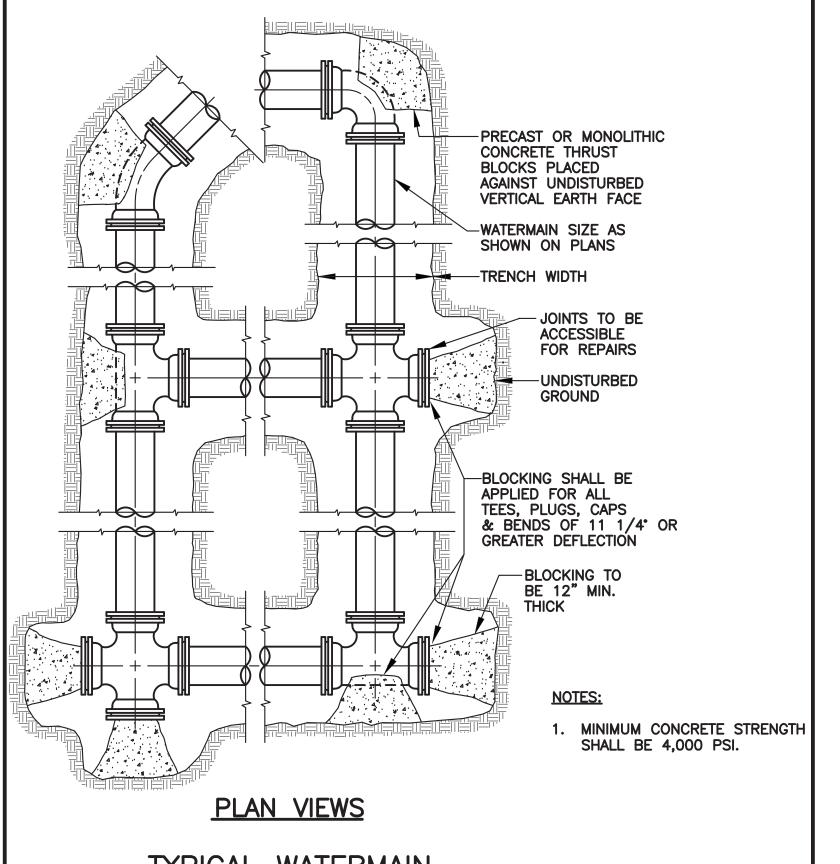


POTABLE AND NON-POTABLE WATER GATE VALVE AND VALVE BOX

-4" MINIMUM TO 8" MAXIMUM THK. CAST IRON MANHOLE FRAME PRECAST CONCRETE AND SOLID LID WITH SMALL ADJUSTING RING(S) PICK HOLE - SET FRAME UNDER C.I. MANHÓLE IN BUTYL ROPE BED -FRAME - SET RING(S) IN BUTYL ROPE BED FINISHED SURFACE PRECAST REINFORCED CONCRETE MANHOLE CONE SECTION 2'-0" DIA. (CONCENTRIC) SET IN BUTYL ROPE BED MANHOLE SECTION-48" PRECAST REINF. CONCRETE PIPE A.S.T.M. C-478 BUTYL ROPE JTS. CLOSE LIFT LUG HOLES -WATERMAIN-SIZE AS SHOWN ON -CEMENT PIPE IN MANHOLE WATER-FULL BED OF MOTAR-4'-0" DIA. WATERMAIN 5'-0" DIA. SOLID CONCRETE **BLOCK SUPPORT** GRAVEL OR CRUSHED STONE BASE UNDER PRECAST REINFORCED MANHOLE BOTTOM-CONCRETE MANHOLE BOTTOM SLAB-SOLID SECTIONAL ELEVATION

TYPICAL FOR 4", 6" & 8" WATERMAIN WATER VALVE MANHOLE TYPE - A

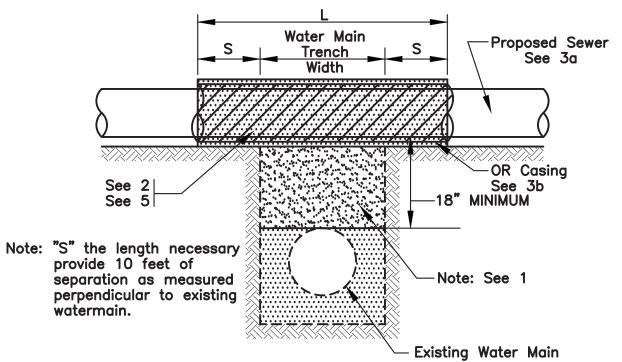




TYP. WATERMAIN CROSSING UNDER SEWER

TYPICAL WATERMAIN THRUST BLOCK INSTALLATION Existing watermain below proposed sewer line with 18" minimum

NOTE: CLASS IX MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY PER SECTION 20-2.20B OF THE STANDARD SPECIFICATIONS.



**GUIDLINES** 

- 1. If Select Granular Backfill exists; remove within width of Proposed Sewer trench and replace with Select Excavated Material (Class IV) and compact.
- 2. Omit Select Granular Cradle and Granular Backfill to one (1) foot over top of sewer and use Select Excavated Material (Class IV) and compact for the legnth of "L" feet.
- 3. a. Construct L feet of Proposed Sewer of Water Main material and pressure b. Use L feet of watermain material for casing of Proposed Sewer and Seal
- ends of casing.
- 4. Point loads shall not be allowed between sewer or sewer casing and water main.
- 5. Provide adequate support for Existing Water Main to prevent damage due to settlement of sewer trench.

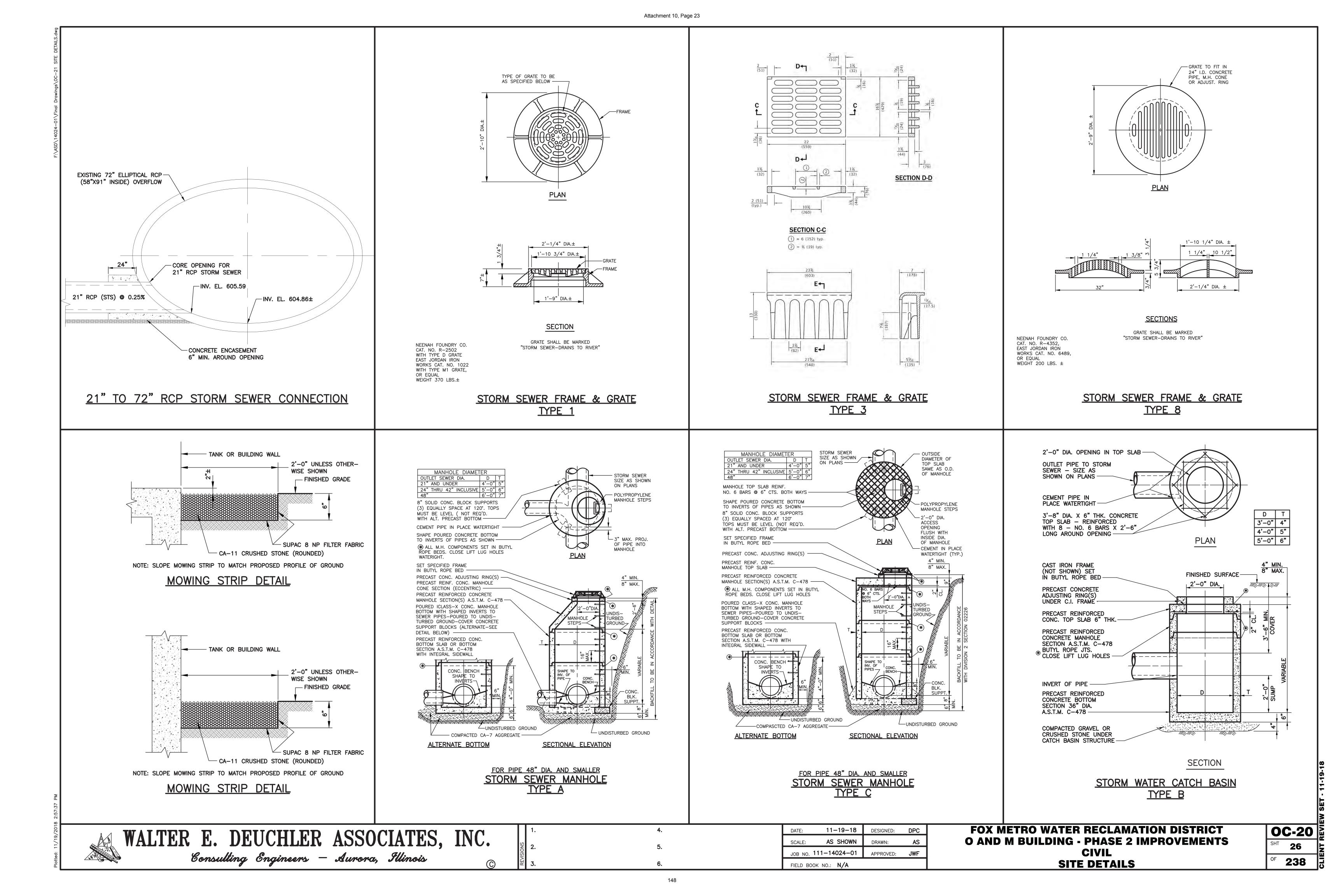
VERTICAL SEPARATION WATER AND SEWER SEPARATION REQUIRMENTS

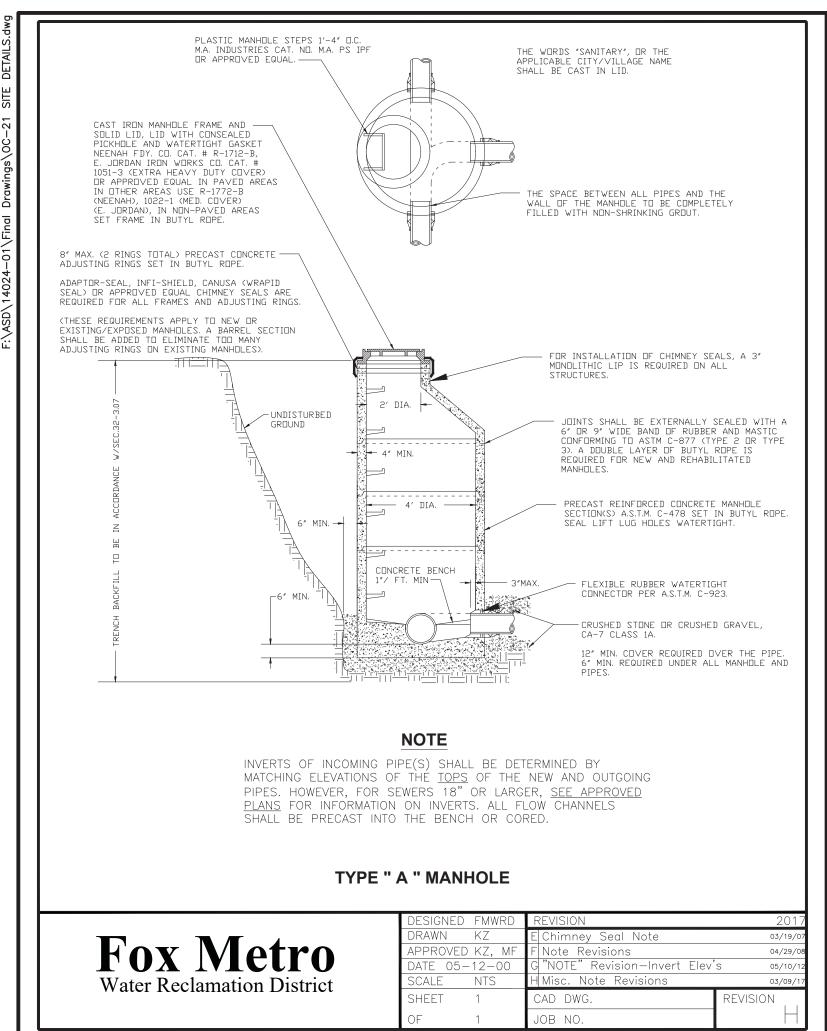
WALTER E. DEUCHLER ASSOCIATES, INC.

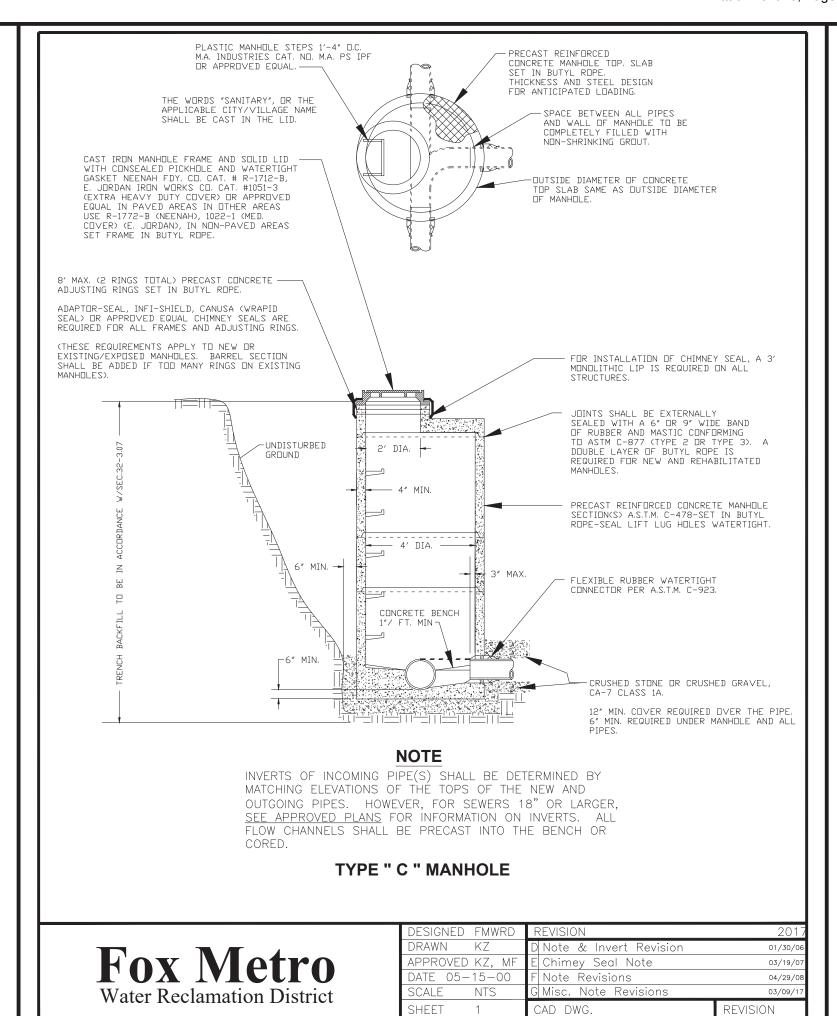
Consulting Engineers - Aurora, Illinois

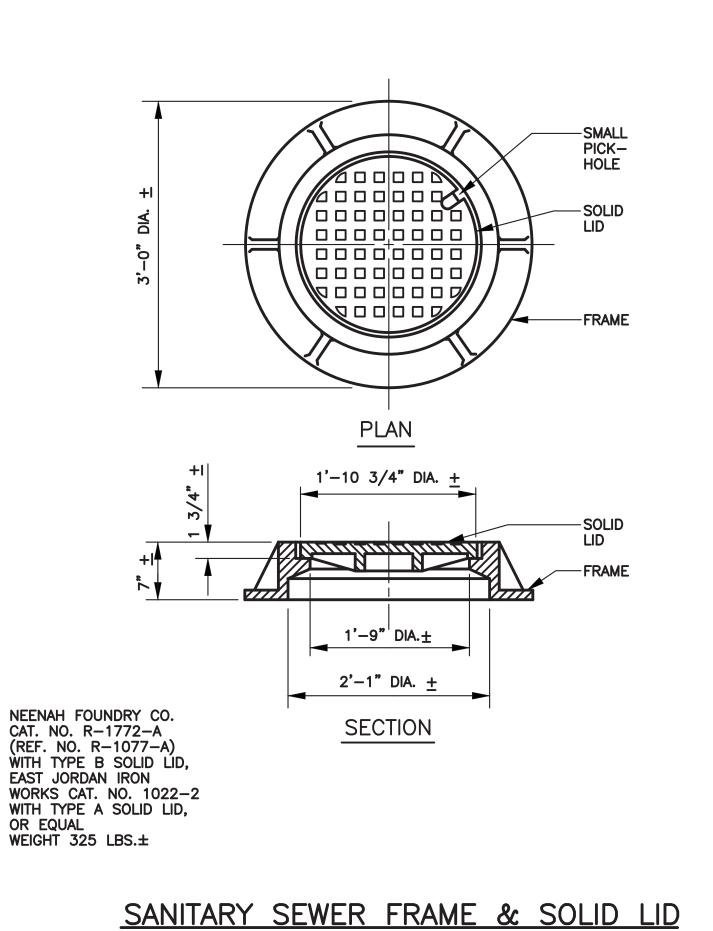
11-19-18 DESIGNED: DPC AS SHOWN DRAWN: JOB NO. 111-14024-01 APPROVED: **JWF** FIELD BOOK NO .: N/A

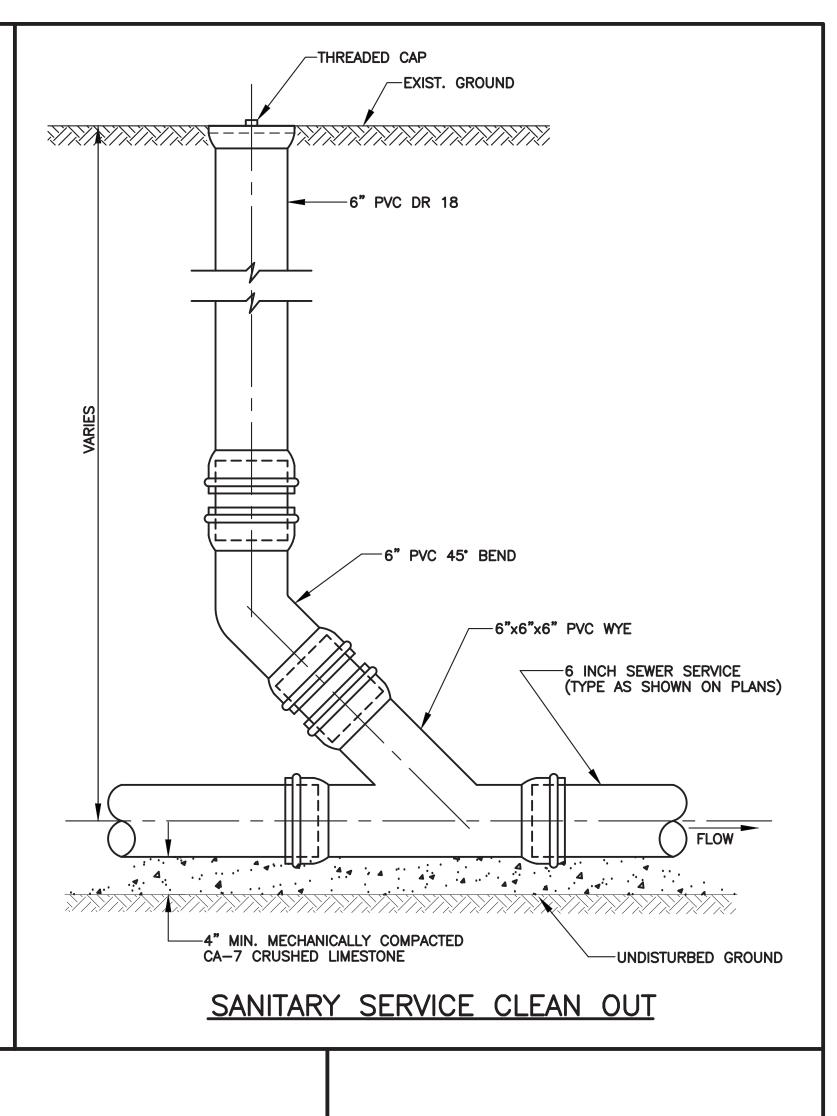
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL SITE DETAILS

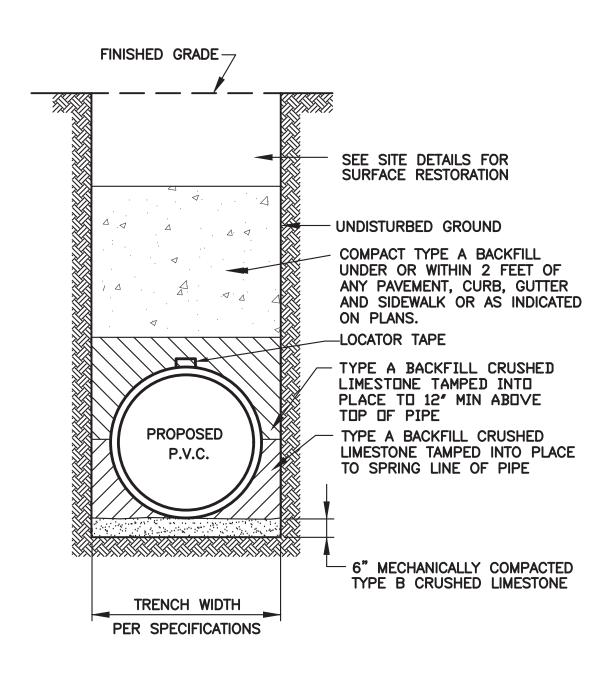






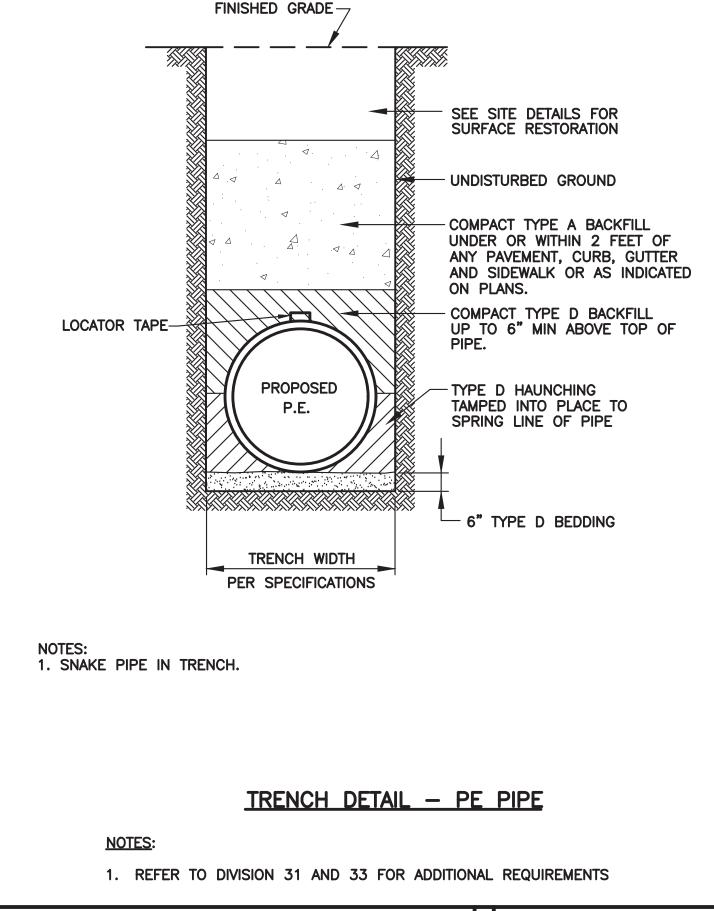


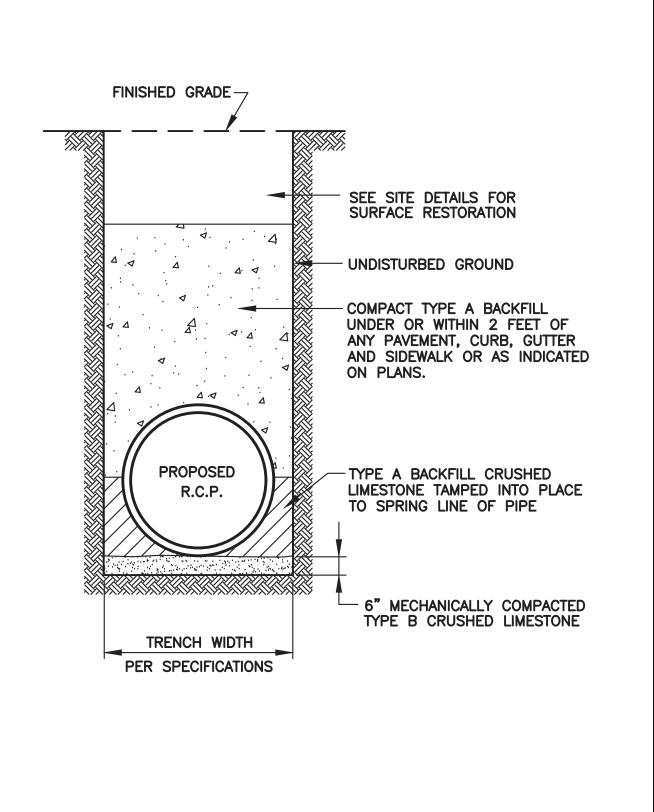


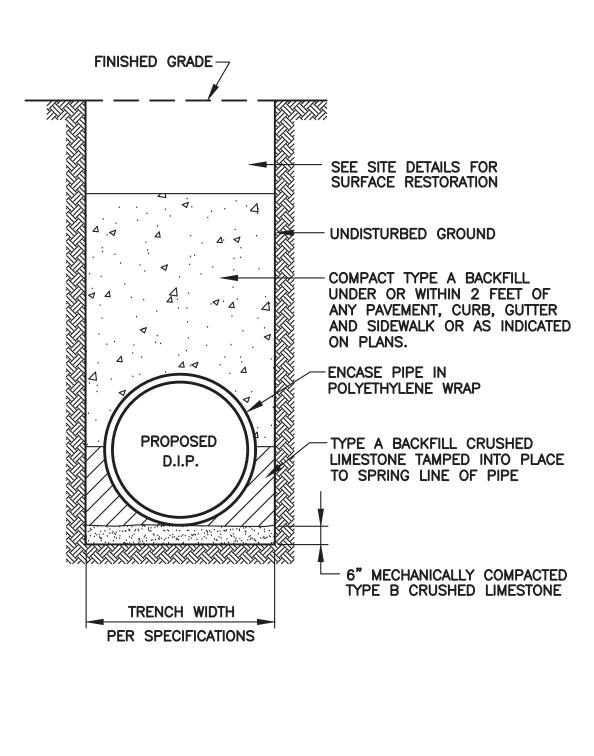


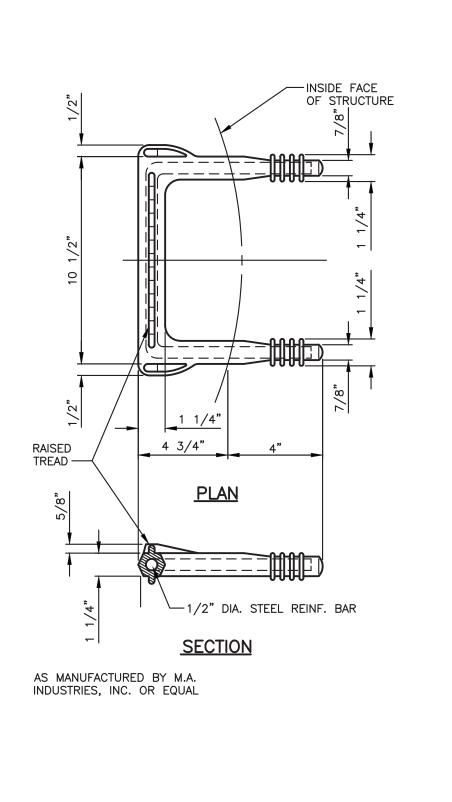
TRENCH DETAIL - PVC PIPE

1. REFER TO DIVISION 31 AND 33 FOR ADDITIONAL REQUIREMENTS









TRENCH DETAIL - REINFORCED CONCRETE PIPE

1. REFER TO DIVISION 31 AND 33 FOR ADDITIONAL REQUIREMENTS

TRENCH DETAIL - DUCTILE IRON PIPE

1. REFER TO DIVISION 31 AND 33 FOR ADDITIONAL REQUIREMENTS

POLYPROPYLENE MANHOLE STEP

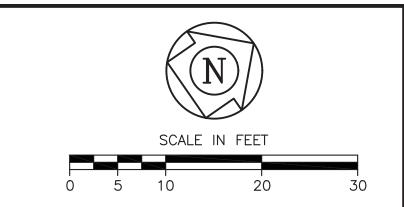
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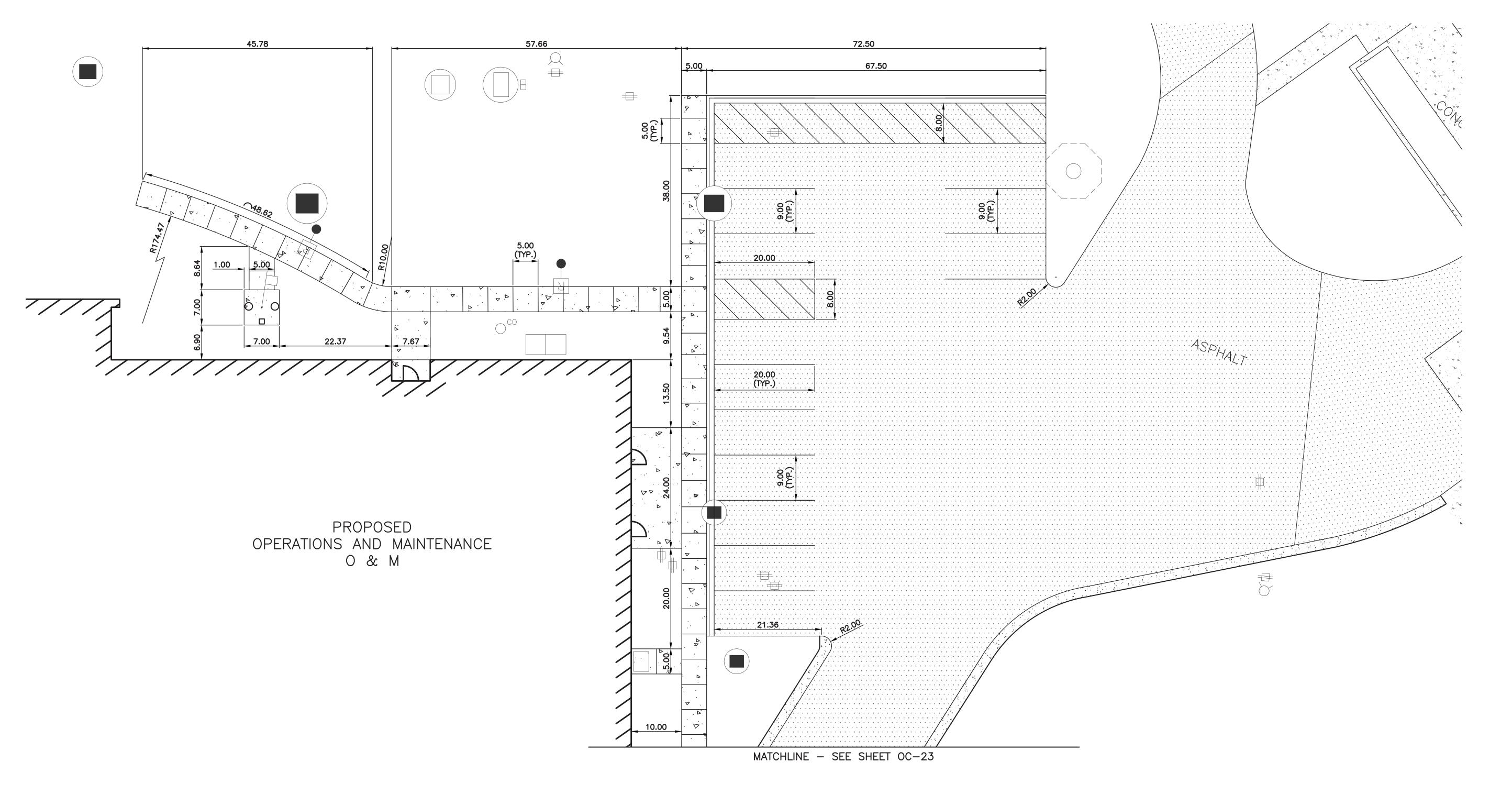
Consulting Engineers — Aurora, Illinois

11-19-18 DPC DESIGNED: SCALE: AS SHOWN DRAWN: JOB NO. 111-14024-01 APPROVED: FIELD BOOK NO .: N/A

NOTES:

**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL SITE DETAILS





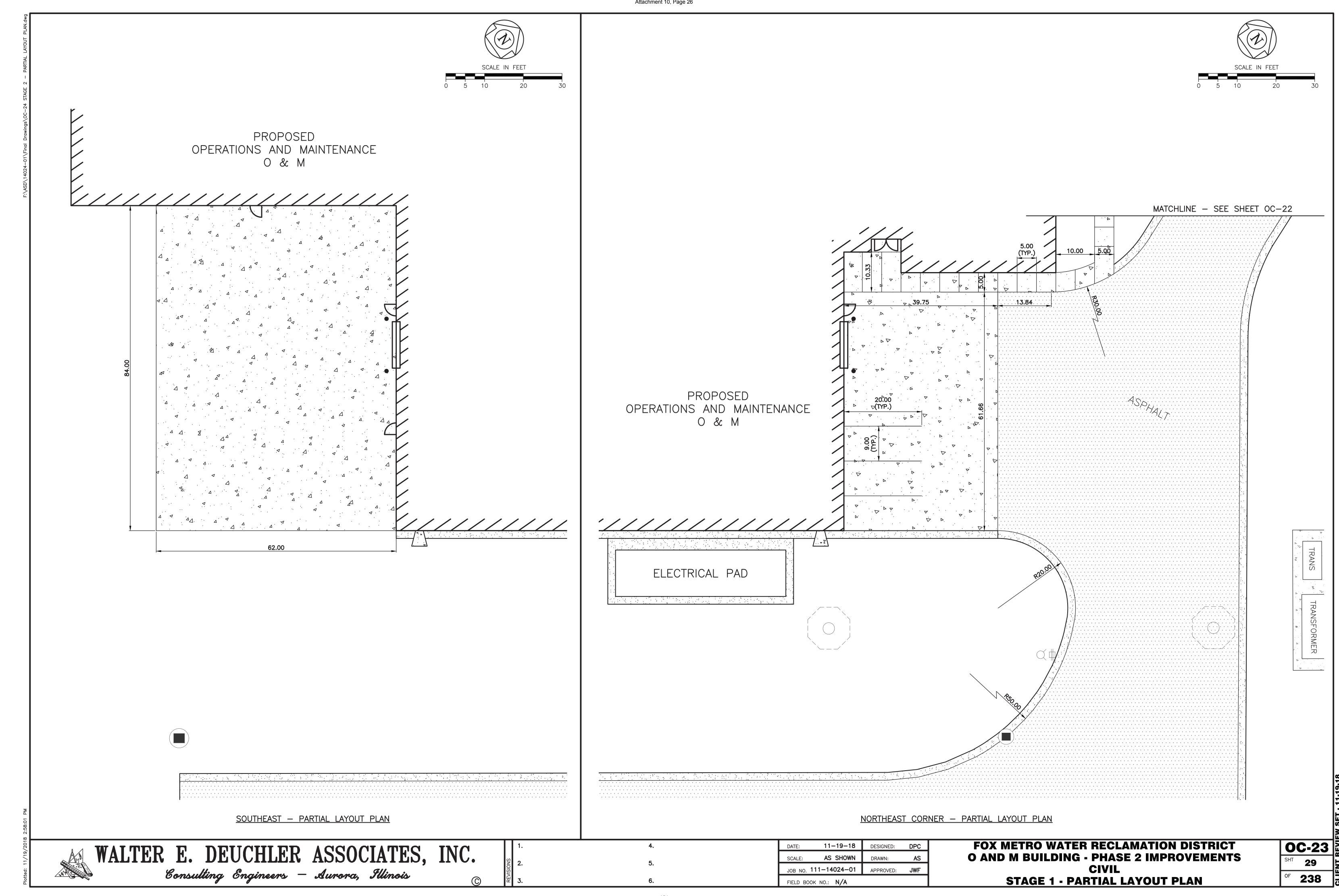
NORTHWEST CORNER - PARTIAL LAYOUT PLAN

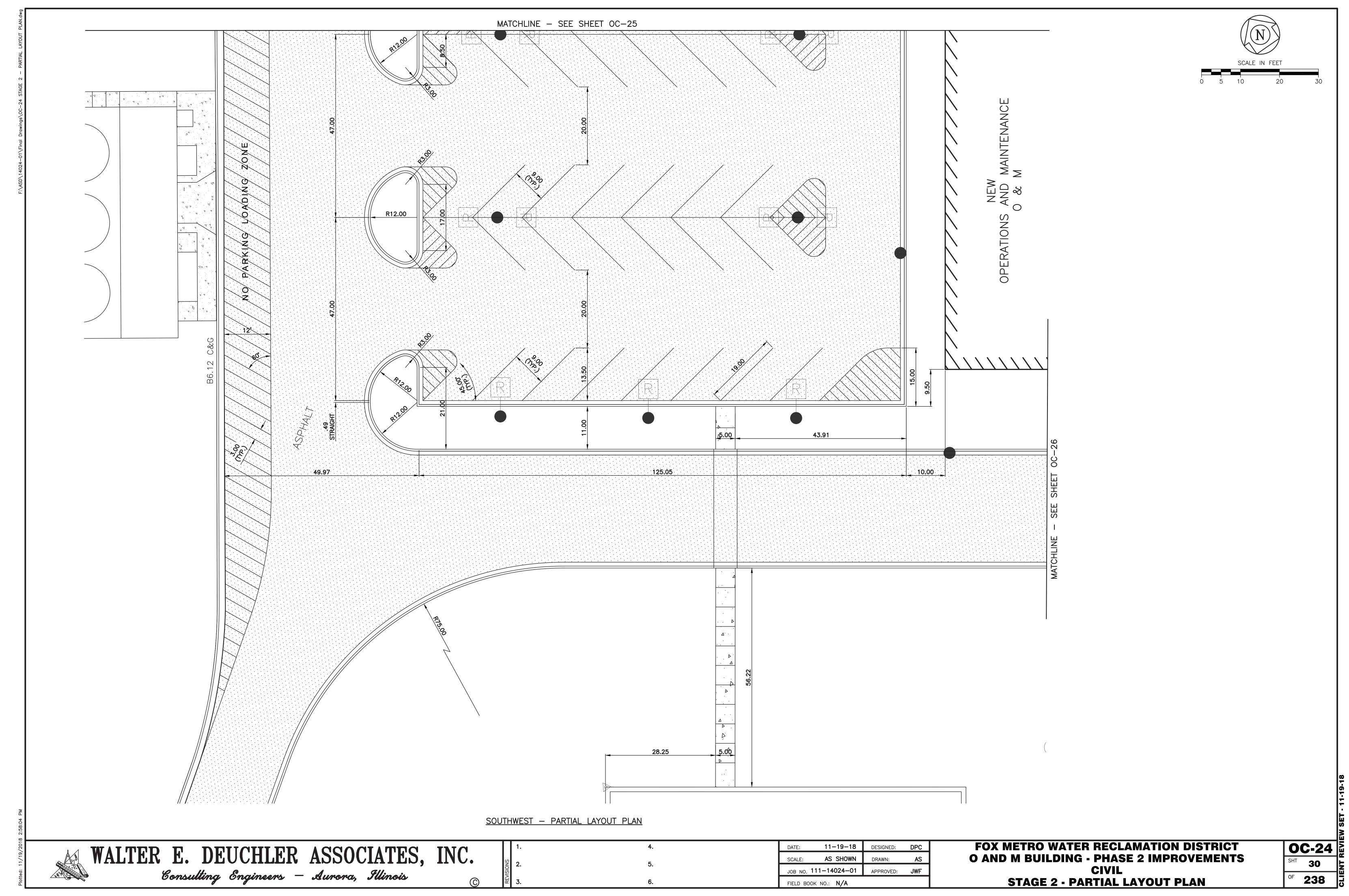
WALTER E. DEUCHLER ASSOCIATES, INC.

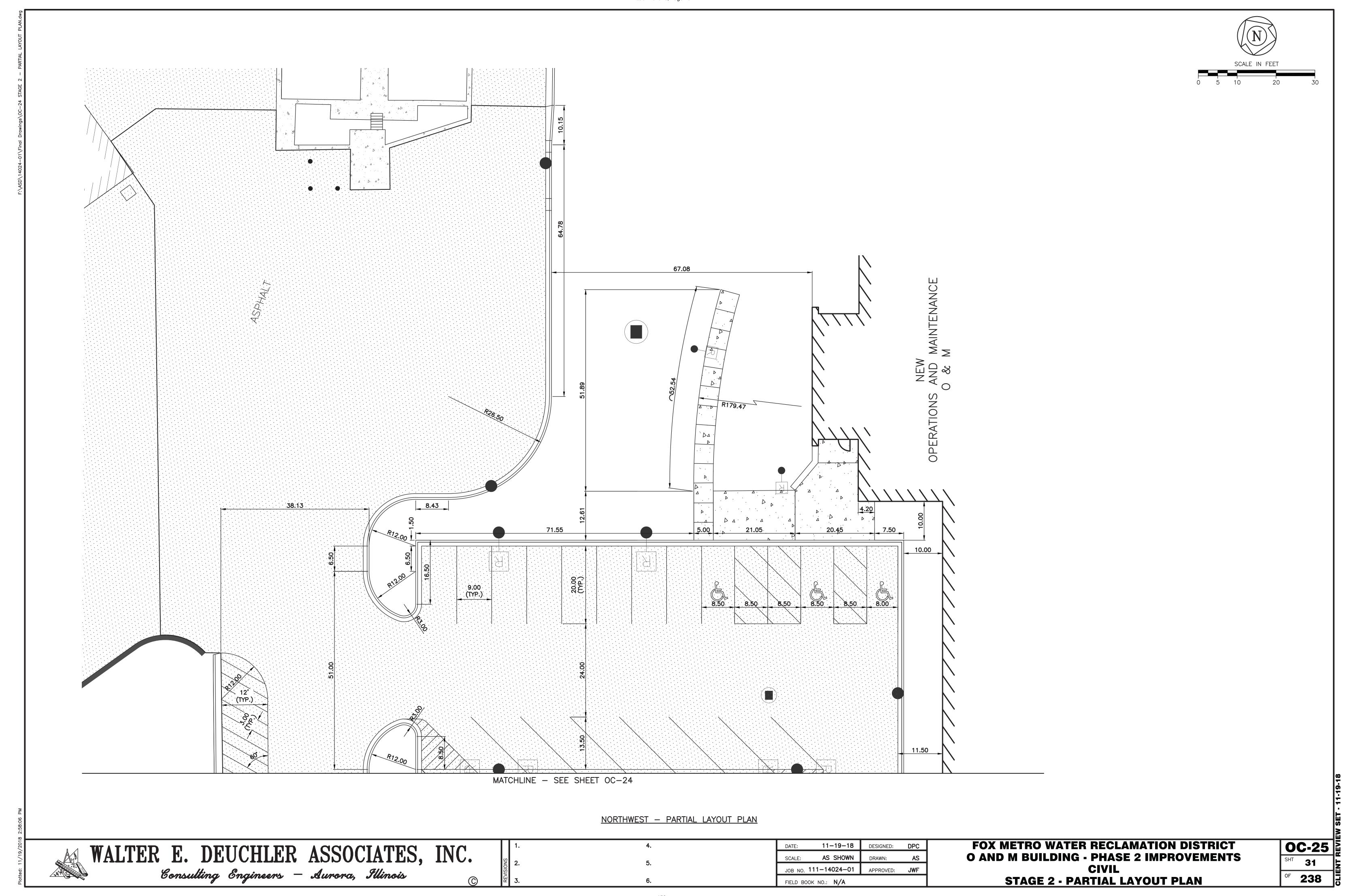
Consulting Engineers - Aurora, Illinois

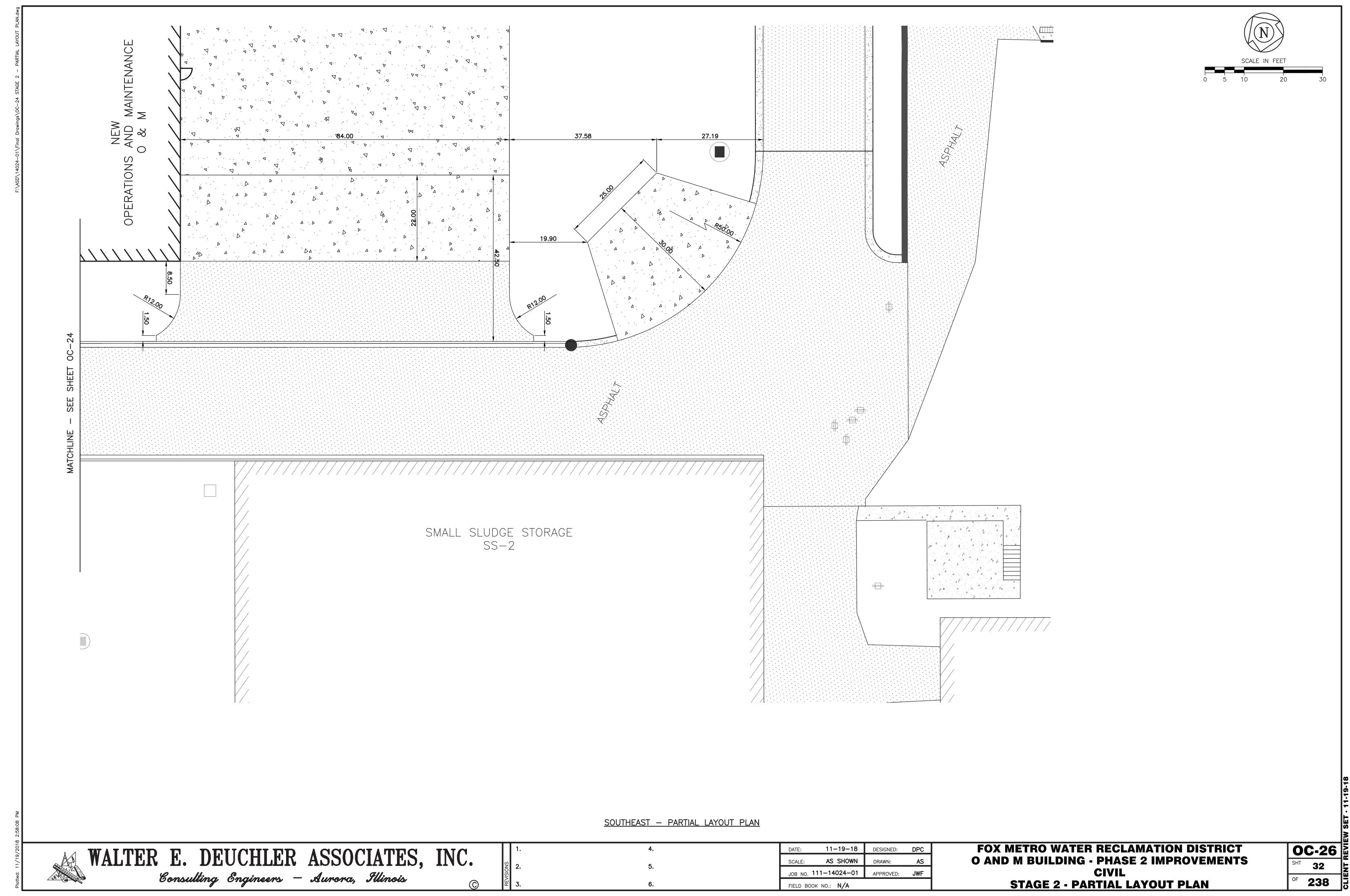
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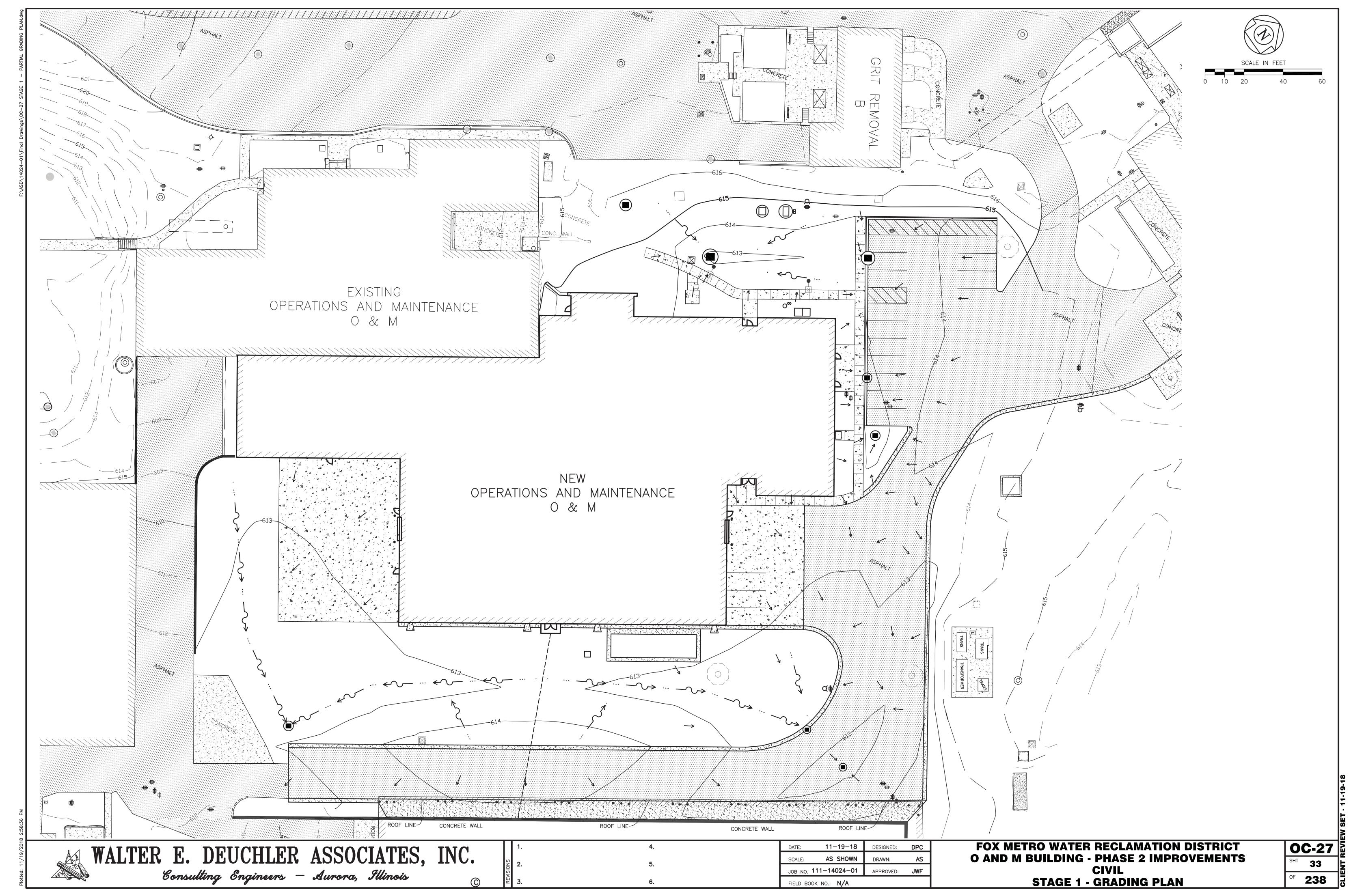
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS
CIVIL
STAGE 1 - PARTIAL LAYOUT PLAN

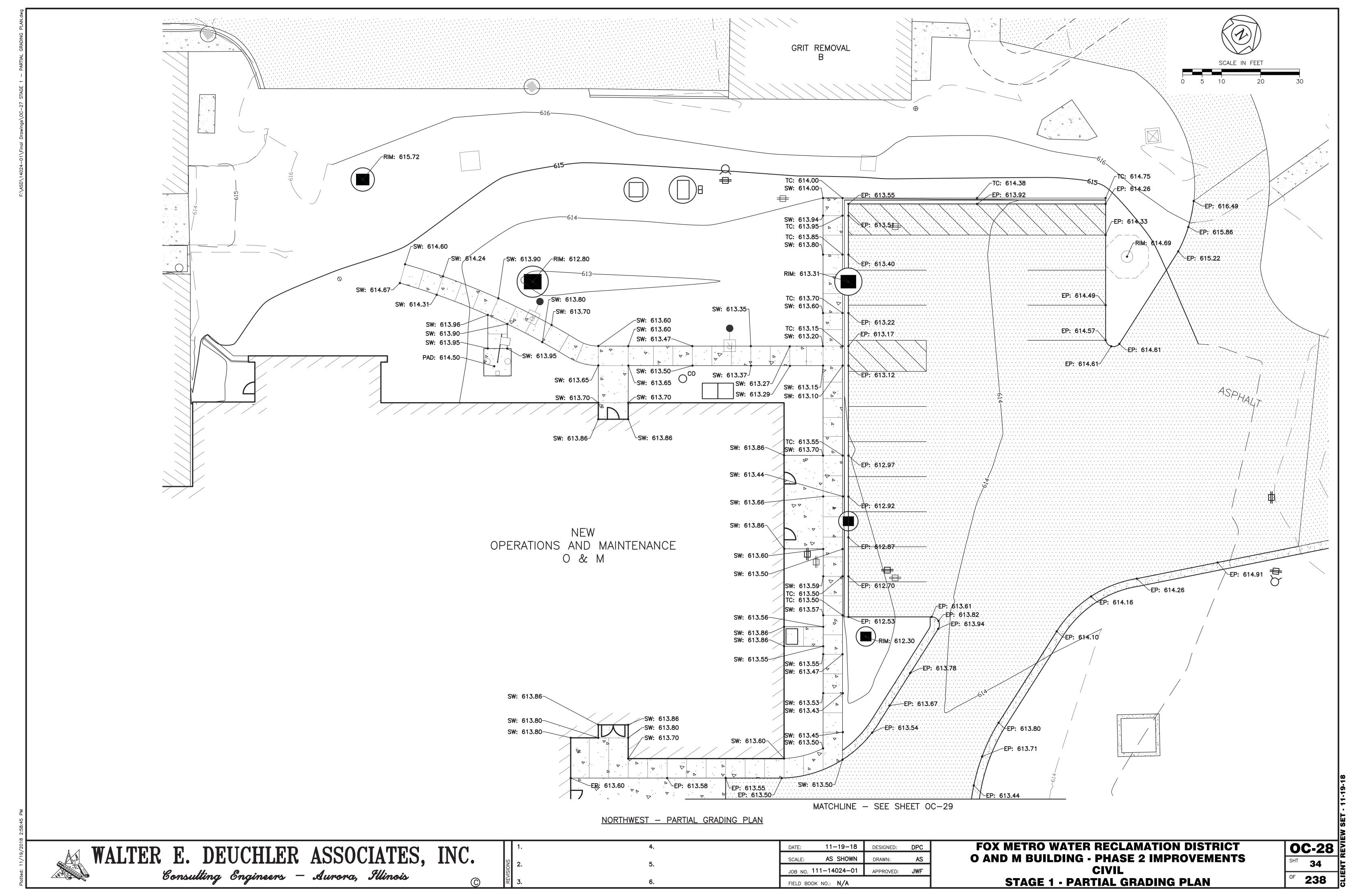


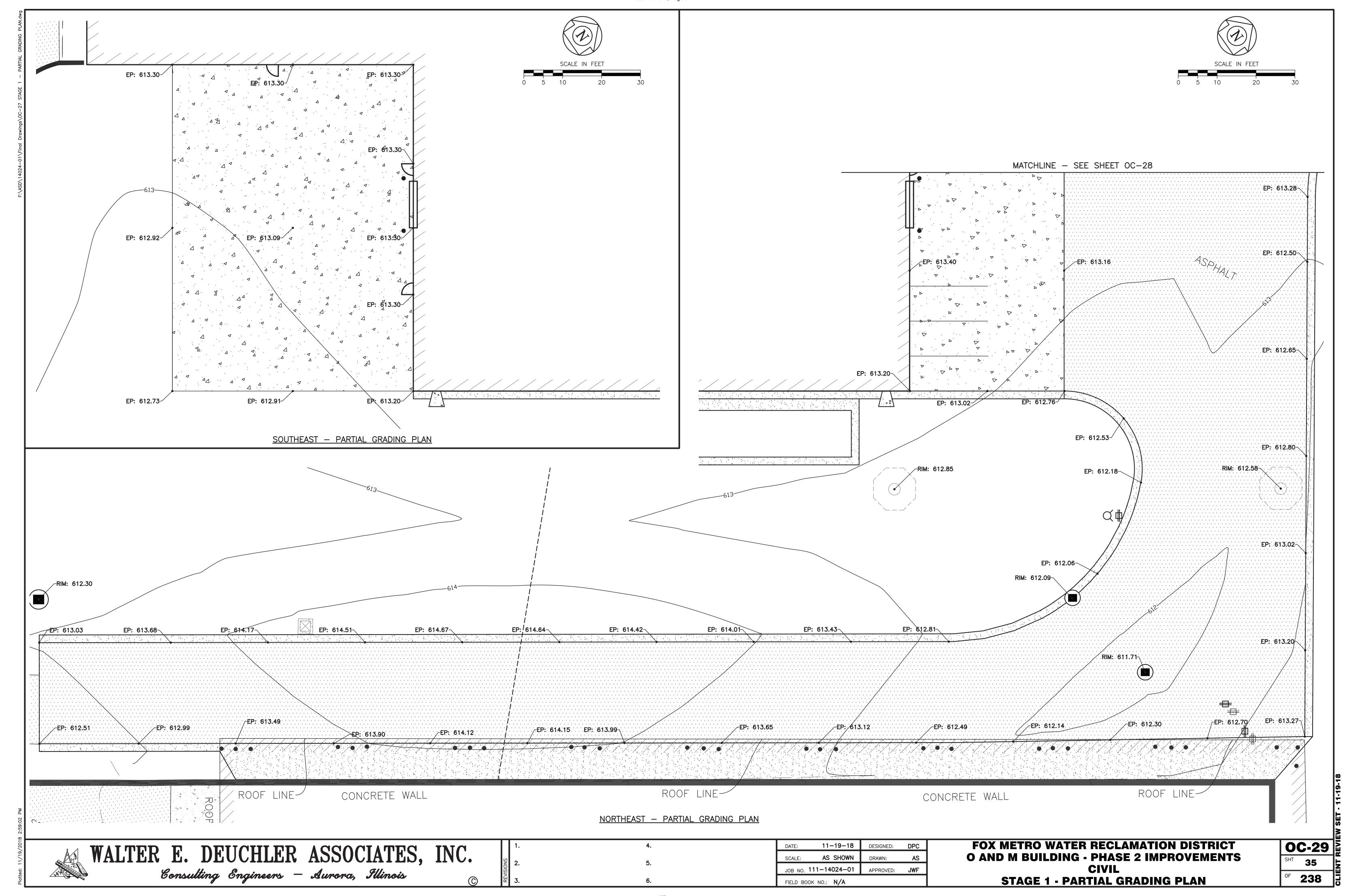


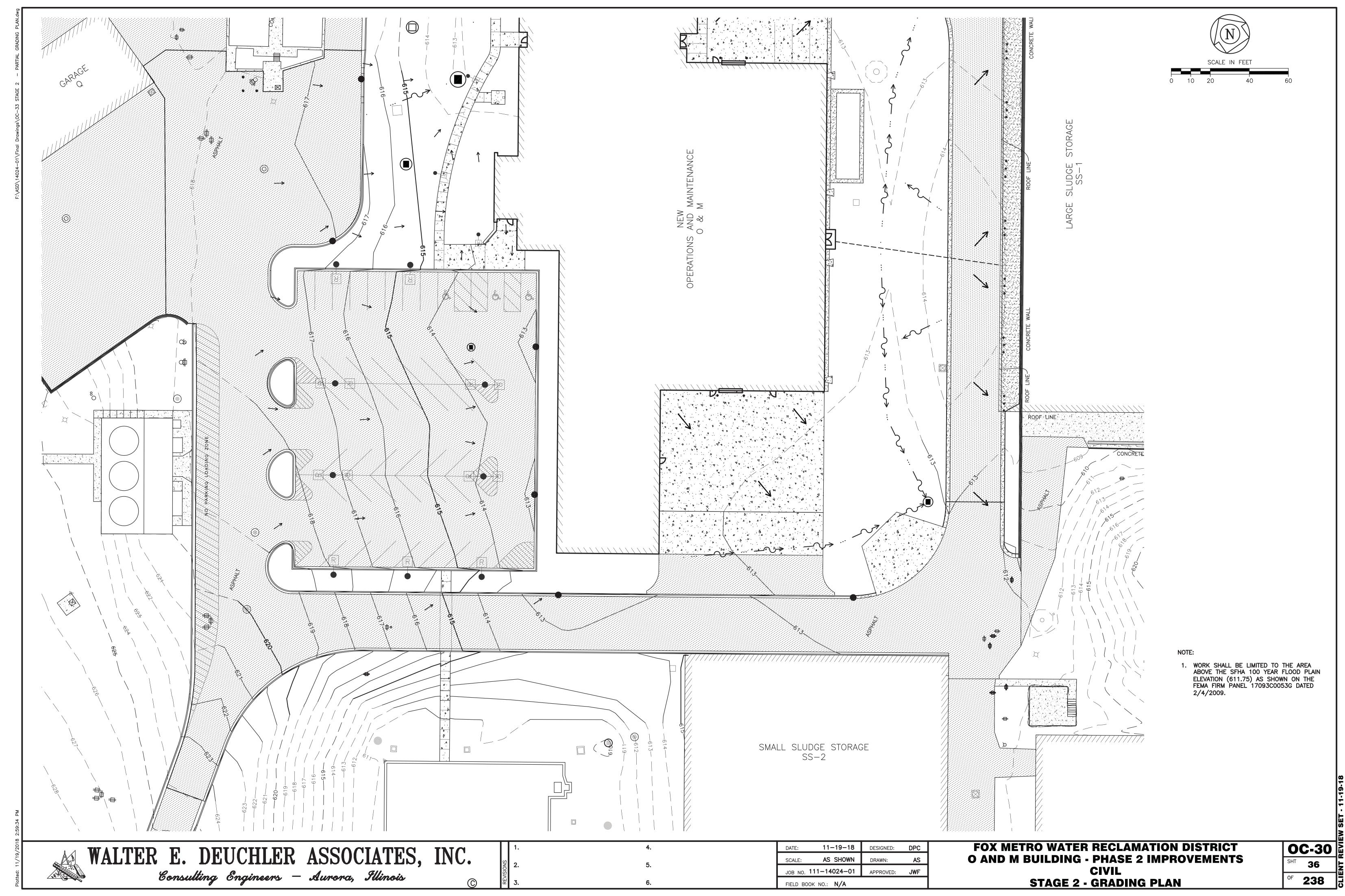


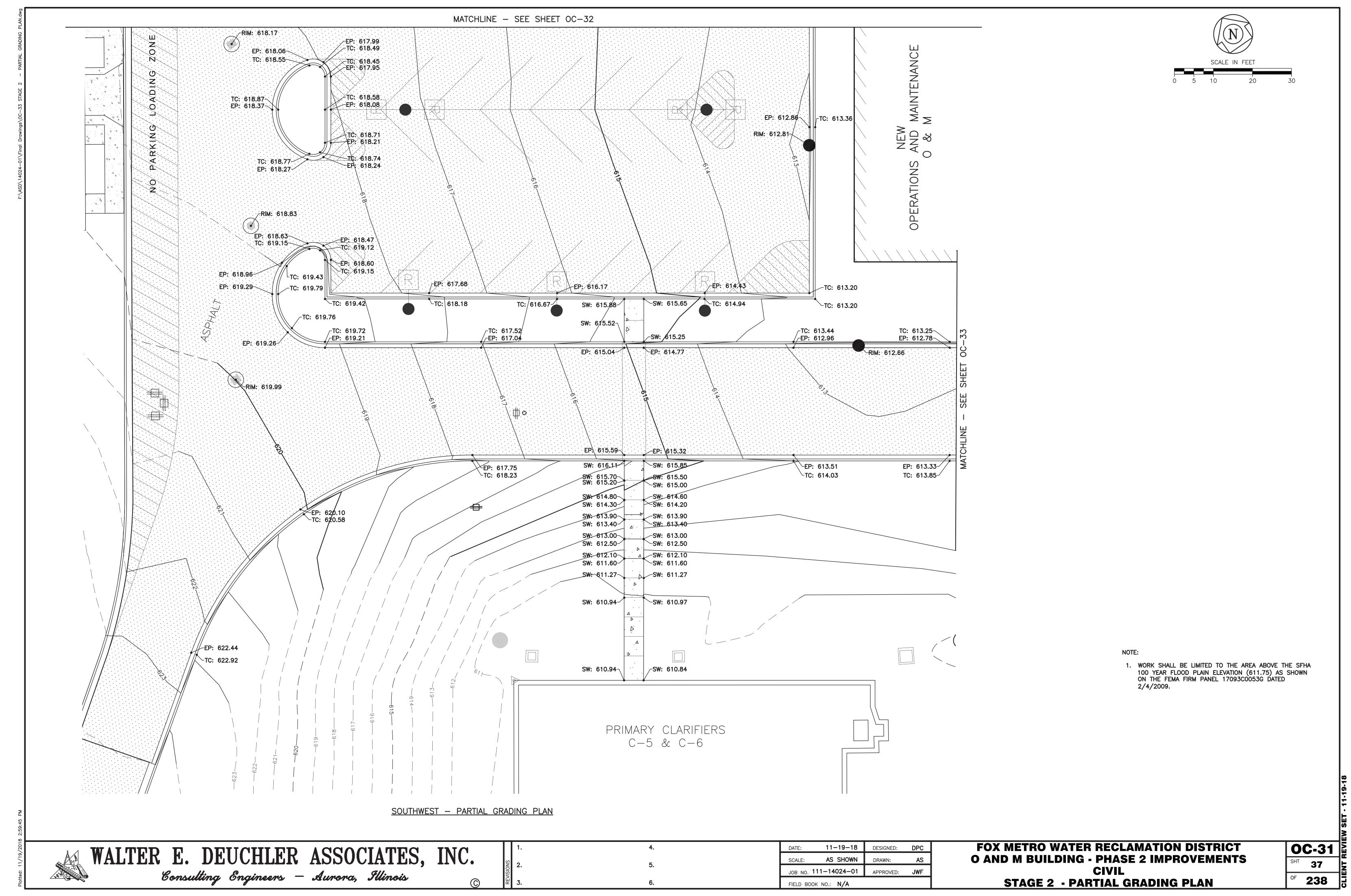


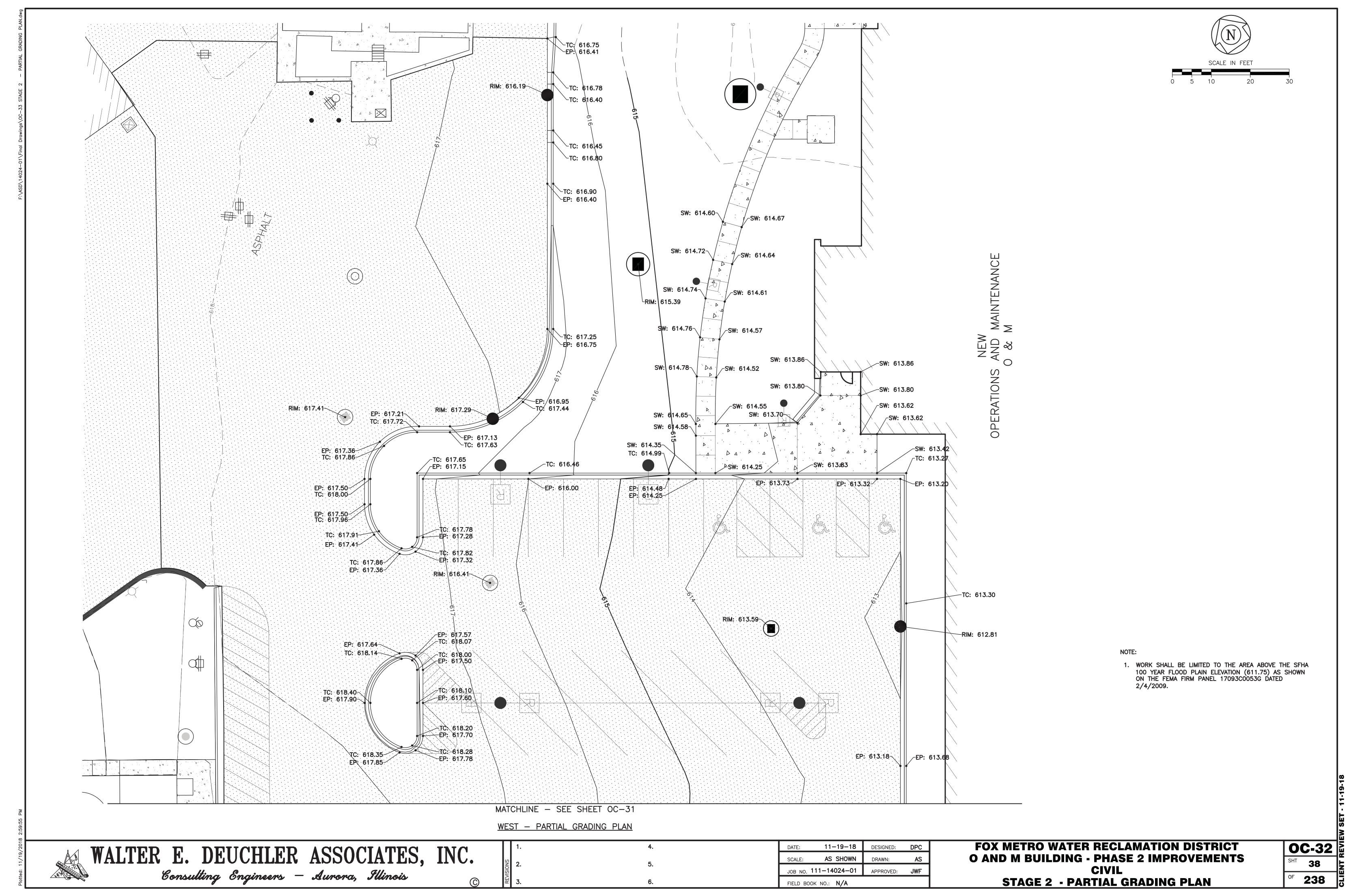


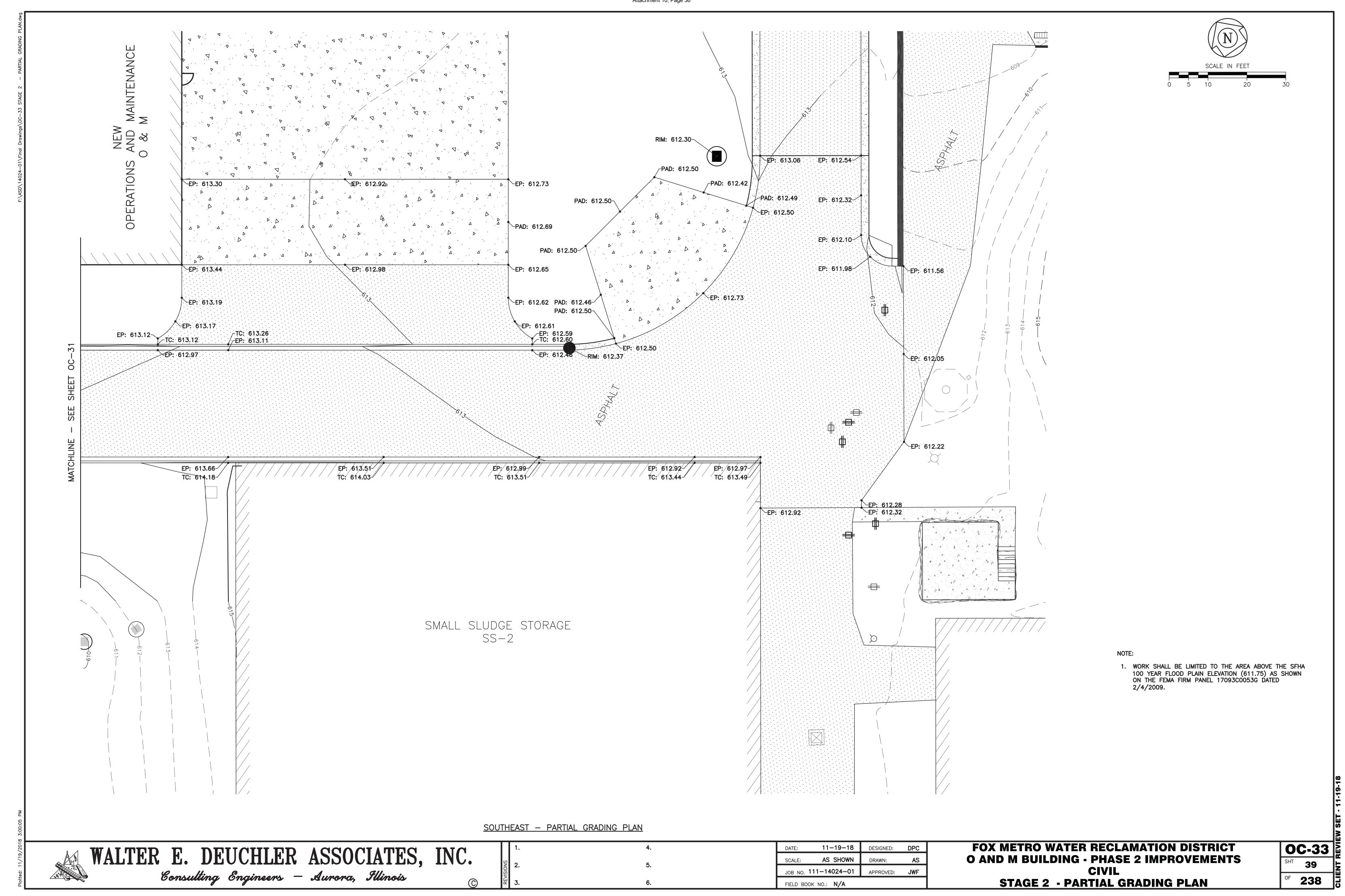


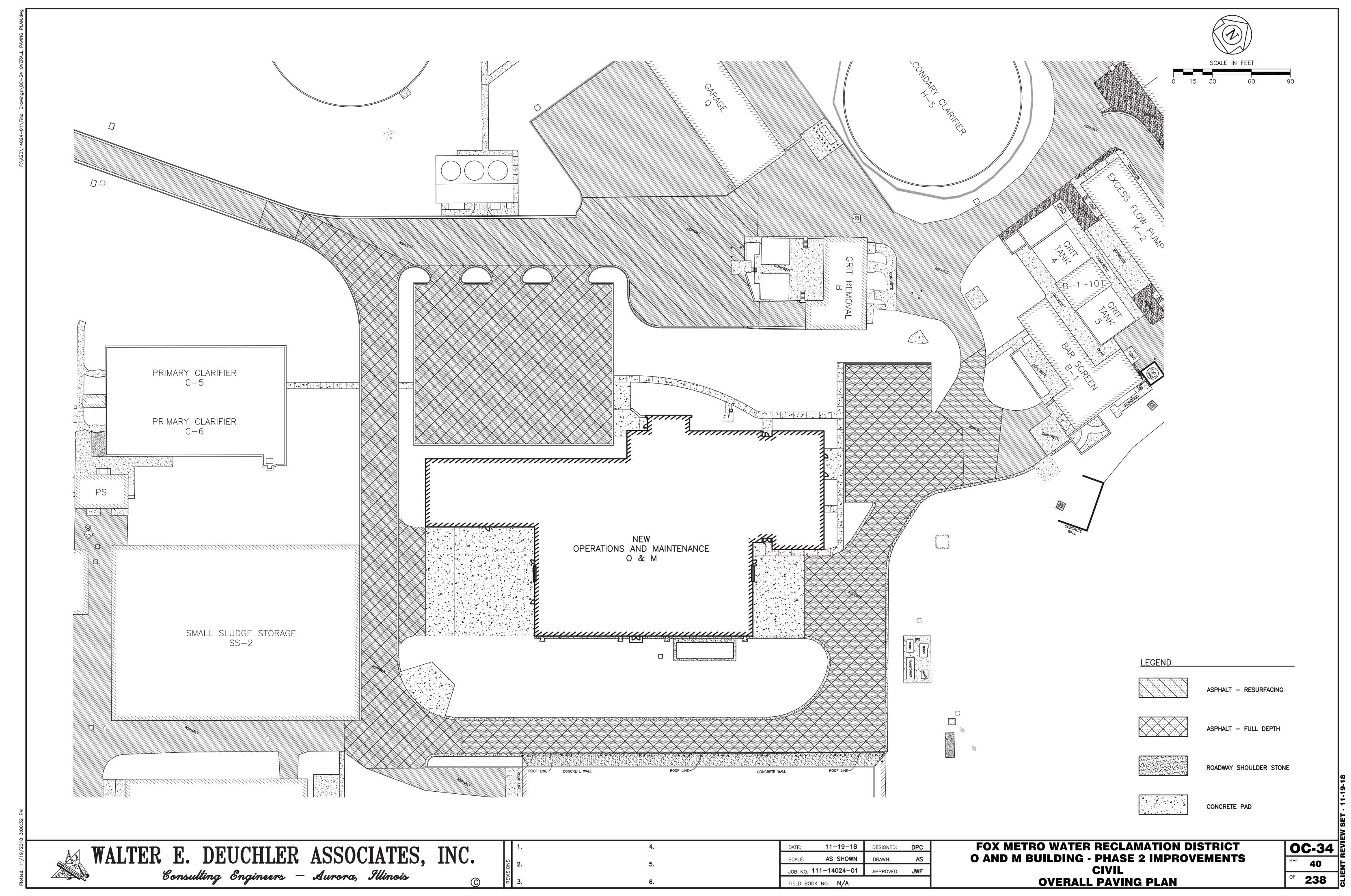


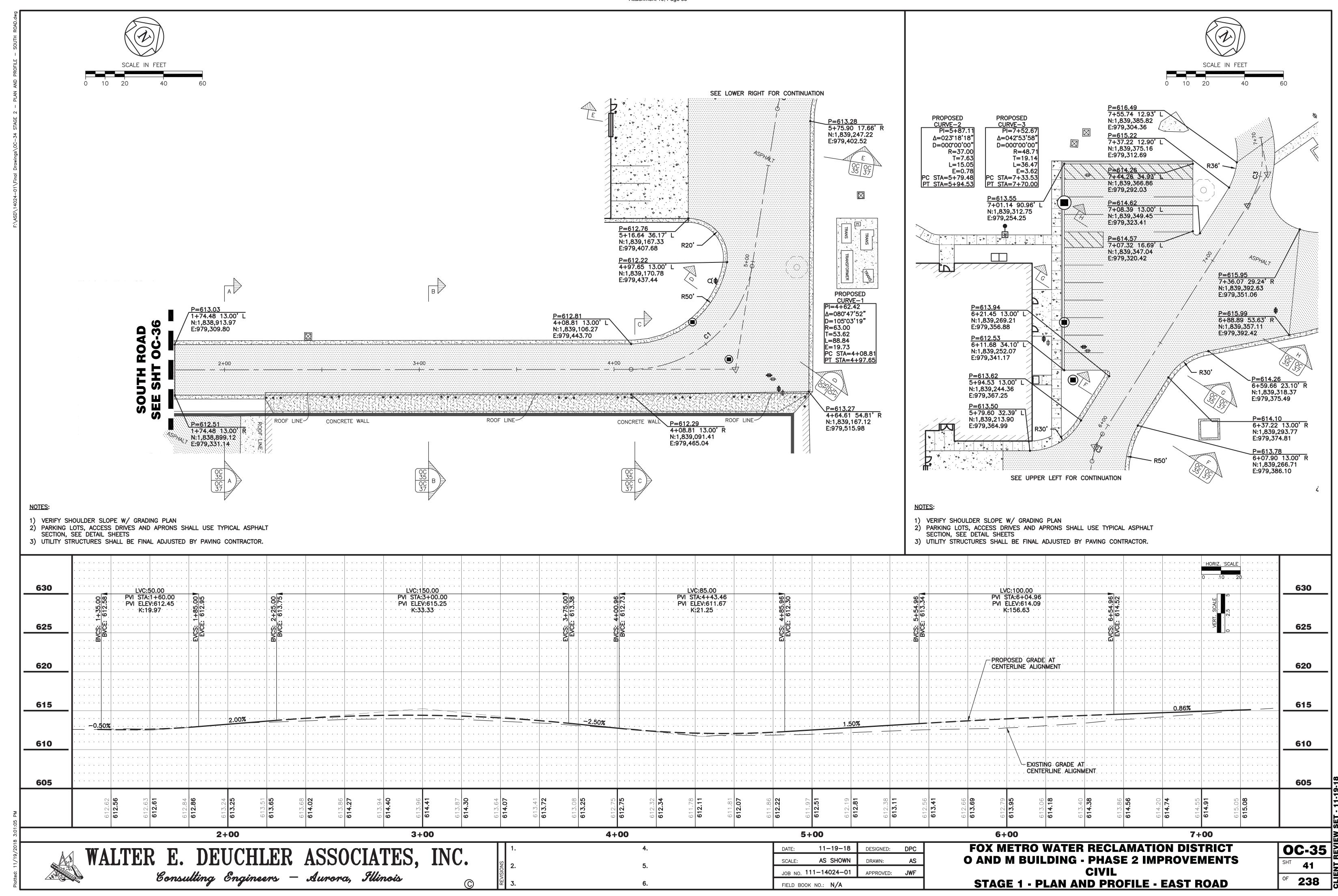


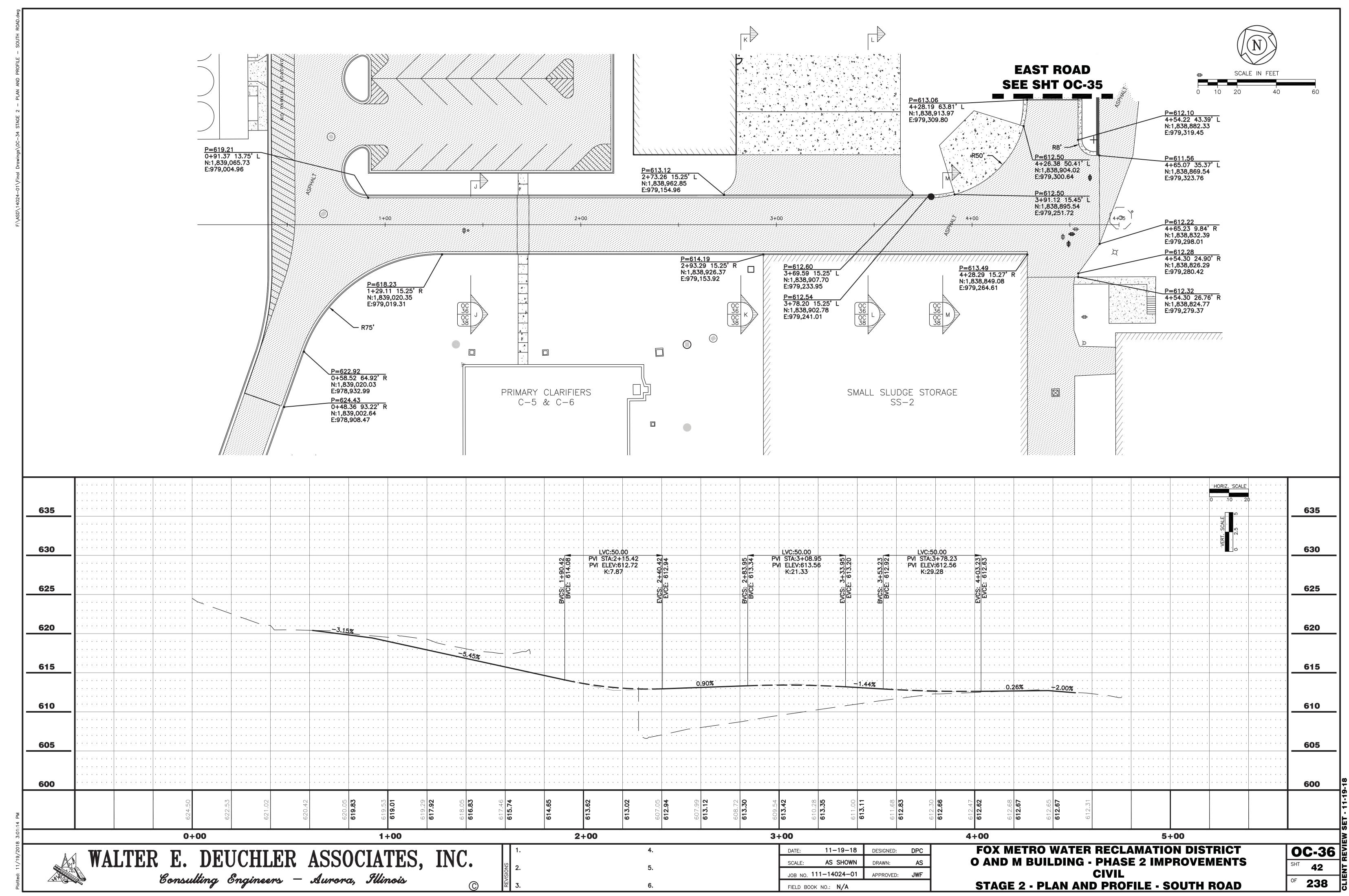


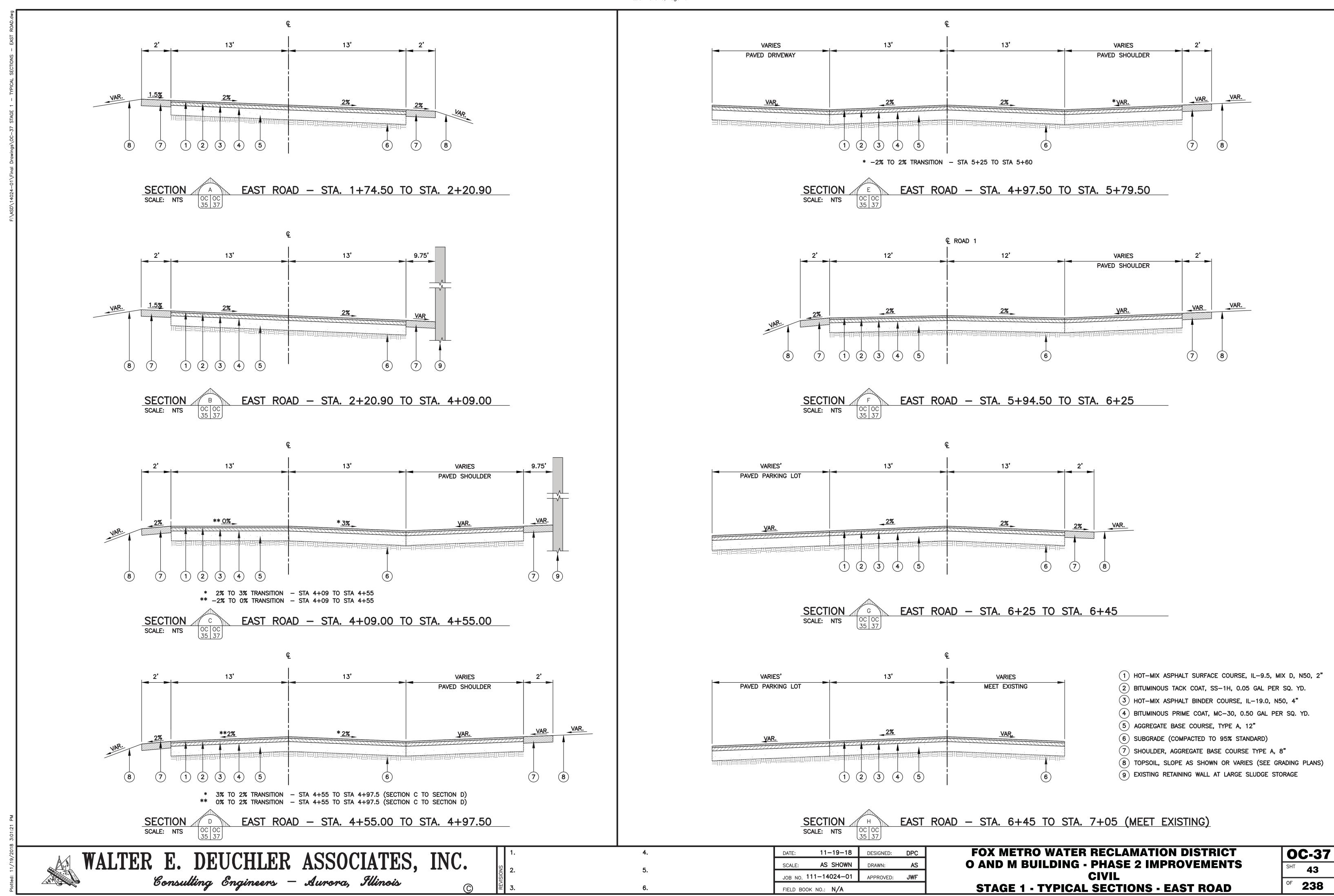


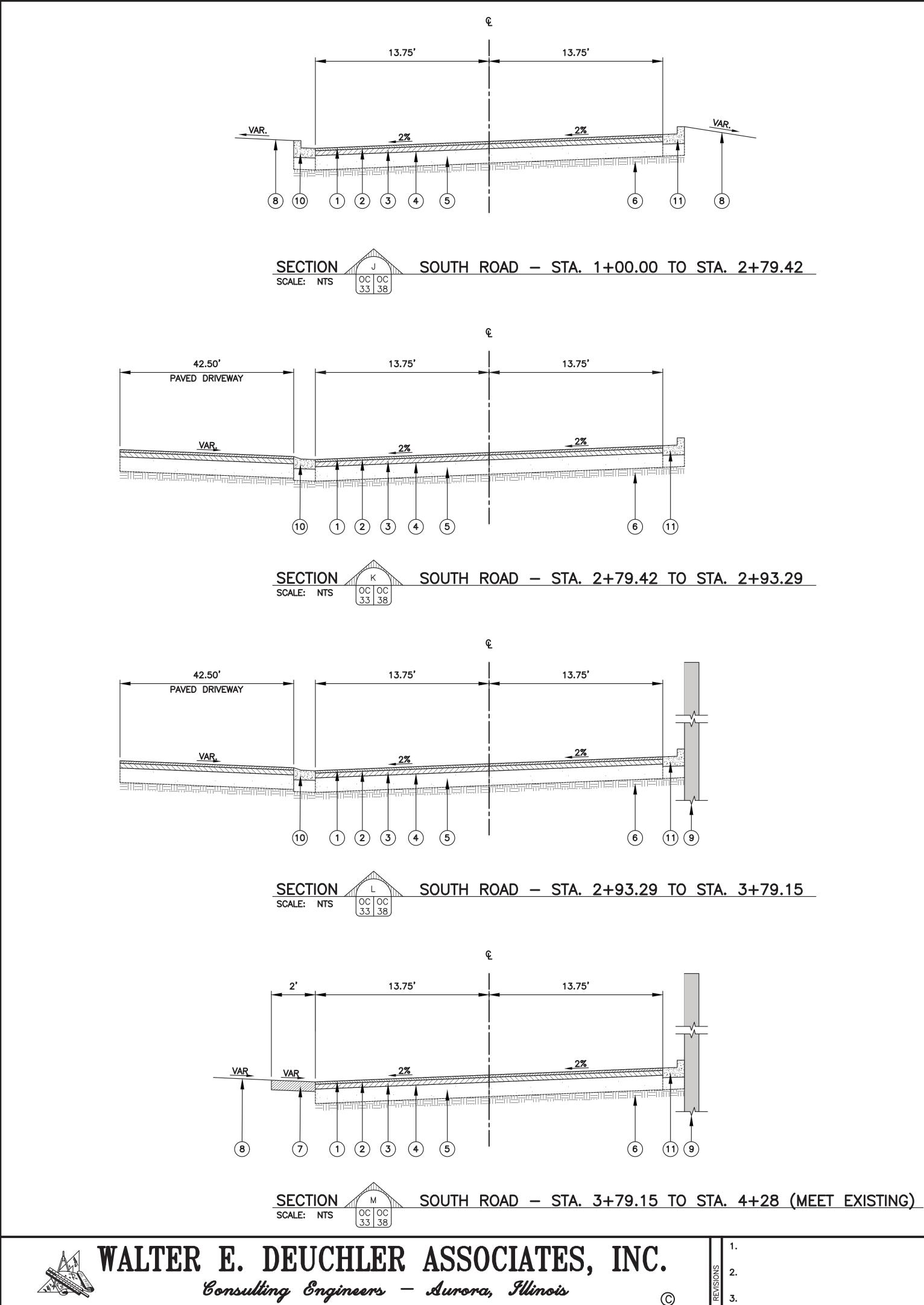










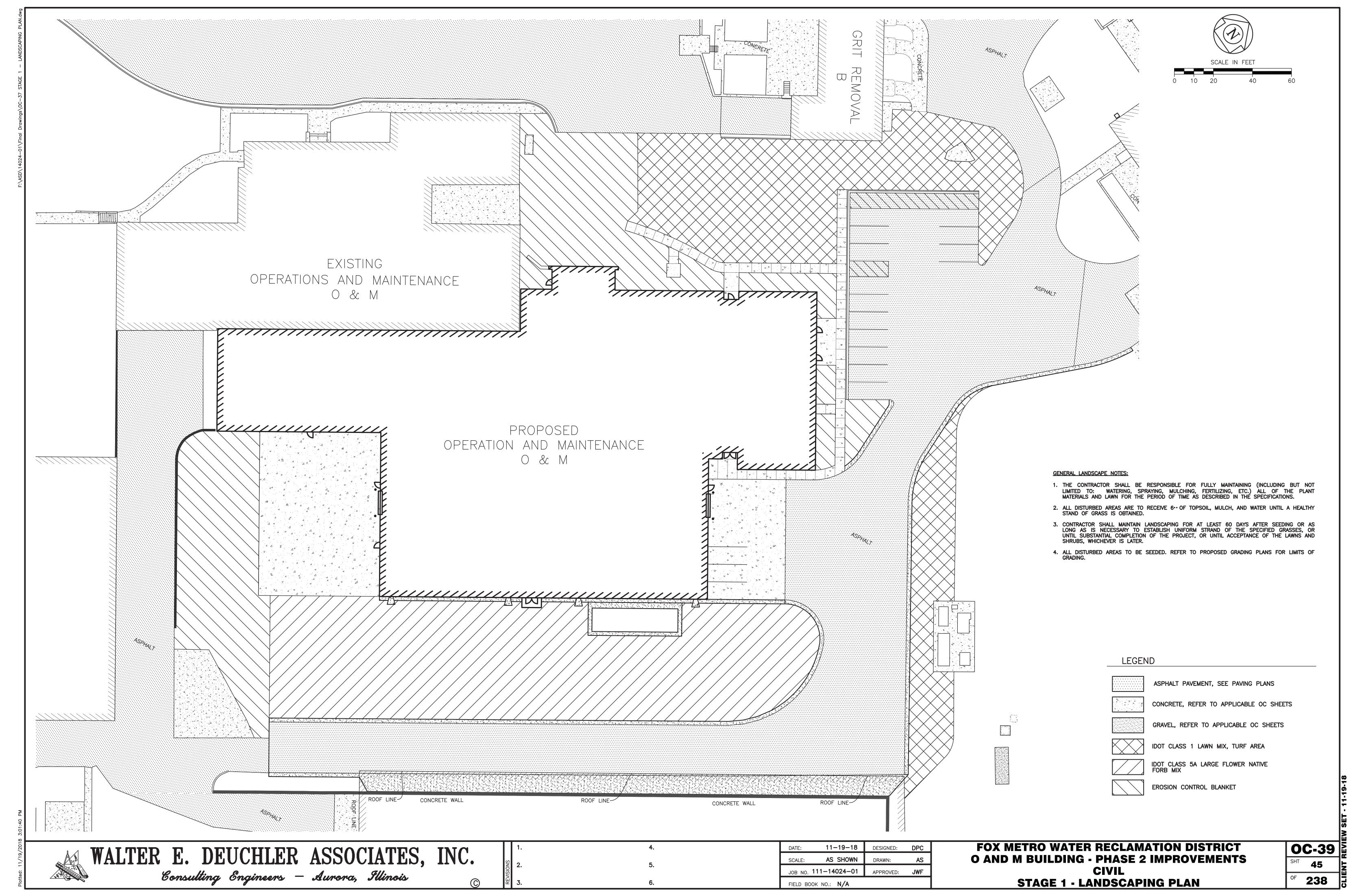


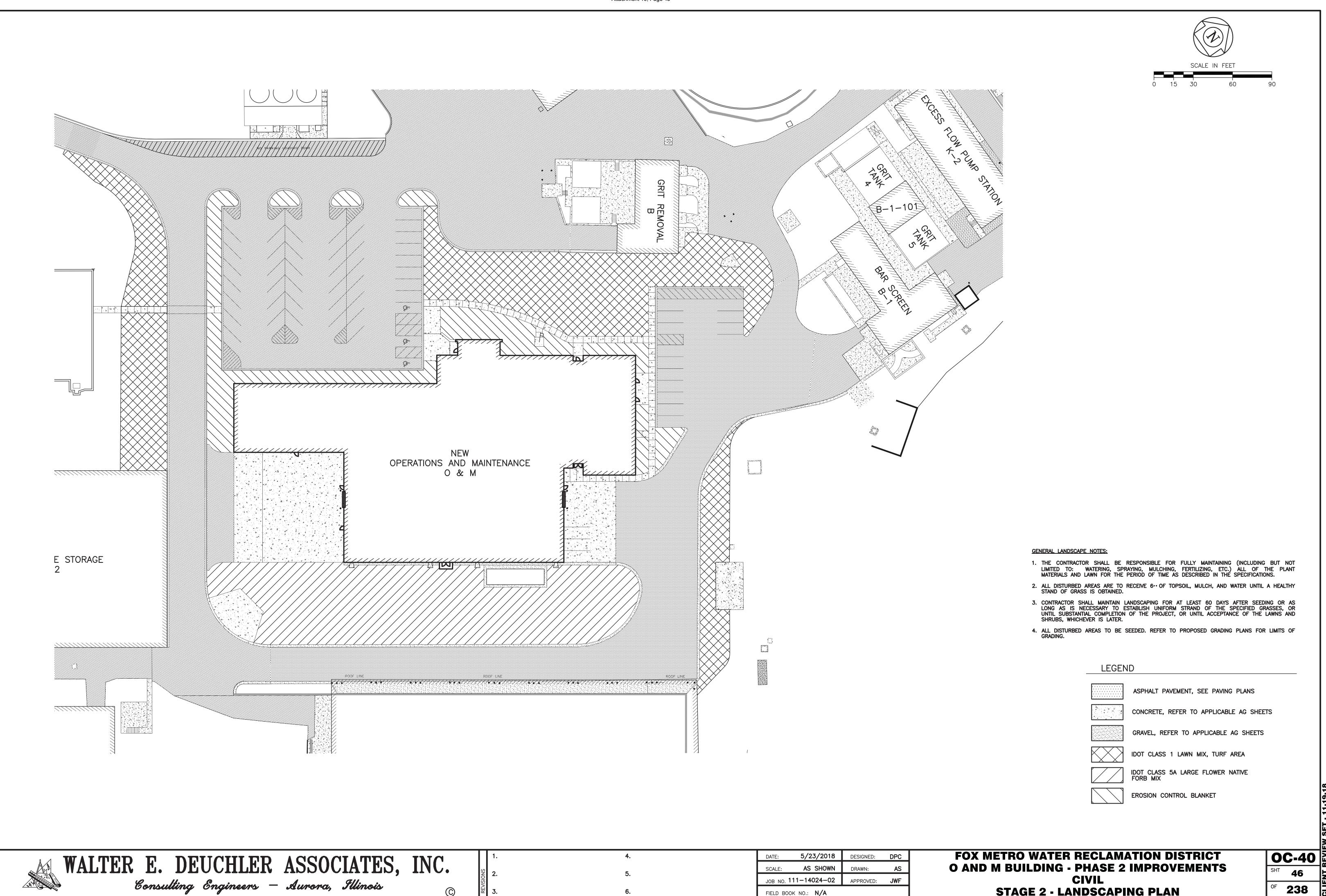
(2) BITUMINOUS TACK COAT, SS-1H, 0.05 GAL PER SQ. YD.
3 HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 4"
4 BITUMINOUS PRIME COAT, MC-30, 0.50 GAL PER SQ. YD.
5 AGGREGATE BASE COURSE, TYPE A, 12"
6 SUBGRADE (COMPACTED TO 95% STANDARD)
7 SHOULDER, AGGREGATE BASE COURSE TYPE A, 8"
8 TOPSOIL, SLOPE AS SHOWN OR VARIES (SEE GRADING PLANS)
9 RETAINING WALL AT SMALL SLUDGE STORAGE
10 B6.12 PCC CURB AND GUTTER
11) B6.12 PCC CURB AND GUTTER (REVERSE PITCH)

1) HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX D, N50, 2"

DESIGNED: DPC 11-19-18 AS SHOWN JOB NO. 111-14024-01 APPROVED: **JWF** FIELD BOOK NO .: N/A

FOX METRO WATER RECLAMATION DISTRICT O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **STAGE 2 - TYPICAL SECTIONS - SOUTH ROAD** 





AS SHOWN

APPROVED: **JWF** 

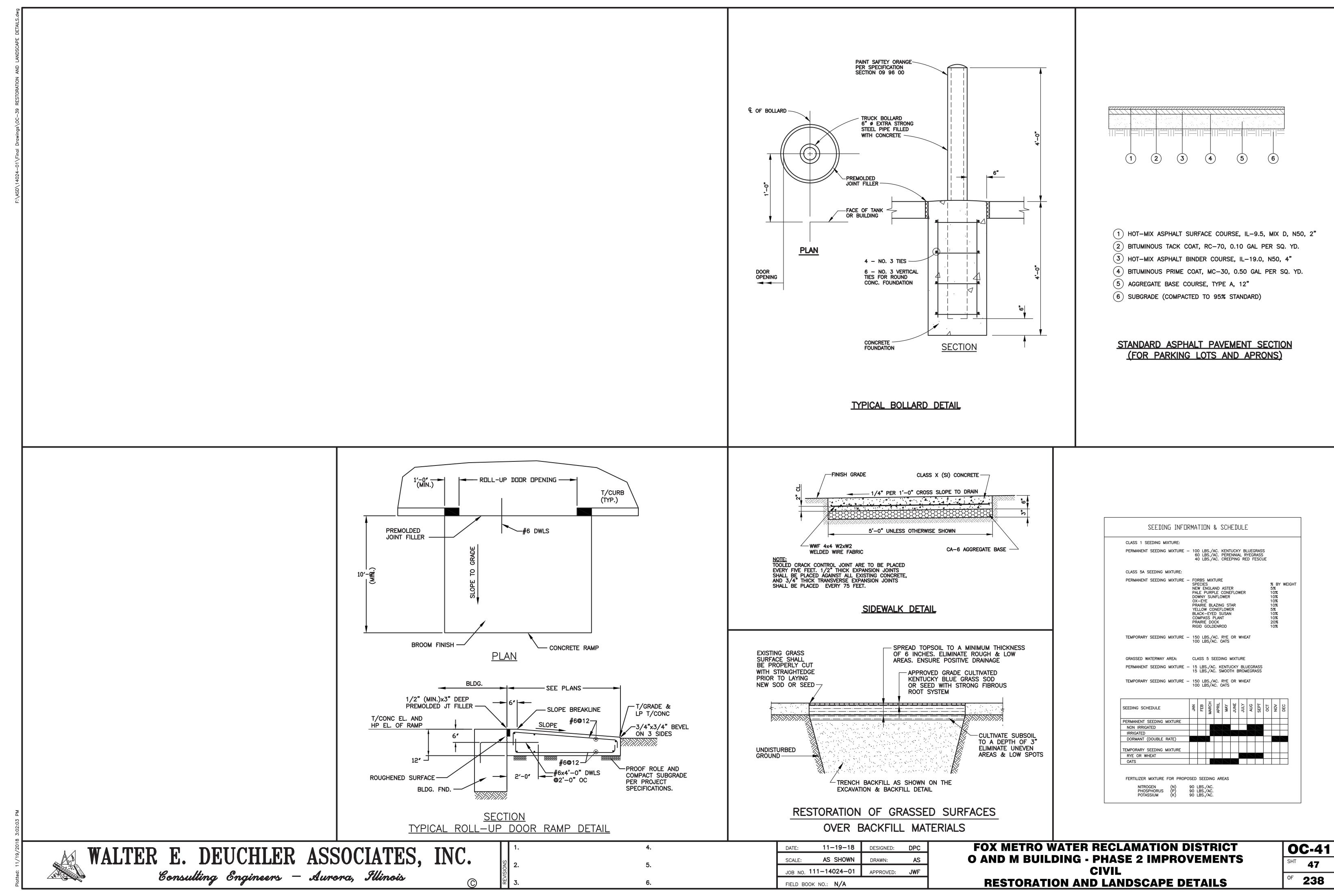
JOB NO. **111-14024-02** 

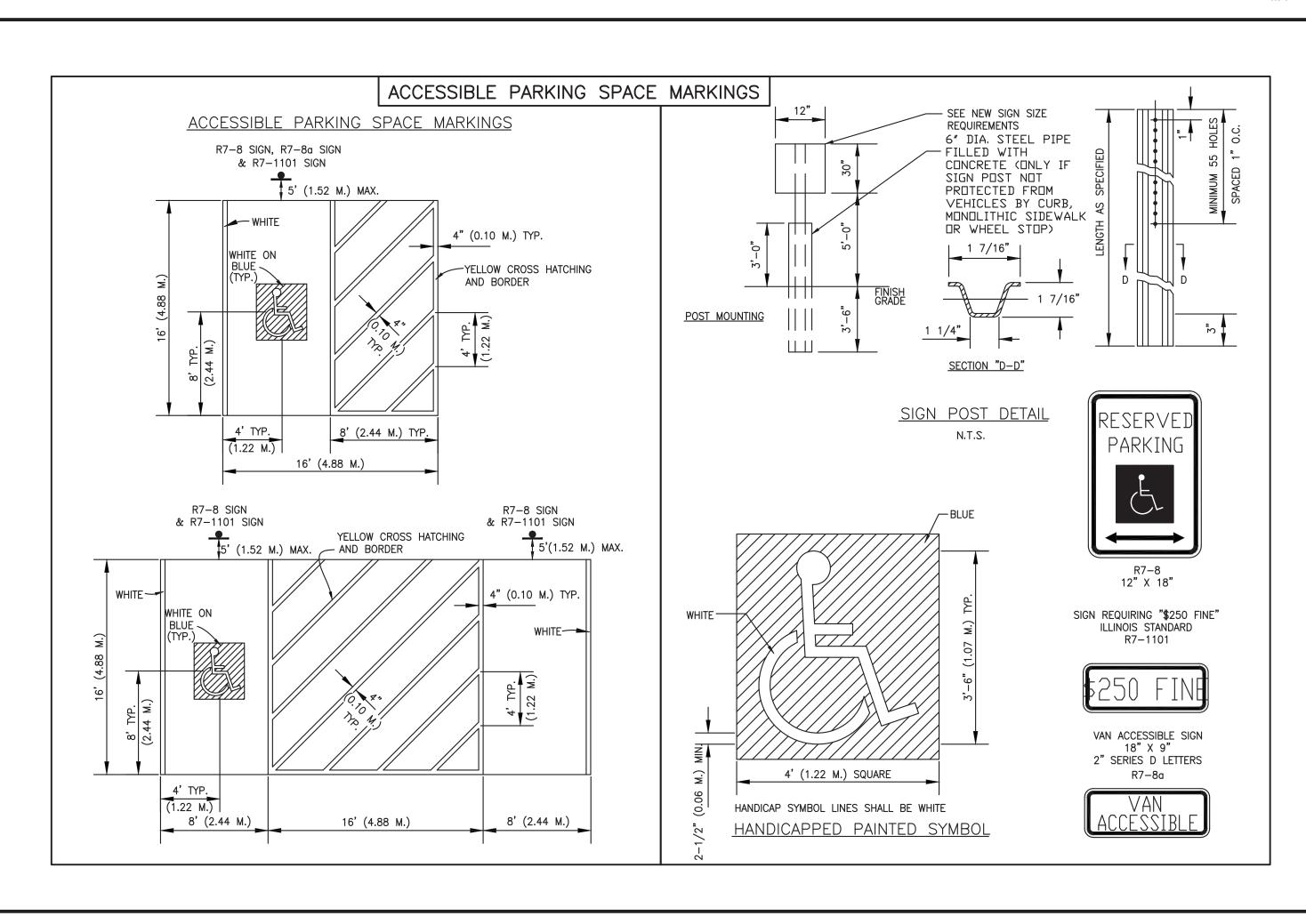
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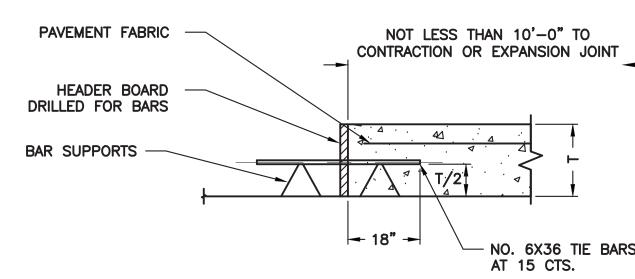
CIVIL

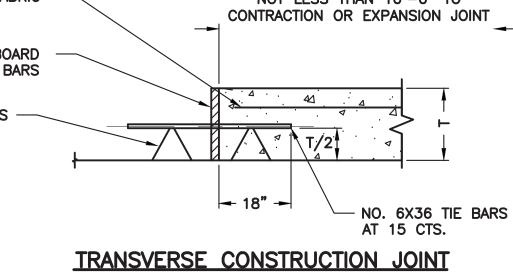
**STAGE 2 - LANDSCAPING PLAN** 

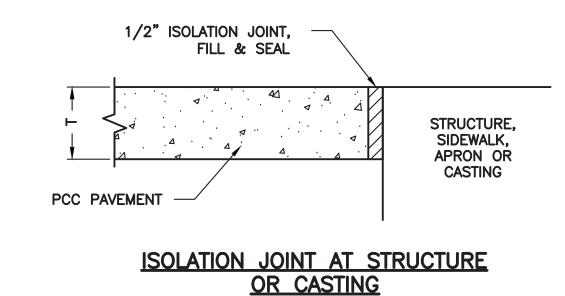
238











SEALING DETAIL

PREFORMED FLEXIBLE

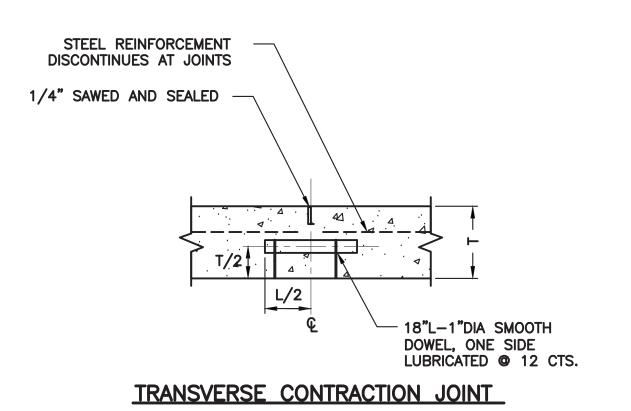
FOAM JOINT FILLER

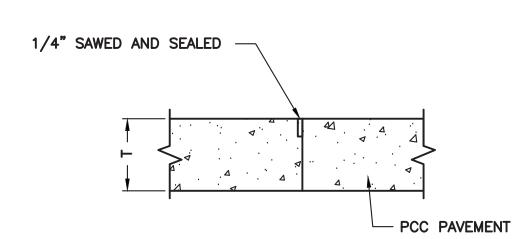
HOT POURED JOINT SEALER

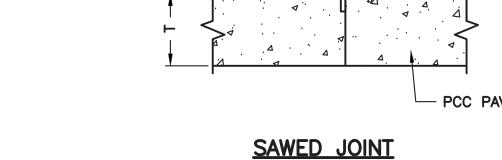
WITH EDGER

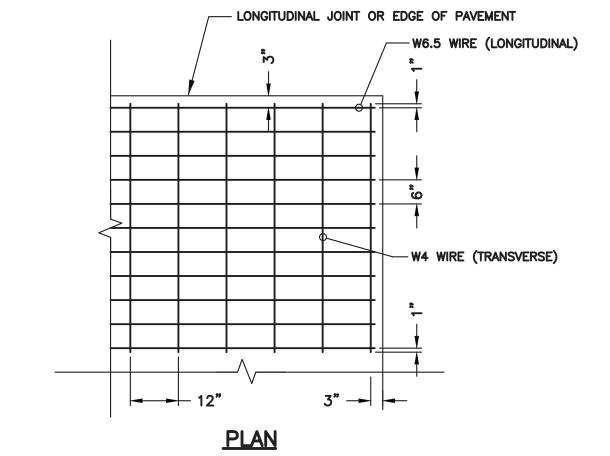
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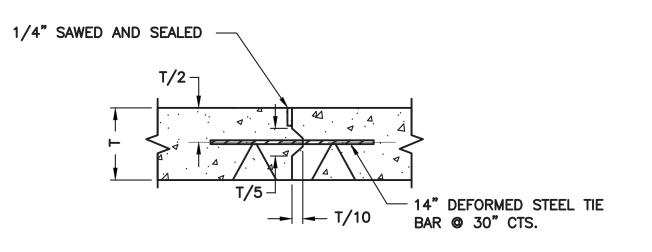
FINISH CORNERS



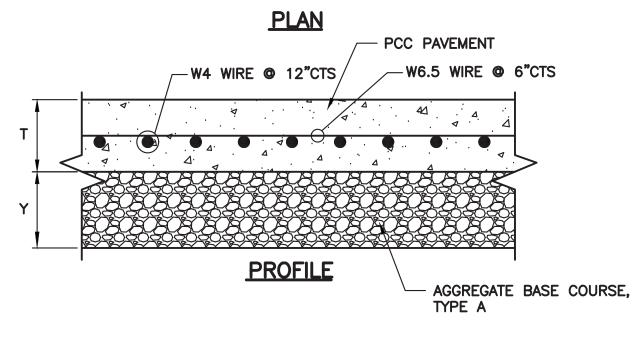








TIED JOINT DETAIL



NOTES:

LAP PAVEMENT FABRIC 12" MIN.

BUILDING C7 & B3 AREA: T=8", Y=12"

BUILDING V1 & T AREA: T=6", Y= 10"

STANDARD PCC PAVEMENT DETAIL (FOR PARKING LOTS AND APRONS)

GENERAL NOTES:

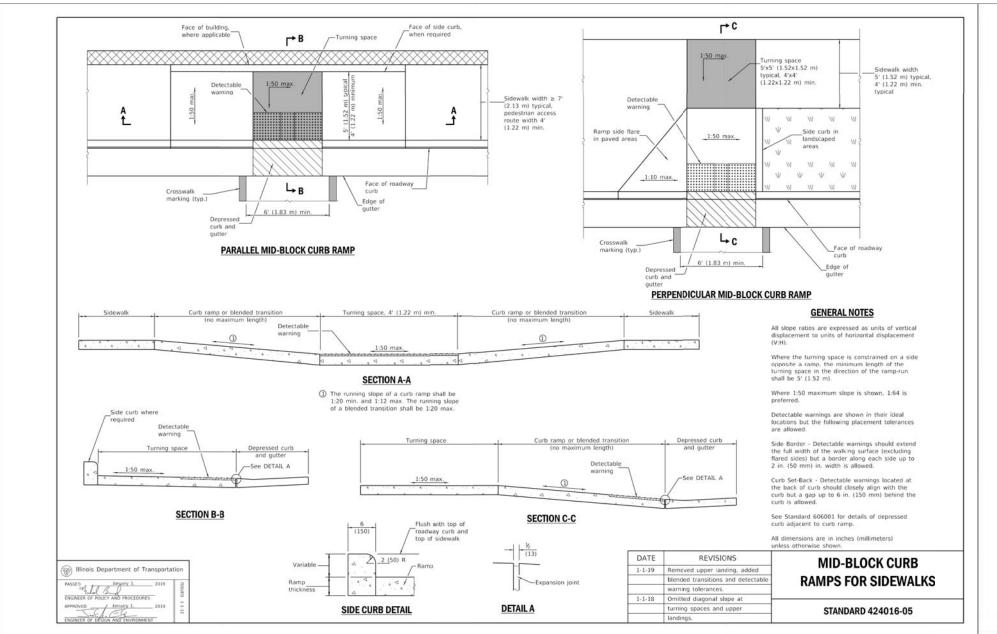
1. REFER TO IDOT SPECIFICATIONS FOR MATERIAL AND INSTALLATION 2. WHERE PLANS OR DETAILS LACK INFORMATION OR SUFFICIENCY, REFER TO IDOT STANDARD SPECIFICATIONS AND DETAILS FOR CLARIFICATION.

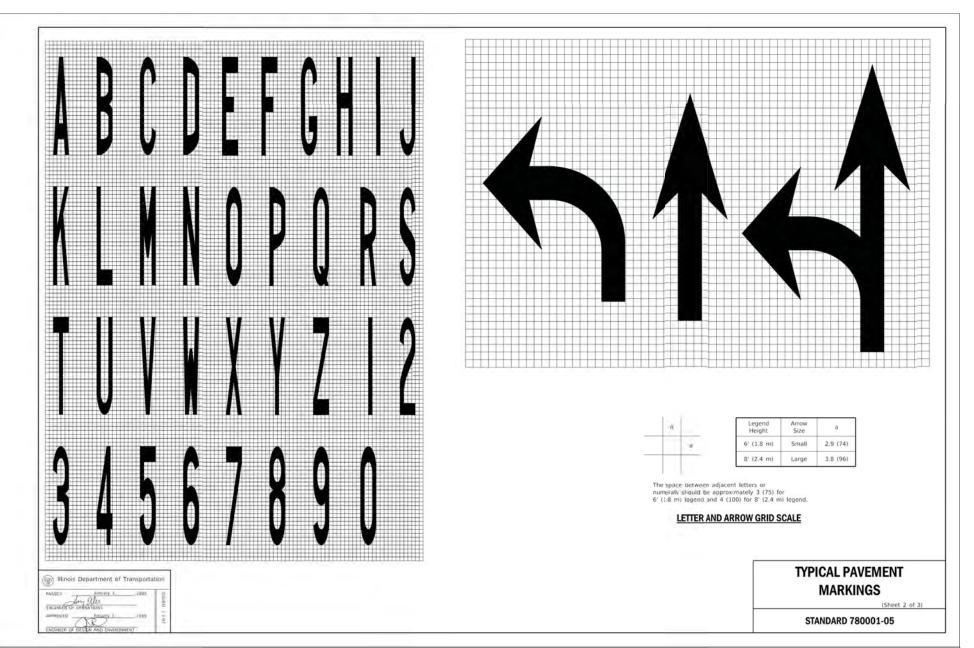
WALTER E. DEUCHLER ASSOCIATES, INC.

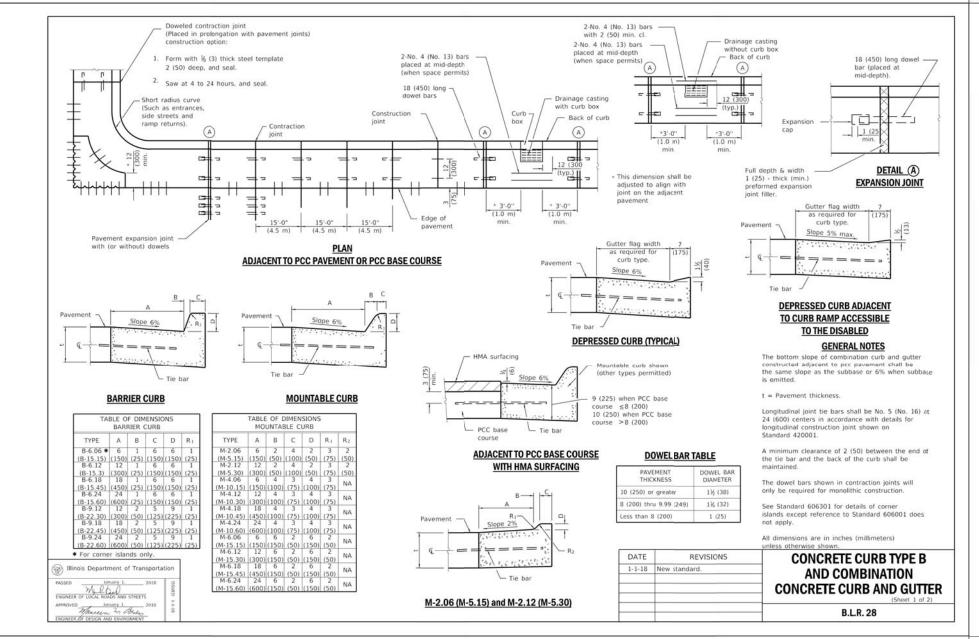
Consulting Engineers - Aurora, Illinois

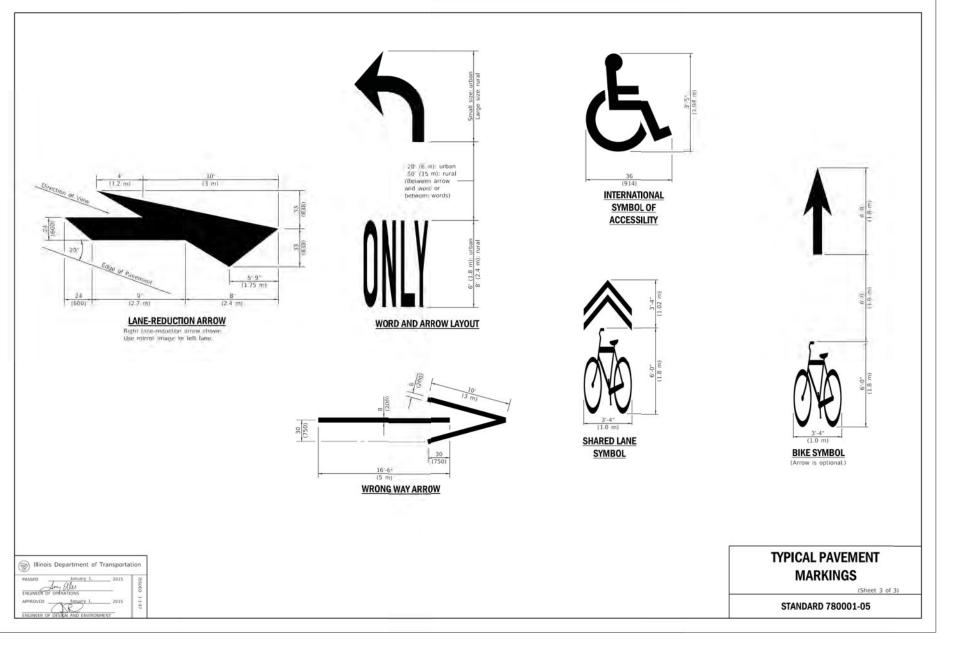
REVISIONS:	DATE:	11-19-18	DESIGNED:	DPC
•	SCALE:	AS SHOWN	DRAWN:	AS
	JOB NO. 1	11-14024-01	APPROVED:	JWF
•	FIELD BOO	K NO.: <b>N/A</b>		

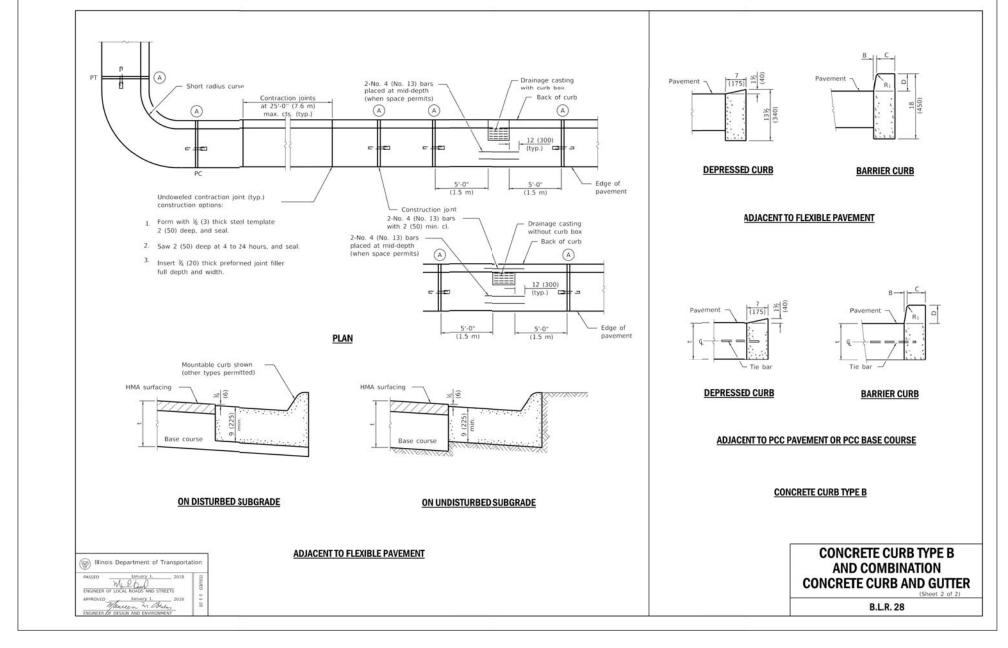
**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **RESTORATION DETAILS** 



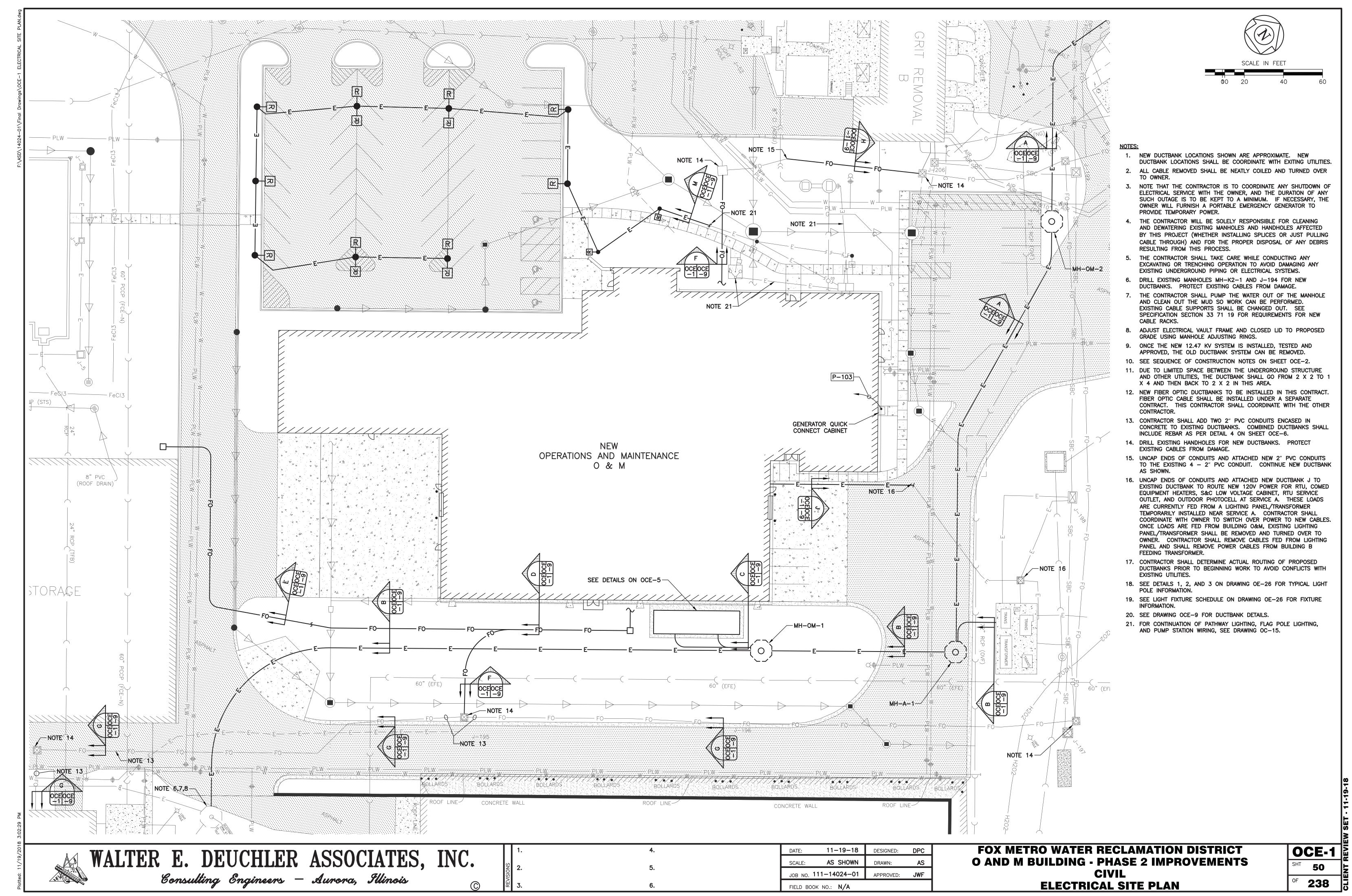


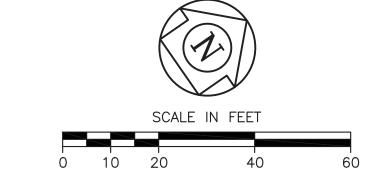


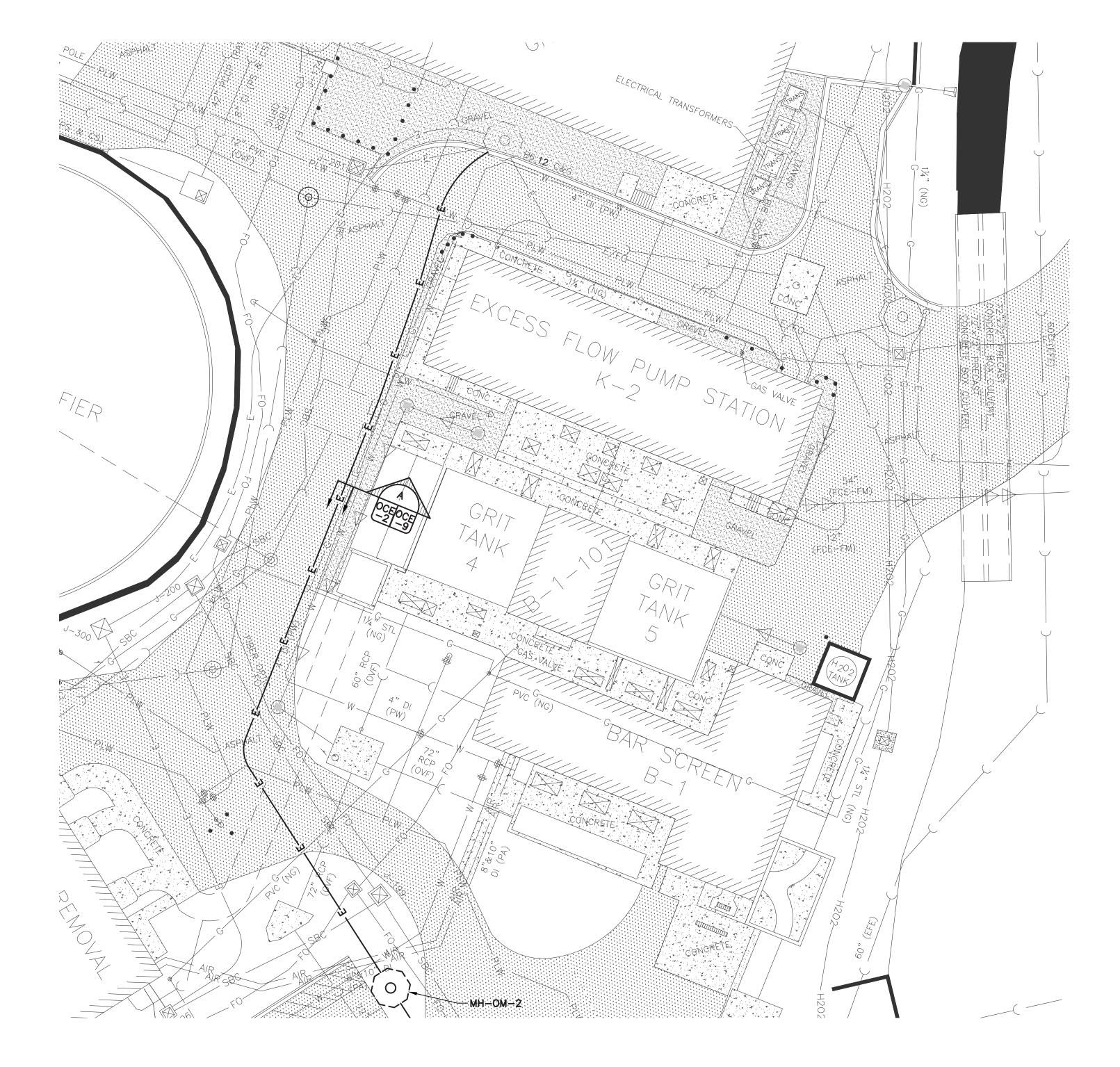




**REVISIONS:** 







1. NEW DUCTBANK LOCATIONS SHOWN ARE APPROXIMATE. NEW DUCTBANK LOCATIONS SHALL BE COORDINATE WITH EXITING UTILITIES.

2. ALL CABLE REMOVED SHALL BE NEATLY COILED AND TURNED OVER TO OWNER.

3. NOTE THAT THE CONTRACTOR IS TO COORDINATE ANY SHUTDOWN OF ELECTRICAL SERVICE WITH THE OWNER, AND THE DURATION OF ANY SUCH OUTAGE IS TO BE KEPT TO A MINIMUM. IF NECESSARY, THE OWNER WILL FURNISH A PORTABLE EMERGENCY GENERATOR TO PROVIDE TEMPORARY POWER.

4. THE CONTRACTOR WILL BE SOLEY REPSONSIBLE FOR CLEANING AND DEWATERING EXISTING MANHOLES AND HANDHOLES AFFECTED BY THIS PROJECT (WHETHER INSTALLING SPLICES OR JUST PULLING CABLE THROUGH) AND FOR THE PROPER DISPOSAL OF ANY DEBRIS RESULTING FROM THIS PROCESS.

5. THE CONTRACTOR SHALL TAKE CARE WHILE CONDUCTING ANY EXCAVATING OR TRENCHING OPERATION TO AVOID DAMAGING ANY EXISTING UNDERGROUND PIPING OR ELECTRICAL SYSTEMS.

6. DRILL EXISTING MANHOLES MH-K2-1 AND J-194 FOR NEW DUCTBANKS. PROTECT EXISTING CABLES FROM

7. THE CONTRACTOR SHALL PUMP THE WATER OUT OF THE MANHOLE AND CLEAN OUT THE MUD SO WORK CAN BE PERFORMED. EXISTING CABLE SUPPORTS SHALL BE CHANGED OUT. SEE SPECIFICATION SECTION 33 71 19 FOR REQUIREMENTS FOR NEW CABLE RACKS.

8. ONCE THE NEW 12.47 KV SYSTEM IS INSTALLED, TESTED AND APPROVED, THE OLD DUCTBANK SYSTEM CAN BE

9. SEE SEQUENCE OF CONSTRUCTION NOTES ON SHEET OCE-2.

10. DUE TO LIMITED SPACE BETWEEN THE UNDERGROUND STRUCTURE AND OTHER UTILITIES, THE DUCTBANK SHALL GO FROM 2 X 2 TO 1 X 4 AND THEN BACK TO 2 X 2 IN THIS AREA.

### **SEQUENCE OF CONSTRUCTION:**

1. ALL BUILDINGS MUST REMAIN IN OPERATION DURING CONSTRUCTION. ONLY ONE SERVICE CAN BE INTERRUPTED AT A TIME. COORDINATE ALL WORK WITH THE OWNER. ALL WORK PERTAINING TO SHUTTING DOWN FEEDERS OR EQUIPMENT SHALL BE CONTINGENT ON THE WEATHER FOR THAT TIME PERIOD AND SHALL BE KEPT TO A MINIMUM TIMEFRAME AGREED TO BY THE

2. COORDINATE WORK AND LOCATIONS OF DUCTBANKS AND OCTAGON MANHOLES WITH OWNER AND WORK BEING DONE BY OTHERS ON PROJECT 111-14024-01.

3. CONTRACTOR SHALL INSTALL IN DUCTBANKS AND OCTOGANS BEFORE PROCEEDING WITH THE WORK PERTAINING TO THE 15 KV CABLES.

4. CONTRACTOR SHALL ROUTE NEW CABLES FOR FEEDER B FROM SERVICE A S&C GEAR THROUGH NEW DUCTBANK TO MANHOLE MH-K2-1. THE OWNER SHALL SHUT OFF FEEDER B AT THE S&C SWITCH. CONTRACTOR SHALL DISCONNECT EXISTING CABLE FROM S&C SWITCH AND DISCONNECT EXISTING FEEDER B FROM "T" SPLICE IN MANHOLE MH-K2-1 A THE SAME TIME. CONNECT NEW CABLE AT EACH POINT. CONTRACTOR SHALL REMOVE, COIL NEATLY AND TURN OVER TO THE OWNER THE EXISTING CABLE FOR FEEDER B. ONCE THE CONTRACTOR IS DONE WITH THE WORK, THE OWNER SHALL RE-ENERGIZE

5. CONTRACTOR SHALL ROUTE NEW CABLES FOR FEEDER E OF SERVICE B FROM J-194 TO MH-K2-1 THROUGH NEW DUCTBANK AND MANHOLES. THE OWNER SHALL SHUT OFF FEEDER E AT THE S&C SWITCH. CONTRACTOR SHALL DISCONNECT EXISTING CABLE FROM THE STRAIGHT SPLICE AT J-194 AND DISCONNECT EXISTING FEEDER E FROM "T" SPLICE IN MANHOLE MH-K2-1 A THE SAME TIME. CONNECT NEW CABLE AT EACH POINT. CONTRACTOR SHALL REMOVE, COIL NEATLY AND TURN OVER TO THE OWNER THE EXISTING CABLE FOR FEEDER E. ONCE THE CONTRACTOR IS DONE WITH THE WORK, THE OWNER SHALL RE-ENERGIZE FEEDER E.

6. CONTRACTOR SHALL ROUTE NEW CABLES FOR FEEDER A FROM SERVICE A S&C GEAR THROUGH NEW DUCTBANK TO MANHOLE J-194. THE OWNER SHALL SHUT OFF FEEDER A AT THE S&C SWITCH. CONTRACTOR SHALL DISCONNECT EXISTING CABLE FROM S&C SWITCH AND DISCONNECT EXISTING FEEDER A FROM STRAIGHT SPLICE IN MANHOLE J-194 AT THE SAME TIME. CONNECT NEW CABLE AT EACH POINT. CONTRACTOR SHALL REMOVE, COIL NEATLY AND TURN OVER TO THE OWNER THE EXISTING CABLE FOR FEEDER A. ONCE THE CONTRACTOR IS DONE WITH THE WORK, THE OWNER SHALL RE-ENERGIZE FEEDER A.

7. CONTRACTOR SHALL ROUTE NEW CABLES FOR FEEDER C FROM SERVICE A S&C GEAR THROUGH NEW DUCTBANK TO MANHOLE J-193. THE OWNER SHALL SHUT OFF FEEDER C AT THE S&C SWITCH. CONTRACTOR SHALL DISCONNECT EXISTING CABLE FROM S&C SWITCH AND DISCONNECT EXISTING FEEDER C FROM "T" SPLICE IN MANHOLE J-193 AT THE SAME TIME. CONNECT NEW CABLE AT EACH POINT. CONTRACTOR SHALL REMOVE, COIL NEATLY AND TURN OVER TO THE OWNER THE EXISTING CABLE FOR FEEDER C. ONCE THE CONTRACTOR IS DONE WITH THE WORK, THE OWNER SHALL RE-ENERGIZE

WALTER E. DEUCHLER ASSOCIATES, INC.

Consulting Engineers - Aurora, Illinois

11-19-18 DESIGNED: AS SHOWN JOB NO. 111-14024-01 FIELD BOOK NO.: N/A

DPC

**FOX METRO WATER RECLAMATION DISTRICT** O AND M BUILDING - PHASE 2 IMPROVEMENTS CIVIL **ELECTRICAL SITE PLAN** 

OCE-2 51 238



November 16, 2018

Mr. Matt Asselmeier Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560-1498

Subject: Fox Metro WWTP O & M Building

Dear Mr. Asselmeier:

WBK Engineering has reviewed the stormwater submittal and site plans for the subject project. We received the following information:

- Permit Application prepared by Walter E Deuchler Associates, Inc. including
  - Plat of Survey sheets 1 through 5 dated May 20, 2018 received October 30, 2018
  - Stage 1 Landscaping Plan OC-24 Sheet 30 of 220 dated October 24, 2018 received October 30, 2018
  - Stage 2 Landscape Plan OC-25 Sheet not numbered dated May 23, 2018 and received October 30, 2018
- Fox Metro Water Reclamation District O & M Building Stormwater Report dated October 22, 2018 and received October 30, 2018

The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval.

- 1. We recognize the civil engineering portion of the plan set is a small part of the overall project construction documents. We also recognize the grading and utility plans are provided in the stormwater report. However, it is preferred to review and retain on file the construction documents the contractor will be using to construct the project. We suggest submittal of the full set of construction documents in pdf format, or at the very least any and all sheets from those documents that involve sitework.
- 2. Provide evidence that the IEPA NOI for construction site activity has been filed prior to each phase of construction.
- 3. The narrative of the Stormwater Report references Exhibit 6 and existing storm sewer however the existing storm sewer does not appear on this exhibit.



- 4. Exhibit 13 of the Stormwater Report depicts a number of type of drainage pipes (see the attached exhibit). It is unclear if some of the pipe are existing or proposed. Also, we did not find a plan that depicted the storm sewer pipe sizes or slopes to review against the drainage report. Please provide a utility plan so we can complete our review of the storm sewer.
- 5. Provide a Sediment and Erosion Control Plan as well as a SWPPP for review.
- The EcoCAT is valid for two years. If construction begins prior to expiry it will remain valid. If construction does not commence prior to expiry we request the EcoCAT be renewed.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerelly

Greg Chismark, P.E. Municipal Practice Principal WBK Engineering LLC

# PUBLIC NOTICE KENDALL COUNTY \*\*KENDALL COUNTY ZONING, PLATTING, ADVISORY COMMITTEE (ZPAC) \*\*

Notice is hereby given that the Kendall County Zoning, Platting Advisory Committee (ZPAC) shall hold their regularly scheduled meetings for Fiscal Year 2017-2018 on the first Tuesday of each month except the month of January at 9:00 a.m. at the Kendall County Office Building, Room 209 & 210 at 111 West Fox Street, Yorkville, IL.

The specific dates of these meetings are as follows:

December 4, 2018	January 8, 2019	February 5, 2019	March 5, 2019
April 2, 2019	May 7, 2019	June 4, 2019	July 2, 2019
August 6, 2019	September 3, 2019	October 1, 2019	November 5, 2019

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard. Written comments should be directed to the Department but shall only be entered as part of the record at the discretion of the Kendall County Zoning, Platting Advisory Committee (ZPAC).

If special accommodations or arrangements are needed to attend these County meetings, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

KENDALL COUNTY ZONING, PLATTING ADVISORY COMMITTEE (ZPAC)

#### Unified Development Ordinance

#### UNITED CITY OF YORKVILLE

Yorkville, IL

In 2014 the City overhauled its Zoning Ordinance followed by an update to its Comprehensive Plan in 2016. Several goals and implementation strategies in the Comprehensive Plan recommended improving residential subdivision design and enhancing the physical appearance of the community through an update to certain codes and establishing quality design standards which encourages the protection and preservation of Yorkville's environmental assets.

Therefore, the United City of Yorkville is requesting proposals from qualified firms with considerable experience in land use planning, zoning, subdivision/site development and landscape architecture to modernize and consolidate the various existing City ordinances into a cohesive, single-reference, graphic-based document known as a Unified Development Ordinance (UDO). The ordinances requested for review include the following documents:

- 1. Zoning Ordinance (originally adopted 1974, amended 2014)
- 2. Subdivision Control Ordinance and Standard Specification for Improvements (adopted 2004)
- 3. Landscape Ordinance (adopted 2009)
- 4. Appearance Code (adopted 2005)

The City is currently preparing a Downtown Overlay District with streetscape master plan guidelines and Form Based Code regulations which will also be incorporated in the UDO.

#### A. PROJECT OBJECTIVES

The Unified Development Ordinance (UDO) should address or have the following components:

- Review and assess the land use regulations of the Zoning Ordinance, Subdivision Control Ordinance and Standard Specifications, Landscape Ordinance, Stormwater Management Ordinance, Appearance Code and all other relevant City Ordinances governing development.
- Identification of deficiencies and inconsistencies within these variance ordinances and proposer ecommendations prior to fully incorporating changes into the formal UDO draft document.
- Modernization of design standards, paying particular attention to areas related to:
  - Off-Street Parking update the parking schedule with new contemporary concepts such as payment in lieu of parking, autonomous vehicle planning, designated vehicle charging stations, etc.
  - Green Infrastructure integration of stormwater regulations for a spectrum of densities and incentivize best management practices.
  - Subdivision Control utilization of engineering and planning best management practices for sustainable and smart growth development.
  - Landscape Ordinance and Park Development Standards
  - O Sign Ordinance
  - O Appearance Code
- Alignment of the UDO with the goals and action steps outlined in the Comprehensive Plan Update 2016.
- Incorporate the Downtown Overlay District with streetscape master plan guidelines and Form Based Code regulations into the LIDO
- Use of innovative methods to cooperatively develop regulations with City staff and consultants throughout the development of the UDO.
- Integration of codes into a user-friendly format so that all development related regulations are consolidated into a single document and easily cross-referenced.
- In addition to document format, the creation of an online web-based "smart code" version of the UDO with interactive site specific zoning analysis capabilities.
- Extensive use of graphics, illustrations, images, photographs, diagrams and tables for ease of use and reference. Clear and concise review criteria and guidelines.

- Creation of a simple, streamlined review process with flexibility to fast-track development proposals which exceed minimum design criteria.
- Public input documents, surveys, questionnaires, social media outreach and/or project website and overall community outreach.
- Presentation of the final draft of the Unified Development Ordinance at meetings and public hearings, which at a minimum may include two (2) Economic Development Committee meeting; two (2) Planning and Zoning Commission meetings; and one (1) City Council meeting.
- Recommendations for the managing and maintaining codification of the new Unified Development Ordinance following adoption.

#### **B. DELIVERABLES**

- The Consultant will prepare exhibits for citizens and elected official review as part of scheduled public presentations and meetings. These exhibits shall illustrate all major changes, revisions or additions proposed as part of the Unified Development Ordinance.
- The Consultant will be responsible for reproduction of twenty-five (25) final plan documents in hardcopy form.
- The Consultant will be responsible for providing the draft and final documents in both electronic formats (Microsoft Word and Adobe PDF) allowing reproduction, revision, and web posting by City staff.
- The Consultant will format the document in 8½" x 11"(vertically oriented) format.
- All final graphics, illustrations, images, photographs, diagrams and tables shall be provided in JPEG, PNG, PDF and the source format used to create such illustrations will be provided to the City.
- Provide digital, web ready drafts of the UDO for easy posting on the City's website, project website and other social media platform.
- An online digital "smart code" UDO version with interactive site specific zoning analysis capable of rendering calculations for zoning criteria such as minimum parking requirements for a proposed land use, maximum lot coverage, required setbacks and transition yards, and volumetric limits (FAR, height, etc) based upon ESRI® ArcGISTM base layer data provided by the City.
- Produce final copies for approval and adoption by the City Council.

#### C. PROJECT TIMELINE

The overall timeline for the completion of the Unified Development Ordinance(UDO) is anticipated to be eighteen (18) months, not including the adoption process. The entire process from authorization, commencement, and approval of the **UDO should be completed within 24 months**. As a submittal requirement, the applicant will provide a project schedule showing key task target dates, including public meeting and hearings with estimated task duration. Variations from the City's established timeline should be discussed in the RFP.

#### D. REVIEW OF SUBMISSIONS

Selection criteria are outlined below and will be used to evaluate proposals for invitation to interview/ presentation. This RFP does not commit the City to award a contract or to pay any costs incurred in the preparations or submission of proposals. The City reserves the right to reject any or all proposals received in response to this RFP.

Selection of the successful proposal for interview/ presentation will be made based upon the following criteria:

- Responsiveness and proposed approach to work scope and project needs. Although City has identified a general nature of services to be provided, the consultant is given leeway toward the approach to the methodology to provide the requested services. Innovative strategies and creativity are desired.
- Demonstrated experience and technical competence in similar projects.
- Past record of performance of the firm with respect to such factors as working relationship with sub-consultants or peer consultants on the same project, control of costs, quality of work, and ability to meet schedules.
- Cost-effectiveness.
- Capacity and capability of the firm/team to perform the work in question, including specialized services.
- Quality of key personnel assigned: bios, qualifications.
- Understanding of local conditions related to the completion of the services.

#### E. SUBMISSION FORMAT

- Interested firms/consultants should submit four (4) paper copies and one (1) digital copy (CD) of the proposal requirements by the deadline of December 7, 2018.
- The hard copy proposals shall be submitted in a sealed envelope marked "REQUEST FOR PROPOSALS, UNIFIED DEVELOPMENT ORDINANCE 2018," addressed to:

UNITED CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT 800 GAME FARM ROAD YORKVILLE, ILLINOIS 60560

Proposals submitted by fax or e-mail will not be accepted. All submittals shall be retained by the City and will not be returned.

#### F. PRE-PROPOSAL CONFERENCE

A pre-proposal conference is scheduled for **Monday**, **November 19**, **2018** beginning at 1:00 PM in the City Hall Council Chambers located at 800 Game Farm Road, Yorkville, Illinois 60560. The purpose of the pre-proposal conference is to assist prospective consultants with questions related to the RFP scope of services and submittal requirements. Attendance at the pre-proposal conference is not mandatory.

Attendees must register by Friday, November 16, 2018 to Krysti J. Barksdale-Noble, Community Development Director via e-mail at knoble@yorkville.il.us

If no firms register, the meeting will not be held.

#### REQUEST TYPE

DEADLINE

REQUEST TYPE

RFP

DEADLINE

Friday, December 7, 2018

#### CONTACT INFORMATION

#### Website

https://www.yorkville.il.us/

#### Contact Email

knoble@yorkville.il.us

## **CALL FOR PROJECTS**

CMAP Local Technical Assistance Program and RTA Community Planning Program

September 6, 2018



## **Program Guide**

The Chicago Metropolitan Agency for Planning (CMAP) and Regional Transportation Authority (RTA) announce the availability of funding for planning technical assistance and implementation projects throughout the region.

While the RTA and CMAP have separate technical assistance programs, applicants are able to apply to both programs with a single application. This agency coordination allows us to offer planning and plan implementation assistance to an expanded base of eligible applicants, align all efforts with CMAP's draft ON TO 2050 priorities, and/or *Invest in Transit*, the 2018–2023 Regional Transit Strategic Plan, and provide technical assistance in a coordinated manner that benefits the entire region.

## How to apply

Applicants should complete the application form available at www.rtachicago.org/applications and email the completed application, along with any letters of support, to applications@rtachicago.org as one PDF document by October 26, 2018. Please avoid submitting multiple PDFs for the same application.

181

## Program application timeline

September 6	Call for Projects released	
	Application Information Session	
September 11	CMAP offices (233 S. Wacker Drive, Suite 800) 9:00-11:00 a.m.	
September 11	Please RSVP to Tony Manno at tmanno@cmap.illinois.gov by Monday, September 10th if you would like to attend.	
September 28	Due date for transit-related project applicants to make contact with transit agency for letter of support. Non-required letters of support may be submitted up to one week after application deadline.	
October 26	October 26 Applications due before 12:00pm	

## Local contribution

The RTA and CMAP require a local financial contribution for their respective programs. Contribution requirements are based on the economic and demographic characteristics of the area served, with lower contribution rates for smaller communities and those with a lower tax base or median income. Contribution rates are calculated based on the best available data for the area affected by the project. For large municipalities and counties, projects that affect only one part of the jurisdiction will have local contributions based on the demographic and economic conditions of the study area. CMAP and the RTA will provide contribution rate information to applicants upon request, and applicants will be advised of the estimated local contribution amount prior to project selection.

# Eligible applicants and projects

Municipalities, counties, townships, councils of government (COGs), municipal associations, groups of two or more municipalities located within CMAP's seven-county region (Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will Counties) and the RTA Service Boards (CTA, Metra, Pace) are eligible to apply for assistance. Nongovernmental organizations in the region are eligible to apply for CMAP assistance, but are required to submit a letter of support from the local government in which their project will take place. Nongovernmental organizations in the region must partner with a governmental organization to be eligible to apply for RTA assistance.

The CMAP and RTA planning assistance programs encourage applicants to undertake a balanced, coordinated, and integrated approach to land use and transportation planning benefitting local communities. Applicants are encouraged to study the draft ON TO 2050 priorities as well as the RTA's *Invest in Transit* goals when drafting an application to ensure that the proposed project addresses our region's planning priorities.

### Both agencies have common priorities, including projects which:

- Support development of compact, walkable communities
- Match regional and local housing supply with the types that residents want
- Advocate for and develop policies that strengthen communities and the transit system
- Incorporate market and fiscal feasibility into planning and development processes
- $\bullet\,$  Encourage multi-jurisdictional partnerships and study areas
- · Make transit more competitive

4

- · Target disinvested and economically disconnected areas
- Leverage the transportation network to promote inclusive growth

## The RTA also has additional criteria that is unique to their program:

Eligible transit-related planning and implementation projects are evaluated for consideration under the RTA's Community Planning program. Transit/TOD projects must be located on the existing transit system.

Transit service planning is only available to the Service Boards (Metra, Pace, CTA). Municipalities interested in transit service planning should request a partnership with the appropriate Service Board(s) to apply for assistance.

All applicants are required to obtain a letter of support from the impacted Service Board by emailing a brief description of their project to the appropriate Service Board contacts. Requests for letters of support and/or partnerships must be submitted by September 28, 2018. Please email your request to:

- CTA Gerald Nichols, gnichols@transitchicago.com
- Metra David Kralik, dkralik@metrarr.com
- Pace David Tomzik, David.Tomzik@pacebus.com

### Eligible projects are as follows:

Plans and Reports, covering:

- · Transit-Oriented Development
- Transportation planning (including downtown, neighborhood, subarea, site-specific, and corridor planning)
- · Bicycle and pedestrian focused transportation planning
- Comprehensive planning and Economic Development planning (including downtown, neighborhood, subarea, site-specific, and corridor planning)
- · Sustainability, climate action, or climate resilience plans
- Planning priorities reports
- · Parking management and pricing plans
- Planning Assessments or Studies on special topics (including water-related plans and housing plans)

### Implementation, including:

- Zoning ordinances (municipality-wide or subarea, e.g. TOD areas), subdivision ordinances, and Unified Development Ordinances
- Developer Discussion panels (TOD areas, transit corridors, downtown areas, etc.)
- Special funding districts (TIF, SSA, BID)
- Training
- Innovative implementation projects on special topics covered in CMAP's draft ON TO 2050 priorities, and/or *Invest in Transit*, the 2018-2023 Regional Transit Strategic Plan

Please see the project category descriptions found at www.rtachicago.org/applications. Funds available through these programs are for planning purposes only. Capital, engineering, operating, land acquisition, or equipment costs are not eligible. Selection of projects is dependent on funding availability, particularly for projects that do not have a direct transportation or land use connection.

# Project evaluation and selection process

These programs are competitive, and both agencies expect to receive more applications than can be accommodated in this year's program. Each application is initially screened for program eligibility based on the following criteria:

- Study area is located in the seven-county CMAP region
- Applicant is eligible
- Project type is eligible
- · Does not duplicate previous work

Eligible projects are then evaluated based on the following criteria for both programs:

- Project aligns with CMAP's draft ON TO 2050 priorities, and/or Invest in Transit, the 2018-2023 Regional Transit Strategic Plan
- Project subject matter matches available funding sources
- · Project is feasible
- For plan implementation efforts, the project must implement a recommendation from an adopted plan. Priority for implementation assistance is given to previous RTA and CMAP project sponsors, but others are also eligible to apply.
- Support from partners

6

• Demonstrated applicant commitment to project development and implementation

CMAP and RTA may consult other partner agencies including counties, COGs, and transit agencies. During the review process, the RTA and CMAP staff may contact each applicant to ask questions regarding the details of the proposed project. Project selection is dependent on funding availability. RTA projects should expect to commence within six months of RTA project selection. CMAP projects should expect to commence towards the end of calendar year 2019 or the first part of calendar year 2020.

November - December 2018	CMAP / RTA staff evaluate applications and may contact applicants with additional questions on their application
January 2019	Preliminary project selection recommendations released
	RTA conducts a public comment period on the recommended projects
February - March 2019	CMAP Board is presented with the selected program of projects for consideration
	RTA Board is notified of recommended Community Planning projects; successful applicants notified

For questions regarding the RTA Community Planning Program or the CMAP Local Technical Assistance Programs, or regarding your application, please contact:

### **CMAP Local Technical Assistance Program**

Tony Manno
Senior Planner
Chicago Metropolitan Agency for Planning
tmanno@cmap.illinois.gov
312.386.8606
www.cmap.illinois.gov/programs-and-resources/lta/call-for-projects

### **RTA Community Planning Program**

Michael Horsting, AICP
Manager, Local Planning
Regional Transportation Authority
horstingm@rtachicag.org
312.913.3159
www.rtachicago.org/cp

### APPLICATION FORM

# RTA Community Planning Program and CMAP Local Technical Assistance Program

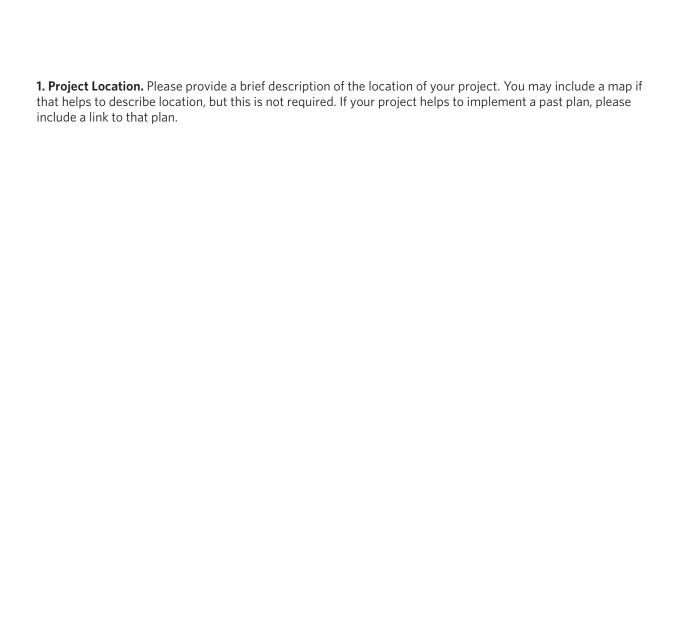
## Deadline: Noon on Friday, October 26, 2018

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org. Please submit one application per project as a PDF package. Please avoid submitting multiple PDFs for the same application.

Please list the members of the group (including government and nongovernmental organizations):

Name:	
Applicant	
Name:	
Main Contact of Application	
Title:	
Phone:	
Email:	
TYPE OF APPLICANT	
(please check all that apply)	
Local Government	
Multijurisdictional group* Nongovernmental organization*	
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\*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.



2. Project Description. Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project. (Please limit your responses to 6000 characters including spaces).

2. Project Description (continued)

PLAN CHARACTERISTICS	ON TO 2050 ALIGNMENT
My project involves:	(Please check all that apply)
<ul> <li>The preparation of a plan.</li> <li>Updating an existing plan.</li> <li>Implementation of a previous plan.</li> <li>My project has direct relevance to public transit and supports the use of the existing transit system.</li> </ul>	<ul><li> Inclusive Growth</li><li> Prioritized Investment</li><li> Resilience</li></ul>
My project is not directly related to transportation or land use, but addresses ON TO 2050 and/or Invest In Transit in	RTA INVEST IN TRANSIT ALIGNMENT (please check all that apply)
other ways.	<ul><li>Deliver Value on our transit investments</li><li>Build on the strengths of the transit network</li><li>Keep transit competitive</li></ul>

**3. Additional Strategic Partnerships.** Please list any additional partners you may want to include in this planning project, and specify if you have made contact with them in advance of submitting this application. (**Please limit** 

your response to 1400 characters).

#### **CMAP Offices**

233 South Wacker Drive, Suite 800 Chicago, Illinois 60606 312-454-0400

ONTO2050@cmap.illinois.gov www.cmap.illinois.gov

The Chicago Metropolitan Agency for Planning (CMAP) is our region's comprehensive planning organization. The agency and its partners are developing ON TO 2050, a new comprehensive regional plan to help the seven counties and 284 communities of northeastern Illinois implement strategies that address transportation, housing, economic development, open space, the environment, and other quality-of-life issues.

### **RTA Administrative Offices**

175 W. Jackson Blvd, Suite 1650 Chicago, IL 60604 312-913-3200 www.rtachicago.org The Regional Transportation Authority (RTA) is the unit of local government charged with financial oversight, funding, and regional transit planning for the Chicago Transit Authority (CTA), Metra, and Pace bus and Pace's Americans with Disabilities Act (ADA) Paratransit Service. The RTA system serves two million riders each weekday with 145 CTA rail stations, 240 Metra commuter rail stations, 350 bus routes, with a combined 7,200 transit route miles throughout Cook, DuPage, Kane, Lake, McHenry, and Will Counties of northeastern Illinois.

### Bids & Requests For Proposals

Chemicals | Construction - Other | Construction - Public Utilities | Construction -Public Works | Consulting | Demolition | Development Opportunities | Labor and Services | Materials & Supplies | Printing | Purchase of Vehicles | Well Projects

### REQUEST FOR QUALIFICATIONS FOR A COMPREHENSIVE PLAN FOR THE CITY OF JOLIET

**Department:** 

Community Development

Category:

Consulting

**RFP Number:** 

2375-1218

**Start Date:** 

10/04/2018 6:00 AM

**Close Date:** 

10/25/2018 11:00 AM

It is the responsibility of the potential vendor/contractor to ensure they receive all addenda for this Request for Qualifications should any be issued. Addenda will be sent only to those individuals who have signed up for the Consulting RSS feed . The potential vendor/contractor remains responsible for obtaining all addenda to the original specification. Any addenda to this Request for Qualifications will also be posted on this page. You may contact Purchasing by emailing purchasing@jolietcity.org if you have questions about how to sign up to receive addendums/notifications.

THIS RFQ IS COMPRISED OF THE DOCUMENTS BELOW

### RFQ DOCUMENT

ATTACHMENT A - 1959 Master Plan.pdf

ATTACHMENT B - Kendall County Sub Area Comprehensive Plan.pdf

ATTACHMENT C - South Side Comprehensive Plan.pdf

ATTACHMENT D - Downtown Plan.pdf

ATTACHMENT E - Corridor Plan for IL Route 53 - Will County.pdf

ATTACHMENT F - Quality of Life Plan for the 4th and 5th Council Districts.pdf

ATTACHMENT G - Chicago Street Corridor Plan.pdf

ATTACHMENT H - Will County Community Friendly Freight Mobility Plan Summary.pdf

ATTACHMENT I - Joliet Intermodal Transportation Master Plan RFP Scope.pdf

## **CALL FOR PROJECTS**

CMAP Local Technical Assistance Program and RTA Community Planning Program

September 6, 2018



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## How to apply

Applicants should complete the application form available at www.rtachicago.org/applications and email the completed application, along with any letters of support, to applications@rtachicago.org as one PDF document by October 26, 2018. Please avoid submitting multiple PDFs for the same application.

## Program application timeline

October 26 Applications due before 12:00pm	
September 28	Due date for transit-related project applicants to make contact with transit agency for letter of support. Non-required letters of support may be submitted up to one week after application deadline.
September 11	Please RSVP to Tony Manno at tmanno@cmap.illinois.gov by Monday, September 10th if you would like to attend.
	CMAP offices (233 S. Wacker Drive, Suite 800) 9:00-11:00 a.m.
	Application Information Session
September 6	Call for Projects released

## Local contribution

The RTA and CMAP require a local financial contribution for their respective programs. Contribution requirements are based on the economic and demographic characteristics of the area served, with lower contribution rates for smaller communities and those with a lower tax base or median income. Contribution rates are calculated based on the best available data for the area affected by the project. For large municipalities and counties, projects that affect only one part of the jurisdiction will have local contributions based on the demographic and economic conditions of the study area. CMAP and the RTA will provide contribution rate information to applicants upon request, and applicants will be advised of the estimated local contribution amount prior to project selection.

# Eligible applicants and projects

Municipalities, counties, townships, councils of government (COGs), municipal associations, groups of two or more municipalities located within CMAP's seven-county region (Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will Counties) and the RTA Service Boards (CTA, Metra, Pace) are eligible to apply for assistance. Nongovernmental organizations in the region are eligible to apply for CMAP assistance, but are required to submit a letter of support from the local government in which their project will take place. Nongovernmental organizations in the region must partner with a governmental organization to be eligible to apply for RTA assistance.

The CMAP and RTA planning assistance programs encourage applicants to undertake a balanced, coordinated, and integrated approach to land use and transportation planning benefitting local communities. Applicants are encouraged to study the draft ON TO 2050 priorities as well as the RTA's *Invest in Transit* goals when drafting an application to ensure that the proposed project addresses our region's planning priorities.

### Both agencies have common priorities, including projects which:

- · Support development of compact, walkable communities
- Match regional and local housing supply with the types that residents want
- Advocate for and develop policies that strengthen communities and the transit system
- Incorporate market and fiscal feasibility into planning and development processes
- · Encourage multi-jurisdictional partnerships and study areas
- · Make transit more competitive
- Target disinvested and economically disconnected areas
- Leverage the transportation network to promote inclusive growth

## The RTA also has additional criteria that is unique to their program:

Eligible transit-related planning and implementation projects are evaluated for consideration under the RTA's Community Planning program. Transit/TOD projects must be located on the existing transit system.

Transit service planning is only available to the Service Boards (Metra, Pace, CTA). Municipalities interested in transit service planning should request a partnership with the appropriate Service Board(s) to apply for assistance.

All applicants are required to obtain a letter of support from the impacted Service Board by emailing a brief description of their project to the appropriate Service Board contacts. Requests for letters of support and/or partnerships must be submitted by September 28, 2018. Please email your request to:

- CTA Gerald Nichols, gnichols@transitchicago.com
- Metra David Kralik, dkralik@metrarr.com
- Pace David Tomzik, David.Tomzik@pacebus.com

### Eligible projects are as follows:

### Plans and Reports, covering:

- · Transit-Oriented Development
- Transportation planning (including downtown, neighborhood, subarea, site-specific, and corridor planning)
- · Bicycle and pedestrian focused transportation planning
- Comprehensive planning and Economic Development planning (including downtown, neighborhood, subarea, site-specific, and corridor planning)
- · Sustainability, climate action, or climate resilience plans
- · Planning priorities reports
- · Parking management and pricing plans
- Planning Assessments or Studies on special topics (including water-related plans and housing plans)

### Implementation, including:

- Zoning ordinances (municipality-wide or subarea, e.g. TOD areas), subdivision ordinances, and Unified Development Ordinances
- Developer Discussion panels (TOD areas, transit corridors, downtown areas, etc.)
- Special funding districts (TIF, SSA, BID)
- Training
- Innovative implementation projects on special topics covered in CMAP's draft ON TO 2050 priorities, and/or Invest in Transit, the 2018-2023 Regional Transit Strategic Plan

Please see the project category descriptions found at www.rtachicago.org/applications. Funds available through these programs are for planning purposes only. Capital, engineering, operating, land acquisition, or equipment costs are not eligible. Selection of projects is dependent on funding availability, particularly for projects that do not have a direct transportation or land use connection.

# Project evaluation and selection process

These programs are competitive, and both agencies expect to receive more applications than can be accommodated in this year's program. Each application is initially screened for program eligibility based on the following criteria:

- · Study area is located in the seven-county CMAP region
- · Applicant is eligible
- · Project type is eligible
- · Does not duplicate previous work

Eligible projects are then evaluated based on the following criteria for both programs:

- Project aligns with CMAP's draft ON TO 2050 priorities, and/or Invest in Transit, the 2018-2023 Regional Transit Strategic Plan
- Project subject matter matches available funding sources
- · Project is feasible
- For plan implementation efforts, the project must implement
  a recommendation from an adopted plan. Priority for
  implementation assistance is given to previous RTA and CMAP
  project sponsors, but others are also eligible to apply.
- Support from partners
- Demonstrated applicant commitment to project development and implementation

CMAP and RTA may consult other partner agencies including counties, COGs, and transit agencies. During the review process, the RTA and CMAP staff may contact each applicant to ask questions regarding the details of the proposed project. Project selection is dependent on funding availability. RTA projects should expect to commence within six months of RTA project selection. CMAP projects should expect to commence towards the end of calendar year 2019 or the first part of calendar year 2020.

November - December 2018	CMAP / RTA staff evaluate applications and may contact applicants with additional questions on their application
January 2019	Preliminary project selection recommendations released
	RTA conducts a public comment period on the recommended projects
February - March 2019	CMAP Board is presented with the selected program of projects for consideration
	RTA Board is notified of recommended Community Planning projects; successful applicants notified

For questions regarding the RTA Community Planning Program or the CMAP Local Technical Assistance Programs, or regarding your application, please contact:

### **CMAP Local Technical Assistance Program**

Tony Manno Senior Planner Chicago Metropolitan Agency for Planning tmanno@cmap.illinois.gov 312.386.8606

www.cmap.illinois.gov/programs-and-resources/lta/call-for-projects

### **RTA Community Planning Program**

Michael Horsting, AICP
Manager, Local Planning
Regional Transportation Authority
horstingm@rtachicag.org
312.913.3159
www.rtachicago.org/cp

### APPLICATION FORM

# RTA Community Planning Program and CMAP Local Technical Assistance Program

## Deadline: Noon on Friday, October 26, 2018

This application form is online at <a href="https://www.rtachicago.org/applications">www.rtachicago.org/applications</a>. You may submit the form by email to applications@rtachicago.org. Please submit one application per project as a PDF package. Please avoid submitting multiple PDFs for the same application.

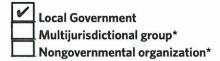
Please list the members of the group (including government and nongovernmental organizations):

Name: Village of Minooka	
Applicant	
Name: Daniel Duffy	
Main Contact of Application	
Title: Village Administrator	
Phone: 815.467.2151	
dan duffu@minaaka.com	

### Email: dan.duffy@minooka.com

### **TYPE OF APPLICANT**

(please check all that apply)



\*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

**1. Project Location.** Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The Village of Minooka is located two (2) miles west off the I-55/I-80 interchange along Interstate 80 and is situated within three (3) counties; Grundy, Kendall and Will. According to the 2000 census, Minooka had a population of 3,971 residents. By 2010, Minooka had grown to a population of 10,924 residents (2010 census), which is a 175% growth within ten (10) years.

Since 2010, the Village has continued to experience growth over the last eight (8) years with current census estimates of around 12,000 residents. Due to its proximity to the Chicagoland Market, 45 minutes south of Chicago, the Village has not only seen residential growth, but tremendous industrial growth in the logistics industry.

In 2000 the Village had one (1) large warehouse/logistic center, fast forward to 2018, and the Village now has fourteen (14) logistic centers ranging from 30,000 sf to 1,000,000 sf. (with two 800,000 sf additions planned for in 2019-20). The mix of residential, commercial, and industrial growth has created one of the fastest growing communities in the Midwest.

Minooka has a total incorporated area of 9.526 square miles, BUT within its current neighboring municipal boundary line agreements, the Village can grow an additional 22 square miles, with a potential final buildout population of 60-70,000 residents.

It has been six (6) years since our last Comprehensive Plan was updated, a link provided: https://www.minooka.com/business/comprehensive-plan/

2. Project Description. Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project. (Please limit your responses to 6000 characters including spaces).

The Village of Minooka is in need of a comprehensive plan update. The last plan was updated six (6) years ago and consisted of municipal staff working with Village Trustees to update the plan. The Villages plan is outdated and does not clearly identify a vision for the future. The plan does not have any written or narrative to accompany the map and justify the current/projected zoning. The Village Board would like to create a professional plan that consists of a vision, a landuse map and guidelines for the community to refer to when addressing potential uses and proposed zoning actions within Village.

Minooka has seen tremendous growth across the board, both in residential and in the industrial/commercial sectors. With 9.526 square miles (2010 census) in it's current corporate limits, the Village has a potential to grow an additional 22 square miles (in the unincorporated area), with an estimated final buildout population of 60-70,000 residents over the next 20-30 years. Due to such rapid growth, the Village would like to not only update the current comprehensive plan, but also develop and create a professional plan that includes a vision intended to act and provide a blueprint for the community's future.

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### 2. Project Description (continued)

Here are a few specific goals/objectives the Village would like to achieve and create in its future updated Comprehensive Plan:

- 1) Hire and utilize a professional planning firm to assist the Village in not only updating its comprehensive plan, but help create a vision and blueprint for the Village to move forward.
- 2) Update and create a professional Comprehensive Plan that will promote the health, safety and general welfare for the residents of Minooka and give due consideration to the needs of the people of the region of which the community is a part.
- 3) Identify and interview key decision makers both within and outside the Village to assist with the Comprehensive Plan as it relates to fostering cooperation among multi-jurisdictional governmental agencies in hopes of protecting the regions resources, and planning for community and/or future service needs.
- 4) Create a new Land Use Plan intended to serve as a general guide for future development in the unincorporated areas that will include: economic development incentive zones (example TIFs), industrial/commercial corridors, high and low-density residential areas, and open space preservation which would include access to those locations with future alternative transportation routes (multi-use walking paths) throughout the Village's unincorporated area, (adding to our current 5 miles of paths).
- 5) Create a Comprehensive Plan that will identify numerous specific planning recommendations and implementation strategies of which the Village, residents, businesses, property owners and/or organizations can initiate to help achieve the future vision for Minooka (examples include a location for future waste water treatment plants, regional retention facilities, dedicated truck routes, utility/capital needs, etc.).
- 6) Utilize a professional firm to help create a written narrative to accompany the Comprehensive Plan in which certain growth trends, market studies and truck/traffic studies are all incorporated to assist with specific future objectives.
- 7) Host and create an open environment with participation of citizens that will assist in the updates and planning process, essential to the designing of the new Comprehensive Plan.
- 8) Lastly, the primary mission of the Comprehensive Plan is to provide a balance between the need to accommodate anticipated population growth and the need to preserve the quality of life and natural resources that make Minooka a unique place to live.

**3. Additional Strategic Partnerships.** Please list any additional partners you may want to include in this planning project, and specify if you have made contact with them in advance of submitting this application. (**Please limit your response to 1400 characters**).

We would most definately want to include our neighboring community (in the planning portion). Example, The Village of Channhon, received assistance and was awarded the CMAP LTA planning grant last year, and contacted Minooka during their Comp Plan update. We would like to work with a professional planning firm to assist the Village in making sure our comprehensive plan flows and works well with our surrounding municipal plans (Channahon, Shorewood, Morris and Joliet).

Also, The Village of Minooka has been working with the Village of Channahon for the past five years with respect to developing our far west region (currently constists of mainly farmland) and both municipalitites working together to plan for shared utility services. Neither community has developed our western boundary area, but with a new interchange constructed on I-80 (Brisbin Road Interchange), both municipalities have it zoned commercial/industrial and are lookig to develop one (1) waste water treatment plan together, and possibly shared wells for accessable potable water.

The Village is hoping to recieve assistance from CMAP with the LTA grant that will directly assist in those multi-municipal planning efforts and help produce a blueprint for those future shared capital needs and services.

PLAN CHARACTERISTICS My project involves:	ON TO 2050 ALIGNMENT (Please check all that apply)
The preparation of a plan. Updating an existing plan. Implementation of a previous plan. My project has direct relevance to public transit and supports the use of the existing transit system.	Inclusive Growth Prioritized Investment Resilience
My project is not directly related to transportation or land use, but addresses ON TO 2050 and/or Invest In Transit in other ways.	RTA INVEST IN TRANSIT ALIGNMENT  (please check all that apply)  Deliver Value on our transit investments Build on the strengths of the transit network Keep transit competitive

### **CMAP Offices**

233 South Wacker Drive, Suite 800 Chicago, Illinois 60606 312-454-0400

ONTO2050@cmap.illinois.gov www.cmap.illinois.gov

The Chicago Metropolitan Agency for Planning (CMAP) is our region's comprehensive planning organization. The agency and its partners are developing ON TO 2050, a new comprehensive regional plan to help the seven counties and 284 communities of northeastern Illinois implement strategies that address transportation, housing, economic development, open space, the environment, and other quality-of-life issues.

### RTA Administrative Offices 175 W. Jackson Blvd, Suite 1650 Chicago, IL 60604 312-913-3200 www.rtachicago.org

The Regional Transportation Authority (RTA) is the unit of local government charged with financial oversight, funding, and regional transit planning for the Chicago Transit Authority (CTA), Metra, and Pace bus and Pace's Americans with Disabilities Act (ADA) Paratransit Service. The RTA system serves two million riders each weekday with 145 CTA rail stations, 240 Metra commuter rail stations, 350 bus routes, with a combined 7,200 transit route miles throughout Cook, DuPage, Kane, Lake, McHenry, and Will Counties of northeastern Illinois.