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**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**  
110 West Madison Street • East Wing Conference Room •  
Yorkville, IL • 60560  
**AGENDA**

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**Wednesday, August 26, 2020 – 7:00 p.m.**

**CALL TO ORDER**

**ROLL CALL:** Bill Ashton (Chair), Roger Bledsoe, Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson (Secretary), Ruben Rodriguez (Vice-Chairman), Bob Stewart, Claire Wilson, and One Vacancy

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**      Approval of Minutes from July 22, 2020 Meeting (Pages 3-12)

**PUBLIC HEARING**

1.                    **20 – 15 – Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC (Pages 13-179)**
- Request:          Approval of Preliminary and Final Plats for the Go Pro Sports Subdivision and Exception to Section 7.03.A.7.c of the Kendall County Subdivision Control Ordinance Pertaining to Soil Maps and Surveys
- PIN:                Northern 18.7 Acres of 09-13-200-002
- Location:        Northern Part of 195 Route 52 (Northwest Corner of Route 52 and County Line Road in Seward Township)
- Purpose:            Petitioners Wish to Develop a Four Lot Commercial Subdivision and Obtain a Variance to the Soil Map Requirements in the Kendall County Subdivision Control Ordinance

**PETITIONS**

None

**CITIZENS TO BE HEARD/PUBLIC COMMENT**

**NEW BUSINESS**

**OLD BUSINESS**

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

None

**OTHER BUSINESS/ANNOUNCEMENTS**

**ADJOURNMENT**    Next Meeting September 23, 2020

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.

## Kendall County Regional Planning Commission 8-26-2020 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Regional Planning Commission Meeting scheduled for Wednesday, August 26, 2020, at 7:00 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The meeting room located at 110 W. Madison Street (also addressed as 109 W. Ridge Street), in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: [masselmeier@co.kendall.il.us](mailto:masselmeier@co.kendall.il.us). Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

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### Join Microsoft Teams Meeting

[+1 309-248-0701](tel:+13092480701) United States, Rock Island (Toll)

Conference ID: 765 144 588#

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Kendall County

[Legal](#)

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Kendall County Regional Planning Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/kcrpc-kendall-county-regional-plan-commission>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building  
Rooms 209 & 210  
111 W. Fox Street, Yorkville, Illinois*

**Unapproved - Meeting Minutes of July 22, 2020 - 7:00 p.m.**

Chairman Ashton called the meeting to order at 7:00 p.m.

**ROLL CALL**

Members Present: Bill Ashton, Roger Bledsoe, Tom Casey (Attended Remotely Starting at 7:25 p.m.), Dave Hamman, Karin McCarthy-Lange (Attended Remotely), Larry Nelson, Ruben Rodriguez, Bob Stewart, and Claire Wilson (Attended Remotely)

Members Absent: None

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Mary Murray (Attended Remotely), Dan Kramer, and Mike Hoffman

**APPROVAL OF AGENDA**

Member Rodriguez made a motion, seconded by Member Nelson, to approve the agenda.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Casey

The motion carried.

**APPROVAL OF MINUTES**

Member Rodriguez made a motion, seconded by Member Hamman, to approve the minutes of the February 26, 2020, meeting and June 29, 2020, special meeting.

The votes were as follows:

Ayes (8): Ashton, Bledsoe, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson

Nays (0): None

Absent (1): Casey

The motion carried.

**PETITIONS**

**19-39 John Dollinger on Behalf of Hansel Ridge, LLC, Jason Shelly on Behalf of Goprobball, LLC, and James and Denise Maffeo**

Mr. Asselmeier summarized the request.

Goprobball, LLC would like to sell the northeastern portion of the subject property to James and Denise Maffeo for an indoor and outdoor storage business called Four Seasons Storage and market the frontage along County Line Road for future commercial development.

The site plan, landscaping plan, and lighting plan were provided.

In March 2020, the County Board approved Resolution 2020-18, reclassifying the subject property on the Future Land Use Map as Commercial. At the same meeting, the County Board approved Ordinance 2020-02 rezoning the northwestern portion of the subject property to B-4 Commercial Recreation District in order to facilitate the construction of an indoor athletic facility.

The Petitioners are working on preliminary and final plats for a four (4) lot commercial subdivision which is still under review.

The application materials were provided.

The adjacent land uses were agricultural or agricultural related. The adjacent zonings were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District. The Land Resource Management Plan calls for the area to be Commercial. The zonings within one half (1/2) mile were agricultural, agricultural with a special use permit, or B-4 Commercial Recreation District,

Pictures of the property were provided.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 217 indicating a medium level of protection. The NRI Report was provided.

The original petition information was sent to Seward Township on October 25, 2019. The Seward Township Planning Commission reviewed this request at their meeting on January 14, 2020. Concerns were expressed regarding traffic congestion and the potential for increased vehicular accidents. Discussion also occurred regarding drainage. The property's proximity to Shorewood and its location were the reasons for seeking the change to the Land Resource Management Plan and for the requested map amendments and special use permits. The Seward Township Planning Commission recommended approval of the request. The minutes of this meeting were provided.

The Seward Township Board reviewed the original request at their meeting on January 14, 2020. They echoed the concerns of the Seward Township Planning Commission regarding traffic and drainage. The Seward Township Board recommended approval of the request. The minutes of this meeting were provided.

The original petition information was sent to the Village of Shorewood on October 25, 2019. The Village of Shorewood submitted an email on January 6, 2020, stating that they were in discussions with the Petitioner and would have further review at upcoming Village Zoning Commission meeting. This email was provided.

The Village of Shorewood held a public hearing for a proposed annexation agreement on July 14, 2020. As of the date of this memo, the Village is still waiting on a traffic study, signage information, and information regarding the private road in the proposed Go Pro Subdivision. The draft annexation agreement was provided.

The Troy Fire Protection District has no objections to commercial uses at this location.



ZPAC reviewed the original proposal at their meetings on November 5, 2019, and January 7, 2020. At the November 5<sup>th</sup> meeting, discussion occurred regarding well and septic service at the site. The Petitioner agreed to a right-of-way dedication along the County Line Road frontage. At the January 7<sup>th</sup> meeting, the Petitioner provided updated septic information and updated traffic information. The final size of the detention pond had yet been determined. The Petitioner was working on a pre-annexation agreement with Shorewood that would allow the Village to annex the property when the property becomes contiguous to the Village. It was noted that the Village of Shorewood would like the special use to apply to only the storage portion of the property and that the acreage between the storage units and County Line Road be zoned business without a special use permit and that a formal subdivision occur. The Petitioner agreed to a sixty foot (60') right-of-way dedication as measured from the centerline of County Line Road including a ten foot (10') dedication for utilities. It was also noted that the Village of Shorewood requested the removal of some fencing and the reorientation of some of the storage buildings. It was noted that the landscaping plan and signage plan required more definition. ZPAC recommended forwarding the proposal to the Kendall County Regional Planning Commission without objection; two (2) members were absent. The minutes of these meetings were provided.

Per State law, the rezoning portion of the request cannot be conditioned. However, the special use portion of the request could be conditioned.

According to the revised site plan, a strip of land would remain east of the proposed indoor and outdoor storage area that would be used for future commercial and/or retail development, which is the B-2 map amendment portion of the request.

According to the proposed site plan, Mr. and Mrs. Maffeo would like to construct one (1) three thousand two hundred sixty-four (3,264) square foot metal storage and office building, eight (8) four thousand eight hundred (4,800) square foot storage buildings, four (4) three thousand two hundred (3,200) square foot storage buildings, one (1) four thousand two hundred fifty (4,250) square foot storage building, and one (1) five thousand (5,000) square foot storage building. The storage buildings on the periphery of the site are planned to face inward and substitute as part of the fencing.

The office building will contain offices, restrooms, and inside storage for vehicles. The facility will be used for general storage uses; no illegal or flammable materials will be stored or distributed out of the facility. No other active businesses will be operated out of the storage facility.

The renderings of the office building and other storage buildings were provided

Originally, the Petitioners planned to develop the site in two phases. Phase I will commence in Summer 2020 and consists of the metal storage and office building, the storage buildings along the periphery, paved parking area, and the six foot (6') privacy fence. Phase II will commence in Spring 2023 and will consist of the remaining metal storage buildings.

The outdoor storage area would be placed where the Phase II structures are planned. The outdoor storage area would be removed upon construction the Phase II structures. The outdoor parking area would be asphalt.

Mr. and Mrs. Maffeo anticipate employing between one (1) and five (5) part-time employees. One (1) employee would be for maintenance and the remaining employees would staff the office on a shift-basis to ensure that at least one (1) employee was onsite during business hours.

Access to the facility would be twenty-four (24) hours via access through the security gate between the office building and southern most storage building. Hours of operation are 7:00 a.m. until 7:00 p.m. daily.

All structures constructed on the site will require building and occupancy permits.

The proposed facilities would be served by well and septic. The Petitioner provided septic plan information. According to the site plan, the septic area would be south and west of the proposed office building.

According to the proposed site plan, one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond is planned for the property. The pond would be approximately eleven feet (11') feet deep at its deepest area. The pond is sized to handle runoff from future commercial development on the proposed B-2 portion of the site.

The Petitioners have applied for a stormwater management permit.

The property fronts County Line Road. As noted at the ZPAC meeting, the Petitioners were agreeable to a right-of-way dedication.

As part of the subdivision, the Petitioners will create a private road connecting County Line Road to the entrance of the storage facility.

The site plan shows three (3) parking spaces, including one (1) handicapped accessible parking space.

Based on the original lighting plan, there will be lights on all of the buildings and lights between buildings. The total number of lights on buildings is sixty-three (63) with eleven (11) additional lights throughout the property. None of the lighting will leave the site.

One (1) monument sign was shown on the landscaping plan. Pictures of the signs similar to the Petitioners' proposal were presented. The sign would be ten feet (10') tall and twelve feet (12') wide. No information regarding the height of the supporting poles was provided. A variance to the sign height restrictions might be required. The sign would be illuminated with a message board at the bottom.

Access to the storage area will be through a gate with a key pad. No information was provided regarding the dimensions of the gate. The gate width was not provided. One (1) four foot (4') wide gate is located on the northeast corner of the site.

Some of the lighting will be for security purposes and security cameras will be provided.

The proposal calls for six foot (6') privacy fence around most of the perimeter of the property. A six foot (6') ornamental fence is shown on the site plan on the eastern side of the site. Pictures of the ornamental fence were provided.

The Petitioners' Attorney indicated that the fence will be installed as part of Phase I.

No fencing is planned along the detention ponds.

Based on the landscaping plan, twelve (12) shade trees, three (3) evergreen shrubs, seventeen (17) deciduous shrubs, and ten (10) perennials would be planted on the property. The trees would be between twelve feet and fifteen feet (12'-15') in height at the time of planting and would grow between thirty feet and sixty feet (30'-60') in height. Based on the information, no trees or bushes would be planted north of the storage area. The balance of the site would be covered in lawn.

Little noise is anticipated from the proposed operations.

The site plan called for dumpsters to be provided onsite.

If approved, this would be the second active special use permit for a storage facility on non A-1 zoned property in unincorporated Kendall County.

§ 13.07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Existing uses of property within the general area of the property in question.* **The surrounding properties are used agricultural or uses similar to agricultural uses such as farmsteads and fertilizer operations.**

*The Zoning classification of property within the general area of the property in question.* **The surrounding properties are zoned A-1, A-1 with a special use, or B-4.**

*The suitability of the property in question for the uses permitted under the existing zoning classification.* **The property is presently zoned A-1 and can be used for farming.**

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.* **The trend of development in the area is stable with residential growth and special uses normally found in agricultural zoned areas.**

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.* **The Future Land Use Map was amended earlier in 2020 to reclassify the subject property as Commercial. The property to the west is planned to be used for recreational purposes. Minooka School District #111 plans to construct a school in the area. The Village of Shorewood's Future Land Use Map calls for this property to be Commercial and Government/Institutional. The proposed map amendments are consistent with the purpose and objectives of the Land Resource Management Plan.**

§ 13.08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.* **The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan and landscaping plan, dedicates land for right-of-way, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and related ordinances.**

*That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values*  
KCRPC Meeting Minutes 7.22.20

*within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.***

*That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposed use will be a low utility user and adequate utilities are planned for the development of the site. A private road is planned from County Line Road to the subject use. A right-of-way dedication is planned along County Line Road. The Petitioners will have to secure a stormwater management permit.***

*That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true.***

*That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **True, the proposed use is consistent with an objective found on Page 6-34 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industrial uses that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents” through the encouragement “. . . of locally owned businesses.”***

Staff recommends approval of the requested map amendments.

Staff also recommends approval of the requested special use permits for an outdoor storage business and a self-service storage facility subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan.
2. The operator(s) of the businesses allowed by this special use permit shall plant the vegetation and install the fencing identified in the landscaping plan within ninety (90) days of the approval of the special use permit ordinance. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
3. One (1) two (2)-sided illuminated sign may be installed on the subject property in substantially the location shown on the landscaping plan. The sign shall be **Insert Dimensions**.
4. Within sixty days (60) days of approval of this special use permit ordinance, the property owners shall convey land along the entire length of County Line Road side of the property at a depth of sixty feet (60') as measured from the centerline of County Line Road to Seward Township for County Line Road right-of-way.
5. The owners of the business allowed by this special use permit shall construct all of the storage buildings shown on the attached site plan on or before December 31, 2023. Either December 31, 2023, or upon completion of the final self-service storage building, whichever occurs first, the special use permit for an outdoor storage business shall automatically cease. The final self-service storage building shall be

considered complete when all occupancy permits for the self-service storage buildings are issued. The completion and expiration dates listed in this condition may be extended upon approval by the Kendall County Planning, Building and Zoning Committee.

6. A maximum of twelve (12) items, including, but not limited to, boats, trailers, and motor vehicles may be stored outdoors as part of the outdoor storage business special use permit.
7. None of the vehicles stored on premises shall be considered agricultural equipment as they relate to the businesses allowed by these special use permits.
8. All of the vehicles stored on the premises shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. The hours of operation for the businesses allowed by these special use permits shall be daily from 7:00 a.m. until 7:00 p.m. The operator(s) of the businesses allowed by these special use permit may reduce these hours of operation. Patrons may access the storage area at any time.
10. The total maximum number of employees combined for the businesses allowed by these special use permit shall be five (5), including the business owners.
11. The owners of the businesses allowed by these special use permits shall diligently monitor the property for leaks from items stored on the premises and shall promptly clean up the site if leaks occur.
12. The operator(s) of the business allowed by this special use permit shall provide the Kendall County Sheriff's Department and Troy Fire Protection District with passcodes to the gate upon the request of these agencies.
13. The operator(s) of the businesses allowed by these special use permits acknowledge and agree to follow Kendall County's Right to Farm Clause.
14. The operator(s) of the businesses allowed by these special use permits shall follow all applicable Federal, State, and Local laws related to the operation of these types of businesses.
15. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permits.
16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Dan Kramer, Attorney for the Petitioners, provided background of the proposal regarding both the proposed athletic facility and storage business. The Petitioners were working on an annexation agreement with the Village of Shorewood and were working on a plat for the subdivision. The traffic study for the proposed subdivision was underway. The Petitioners agreed with all of the proposed conditions except they requested that the number of items allowed stored outdoors be raised to twenty-five (25).

Member Hamman asked if the B-2 property would remain farmed. Mr. Kramer said the undeveloped lot would remain farmed.

Member Rodriguez asked about how the original twelve (12) vehicle limit was reached. Mr. Kramer responded that the figure was the Petitioners' original figure, but they would like increased outdoor storage space because of the financing issues with the bank regarding the timing of the indoor storage buildings.

Tom Casey joined the meeting remotely at this time (7:25 p.m.).

The existing property is currently vacant; there is a farmstead located on the property south of the subject property.

Mr. Asselmeier asked about the sign height. The Petitioners will supply additional signage information at the Kendall County Zoning Board of Appeals hearing. A variance to the sign height requirements could be required.

Member Nelson made a motion, seconded by Member Rodriguez, to recommend approval of the requested map amendments and special use permits with an amendment changing the number of stored outdoors from twelve (12) to twenty-five (25).

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson  
Nays (0): None  
Absent (0): None

The motion carried. This proposal goes to the Kendall County Zoning Board of Appeals on July 27, 2020.

#### **20-14 Kendall County Regional Planning Commission**

Mr. Asselmeier summarized the proposal.

The summary of the proposed changes to the Zoning Ordinance incorporating the changes made at the June 29, 2020, special meeting of the advisory boards and the July 7, 2020, ZPAC, meeting were provided.

Only those sections of the Zoning Ordinance with significant proposed changes were provided. Most of the sections with minor changes (i.e. typographical corrections, citation corrections, renumbering, adding of acronyms, etc.) that did not alter the meaning or intent of the regulations were not provided. Some sections with minor changes were provided for illustrative purposes. Section 14 was not provided because no changes were proposed to that Section.

Also, language was added allowing the Kendall County Regional Planning Commission to establish bylaws.

The townships were notified of this proposal on July 1, 2020. To date, no township has provided comments.

At the July 7, 2020, ZPAC meeting, ZPAC added language to Section 13:09.C.1 pertaining to the 200 foot grid soil survey and soils classified as unsuitable for conventional septic systems when considering open space. The minutes from the July 7<sup>th</sup> ZPAC meeting were provided.

The Comprehensive Land Plan and Ordinance Committee reviewed the proposal on July 22, 2020, and recommended approval of the proposal with no additional suggestions.

Member Nelson made a motion, seconded by Member Bledsoe, to recommend approval of the requested text amendments.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson  
Nays (0): None  
Absent (0): None

The motion carried. This proposal goes to the Kendall County Zoning Board of Appeals on July 27, 2020.

## **CITIZENS TO BE HEARD/ PUBLIC COMMENT**

None

## **NEW BUSINESS**

Mr. Asselmeier noted that the proposed preliminary and final plats for the Go Pro Subdivision would be on the August Commission agenda. Due to renovations of the County Board Room, the hearing will occur in the Historic Courthouse. Commissioners would be informed of the specific room closer to the date of the hearing.

## **OLD BUSINESS**

None

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

Petition 19-34, regarding an outdoor storage business at 7821 Route 71, was withdrawn by the Petitioner.

Petition 19-37 and 19-38, regarding the LRMP amendment and map amendment for the indoor athletic facility at the northwestern corner of 195 Route 52, were approved by the County Board.

Petition 19-41 regarding citation authority, was approved by the County Board.

## **OTHER BUSINESS/ANNOUNCEMENTS**

Member Casey asked about activity at the farmstead at 195 Route 52. Mr. Asselmeier responded that a warning notice would be sent on July 27, 2020, advising the property owner that a special use permit was required to operate a landscaping business at the subject property and that a stormwater permit was necessary to have the piles of material in the heights observed. Regarding the asphalt grindings, the contractor for the athletic facility started placing materials on the site before securing site plan approval. They will cease placing the grindings until site plan approval is secured.

## **ADJOURNMENT**

Member Stewart made a motion, seconded by Member Rodriguez, to adjourn.

The votes were as follows:

Ayes (9): Ashton, Bledsoe, Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, and Wilson  
Nays (0): None  
Absent (0): None

The motion carried.

The Kendall County Regional Plan Commission meeting adjourned at 7:41 p.m.

Respectfully submitted by,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

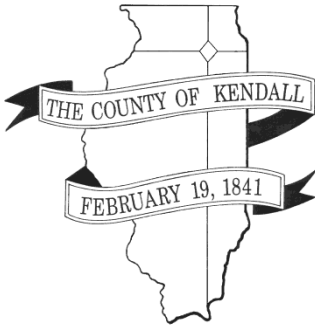
Enc.

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION  
JULY 22, 2020**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
19-39 Dan Kramer	1107 A S. Brady Goulds (IL)	dkramer@dun kramerlaw.com





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 20-15****Jason Shelley on Behalf of Goprobball, LLC and  
James and Denise Maffeo on Behalf of Four Season Storage, LLC  
Preliminary and Final Plat Approval and Variance to Soil Mapping  
Requirements of the Kendall County Subdivision Ordinance****INTRODUCTION**

The Petitioners would like to establish a four (4) lot commercial subdivision on the northern approximately nineteen (19) acres of the subject property. The Petitioners would also like relief from the requirements in the Kendall County Subdivision Control Ordinance pertaining to soil mapping for subdivisions utilizing septic systems for sewer service.

The preliminary plat application is included as Attachment 1. The variance request is included as Attachment 2. The updated proposed final plat is included as Attachment 3. The engineering plans are included as Attachment 4. Because they contain the same basic information, the application for the final plat is not included, but is on file in the Planning, Building and Zoning Department Office.

**SITE INFORMATION**

**PETITIONERS:** Jason Shelley on Behalf of Goprobball, LLC and James and Denise Maffeo on Behalf of Four Season Storage, LLC

**ADDRESS:** Portion of the Northern 18.7 Acres of 195 Route 52

**LOCATION:** Northwest Corner of Route 52 and County Line Road



**TOWNSHIP:** Seward

**PARCEL #:** Northern Part of 09-13-200-002

**LOT SIZE:** 18.7 +/- Acres

EXISTING LAND    Agricultural  
USE:

ZONING:    Western 9+ Acres B-4 Eastern 8+ Acres A-1

LRMP:	Future Land Use	Commercial
	Roads	County Line Road is a Township Maintained Arterial Road.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED    Preliminary Plat Approval  
ACTION:  
Final Plat Approval  
Variance to the Soil Mapping Submittal Requirements

APPLICABLE    § 7.00 through 7.05 of the Subdivision Control Ordinance Pertaining to Plat  
REGULATIONS: Approvals

§ 11 of the Subdivision Control Ordinance Pertaining to Exceptions

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Public/Institutional and Suburban Residential (1 DU/Acre)	A-1 and A-1 SU
South	Agricultural/Farmstead/Fertilizer and Grain Operation	A-1	Public/Institutional and Suburban Residential	A-1, and A-1 SU
East	Agricultural	A-1 (Will County)	Suburban Development	A-1 (Will County)
West	Agricultural	A-1	Suburban Residential	A-1 and A-1 SU

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

#### **PHYSICAL DATA**

##### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated, see Attachment 1, Pages 50-52.

## **NATURAL RESOURCES INVENTORY**

The LESA Score was 217 indicating a medium level of protection. The NRI Report is included in Attachment 1, Pages 18-49.

## **ACTION SUMMARY**

### **SEWARD TOWNSHIP**

Petition information was sent to Seward Township on July 28, 2020.

### **VILLAGE OF SHOREWOOD**

Petition information was sent to the Village of Shorewood on July 28, 2020. As of the date of this memo, an annexation agreement is under review between the Petitioners and the Village.

### **TROY FIRE PROTECTION DISTRICT**

Petition information was sent to the Troy Fire Protection District on July 28, 2020. The Troy Fire Protection submitted a letter on July 28, 2020, which is included as Attachment 5. They requested information about the ponds, athletic facility, and access road information. On July 29, 2020, the Petitioners' Attorney responded to the Troy Fire Protection District; the letter is included as Attachment 6.

### **ZPAC**

ZPAC reviewed this proposal at their meeting on August 4, 2020. The traffic study was still unavailable. The Village of Shorewood requested that the setback lines not be shown on the final plat due to potential conflicts between the County's regulations and Shorewood's regulations. The Village of Shorewood also requested information regarding the long-term maintenance of the stormwater detention pond on Lot 3, which serves Lots 2 and 3. The Health Department expressed their support for the requested exception to the Kendall County Subdivision Control Ordinance. The Petitioners' Attorney noted that the no parking would be permitted on Lot 4. The private road could be widened, if development occurred on the property south of the subject property. The private road could also be extended to the west if the Minooka School District constructed a school on the adjacent property. The Petitioners were agreeable with the conditions proposed by Staff and the removal of the setback lines on the final plat. By a vote of eight (8) in favor and zero (0) in opposition, ZPAC recommended approval of the proposal with the conditions proposed by Staff, the removal of the setback lines on the plat, and approval of the exception to the Kendall County Subdivision Control Ordinance. Two (2) members of ZPAC were absent. The minutes of the meeting are included as Attachment 8.

## **GENERAL**

According to the information provided to the County in the application materials and the materials provided previously for Petitions 19-38 and 19-39, the proposed Go Pro Sports Subdivision would consist of four (4) lots as described as follows:

Lot 1 would be approximately eight point six-nine (8.69) acres in size. Per Ordinance 2020-02, the property is zoned B-4 Commercial Recreation District. Per Petition 20-16, the property owner, Goprobball, LLC plans to construct an approximately seventy thousand (70,000) square foot indoor athletic facility with parking and an approximately seven thousand five (7,500) square foot eating area. The property would also have one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond. The pond would be approximately eleven feet (11') feet deep at its deepest area.

Lot 2 would be approximately four point zero-one (4.01) acres in size. Per Petition 19-39, Four Seasons Storage, LLC plans to construct one (1) three thousand two hundred sixty-four (3,264) square foot metal storage and office building, eight (8) four thousand eight hundred (4,800) square foot storage buildings, four (4) three thousand two hundred (3,200) square foot storage buildings, one (1) four thousand two hundred fifty (4,250) square foot storage building, and one (1) five thousand (5,000) square foot storage building. The construction would occur in two (2) phases. The area without buildings in the first phase would be used for outdoor storage. If Petition 19-39 is approved, the property would be zoned B-3 Highway Business District with special use permits for indoor and outdoor storage.

Lot 3 would be four point six-seven (4.67) acres in size and would have one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond similar to the pond located on Lot 1.

The balance of the site is reserved for future commercial development. Based on discussion with the Petitioner, development of this site is unlikely until public water and sewer service becomes available. If Petition 19-39 is approved, the property would be zoned B-2 General Business District. Per the Kendall County Zoning Ordinance, the site plan for any commercial development would be approved upon application for building permits or special use permits.

Lot 4 is approximately zero point five (0.5) acres and will be used as a private road maintained by the owners of Lots 1, 2, and 3. The road will be forty feet (40') wide and asphalt. The road will be named Go Pro Boulevard. Per Ordinance 2020-02, the property is zoned B-4 Commercial Recreation District.

In addition to the lots, land along the eastern side of the Subdivision will be dedicated to Seward Township for County Line Road Right-of-Way at a depth of sixty feet (60') as measured from the centerline of County Line Road. Also, a ten foot (10') public utility easement for Kendall County and Village of Shorewood is planned along County Line Road and Go Pro Boulevard. Maintenance of the private drive will be handled by an Illinois not-for-profit established by the property owners. The draft maintenance agreement is included as Attachment 7.

#### **BUILDING AND BUILDING CODES**

All structures constructed in the Subdivision will require building and occupancy permits.

#### **ENVIRONMENTAL HEALTH**

Until public utilities from the Village of Shorewood are extended to the property, the athletic facility and storage businesses will be served by well and septic.

#### **STORMWATER**

The engineering plans are included as Attachment 4.

#### **ROAD ACCESS**

The property fronts County Line Road. The draft traffic study is included as Attachment 9. As noted on page 13 of the draft traffic study, no southbound right-turn lanes or center turn-lanes are required.

#### **PARKING AND INTERNAL TRAFFIC CIRCULATION**

Parking facilities would be determined by individual site plans for the various lots.

#### **LIGHTING**

Lighting would be determined by individual site plans for the various lots.

#### **SIGNAGE**

Signage would be determined by individual uses and site plans for the various lots.

#### **LANDSCAPING**

Landscaping would be determined by individual site plans for the various lots. Other than the private road, no additional common areas are planned.

#### **APPLICATION FEES**

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording the final plat.

#### **VARIANCE (EXCEPTIONS)**

As noted in the variance request (Attachment 2), due to the size of the proposed subdivision and related costs, the Petitioners do not believe the required soil map required in Section 7.03.A.7.c is necessary.

#### **FINDINGS OF FACT-EXCEPTION**

§ 11.00.A.2 of the Subdivision Control Ordinance outlines findings that the Plat Officer must make in order to recommend in favor of the applicant on variation applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.*

**The proposed subdivision consists of four (4) lots, one (1) of which is a private road. The maximum number of users will be two (2) until such time as public utilities are available.**

*The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property.*

**The conditions are unique in that the proposed subdivision is small, consisting of two (2) proposed users at the time of platting. The Petitioners did create the hardship by desiring to have a subdivision at this location.**

*The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*

**The purpose of the variation is based on the size of the development and number of proposed lots.**

*The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.*

**Provided the subdivision is developed as proposed and that reasonable restrictions are placed on special uses that could be placed inside the subdivision, the granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.**

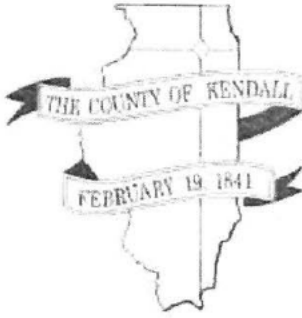
## **RECOMMENDATION**

Staff recommends approval of the requested plats and exception subject to the following:

1. A variance to Section 7.03.A.7.c of the Kendall County Subdivision Control Ordinance requiring a soil map and related soil studies be granted.
2. Unless further waived by the Planning, Building and Zoning Committee, all applicable application fees for review of the preliminary and final plats and variance shall be paid in full prior to the recording of the final plat.
3. The final plat shall become effective upon the successful recording of Attachment 3 in the timeframe outlined in Section 7.06.H of the Kendall County Subdivision Control Ordinance unless an extension is granted by the Kendall County Board.

## **ATTACHMENTS**

1. Application Materials
2. Variance Request
3. Final Plat
4. Engineering Plans
5. July 28, 2020 Troy Fire Protection District Letter
6. July 29, 2020 Kramer Response Letter to the Troy Fire Protection District
7. Draft Maintenance Agreement for Private Road
8. August 4, 2020, ZPAC Minutes
9. Draft Traffic Study




# DEPARTMENT OF PLANNING, BUILDING & ZONING

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

## APPLICATION

PROJECT NAME Goprobball LLC & Four Seasons

FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT</b>		
Jason Shelley on behalf of Goprobball, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b>		
GoProbball, LLC		
<b>SITE INFORMATION</b>		
ACRES <del>8.6902</del> 9.19 +/-	SITE ADDRESS OR LOCATION vacant land County Line Road	ASSESSOR'S ID NUMBER (PIN) part of 09-13-200-002
EXISTING LAND USE row crops	CURRENT ZONING B-4	LAND CLASSIFICATION ON LRMP Commercial
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input checked="" type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b> Daniel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> 1107A S. Bridge Street, Yorkville, IL 60560	<b>PRIMARY CONTACT EMAIL</b> dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b> 630-553-9500	<b>PRIMARY CONTACT FAX #</b> 630-553-5764	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b><sup>2</sup>ENGINEER CONTACT</b> John Tebrugge	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b> info@tebruggeengineering.com
<b>ENGINEER PHONE #</b> 815-786-0195	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> 		<b>DATE</b> 7/15/2021

FEE PAID: \$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_

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

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



# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

## APPLICATION

PROJECT NAME Goprobball LLC & Four Seasons

FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT</b>		
James Maffeo on behalf of Four Seasons Storage, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Four Seasons Storage, LLC		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
8.6902	vacant land County Line Road	part of 09-13-200-002
<b>EXISTING LAND USE</b>		
row crops	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
	B-2 and B-3 Special Use	Commercial
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MAP AMENDMENT (Rezone to _____) <input type="checkbox"/> VARIANCE <input type="checkbox"/> ADMINISTRATIVE VARIANCE <input type="checkbox"/> A-1 CONDITIONAL USE for: _____ <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final ) <input type="checkbox"/> ADMINISTRATIVE APPEAL <input checked="" type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.) <input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor )		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Daniel J. Kramer	1107A S. Bridge Street, Yorkville, IL 60560	dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
630-553-9500	630-553-5764	
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
John Tebrugge		info@tebruggeengineering.com
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
815-786-0195		
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b>
		3-28-20

FEE PAID: \$ \_\_\_\_\_  
CHECK #: \_\_\_\_\_

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

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

LEGAL DESCRIPTION:

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet for the point of beginning; thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line 53.0 feet; thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter; thence Northerly, along said East Line, 732.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.



LEGAL DESCRIPTION OF TRACT 1 (B-4 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet for the point of beginning; thence continuing Westerly, parallel with said North Line, 547.55 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line, 53.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 124.55 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 732.29 feet to the point of beginning in Seward Township, Kendall County, Illinois;

AND ALSO that Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 692.29 to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter feet for the point of beginning; thence Easterly, parallel with said North Line, 546.10 feet; thence Southerly at an angle of  $89^{\circ}33'03''$  measured counterclockwise from the last described course, 40.0 feet to a line which is 1874.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 546.02 feet to a line drawn Southerly from the point of beginning, parallel with the West Line of said Northeast Quarter; thence Northerly, parallel with said West Line, 40.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.



**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Hansel Ridge, LLC  
[REDACTED]

202000004426  
DEBBIE GILLETTE  
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/20/2020 12:20 PM  
WD: 57.00 RHSPS FEE: 10.00  
STATE TAX: 328.00  
COUNTY TAX: 164.00  
PAGES: 4

(The Above Space for Recorder's Use Only)

THE GRANTOR **Hansel Ridge, LLC**, a limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **GoProBall, LLC**, an Illinois limited liability company, whose principal place of business is located 24317 W. 143<sup>rd</sup> St., Plainfield, IL 60544, in fee simple forever, the following described real estate situated in the County of Kendall, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**


Permanent Index Number(s): 09-13-200-002 (part of )  
Property Address: 195 US Rt. 52, Minooka, IL 60447

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10<sup>th</sup> day of Feb, 2020.

Fidelity  
Title YK19019359

HANSEL RIDGE, LLC

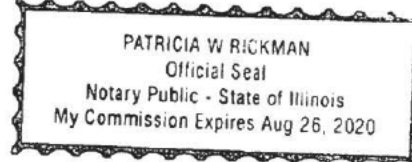
By   
John Dollinger

STATE OF ILLINOIS       )  
                                      ) SS,  
COUNTY OF                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Dollinger, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10<sup>th</sup> day of Feb, 2020.

  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Theresa Dollinger  
Castle Law  
822 129<sup>th</sup> Infantry Dr., #104  
Joliet, IL 60435

MAIL TO:

Daniel J. Kramer  
1107A S. Bridge St.  
Yorkville, IL 60560

SEND SUBSEQUENT TAX BILLS TO:

GoProBall, LLC  


**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1142.05 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 1146.61 FEET TO A LINE WHICH IS 1500.00 FEET (NORMALLY DISTANT) EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE, 679.29 FEET; THENCE EASTERLY, PARALLEL WITH SAID NORTH LINE, 423.0 FEET; THENCE SOUTHERLY, PARALLEL WITH SAID WEST LINE 53.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, 720.57 FEET TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 732.32 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

Unofficial



*Debbie Gillette*  
Kendall County Clerk & Recorder

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )

)SS

COUNTY OF KENDALL )

Theresa Dollinger

, being duly sworn on oath, states that affiant resides at

And further states that: (please check the appropriate box)

A. ☐ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. ☒ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:  
(please circle the appropriate number)

- ① The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

PATRICIA W. RICKMAN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Aug 26, 2020

This 13th day of March, 2020

Signature of Notary Public

Signature of Affiant

111 West Fox Street, Yorkville IL 60560-1498  
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

## QUIT CLAIM DEED

Statutory (Illinois)

### THE GRANTOR,

GOPROBALL, LLC, an Illinois  
Limited Liability Company  
Of the Village of Plainfield  
in the County of Kendall  
and State of Illinois

for and in consideration of \$10.00 in hand paid, CONVEY and QUIT CLAIM TO:

FOUR SEASONS STORAGE, LLC, an Illinois Limited Liability Company  
whose address is: 1223 Buell Avenue, Joliet, Illinois 60435

all interest in the following described Real Estate situated in the County of Kendall in the State  
of Illinois to wit:

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2019 and  
subsequent years real estate taxes.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois.

Permanent Real Estate Index Number: part of 09-13-200-002  
Address of Real Estate: 8.6902 acres vacant land, County Line Road, Seward Township, Kendall  
County, Illinois

Dated this 27th day of March, 2020.

GOPROBALL, LLC, an Illinois Limited Liability Company  
BY:

  
\_\_\_\_\_  
Jason Shelley, Manager

GOPROBALL, LLC, an Illinois Limited Liability Company  
BY:


  
James Maffeo, Manager


Quit Claim Deed

STATE OF ILLINOIS        )  
                                      ) SS.  
COUNTY OF Kendall )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Maffeo and Jason Shelley personally known to me to be the same person \_\_ whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 27th Day of March, 2020.

  
Notary Public

SEND SUBSEQUENT TAX BILLS TO:  
Four Seasons Storage, LLC  




THIS DOCUMENT PREPARED BY:  
AFTER RECORDING, RETURN TO:  
Attorney Daniel J. Kramer  
1107A S. Bridge Street  
Yorkville, IL 60560

This Transaction EXEMPT under provisions  
of 35ILCS 200/31-45, Par. \_\_\_\_.

Dated March 27, 2020.

Signed 



LEGAL DESCRIPTION OF TRACT 2 (B-3 Special Use Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 599.06 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet for the point of beginning; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Westerly, parallel with said North Line, 332.25 feet to a line drawn Southerly from the point of beginning, parallel with said West Line; thence Northerly, parallel with said West Line, 527.0 feet to the point of beginning in Seward Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT 3 (B2 Zoning Parcel):

That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet; thence Westerly, parallel with the North Line of said Northeast Quarter, 51.55 feet to a point hereinafter referred to as "Point A"; thence Southerly, along a line which forms an angle of 89°33'03" with the prolongation of the last described course, measured counter-clockwise therefrom, 692.32 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter for the point of beginning; thence Northerly, along the line of the last described course 692.32 feet to "Point A"; thence Westerly, parallel with said North Line, 547.51 feet; thence Southerly, parallel with the West Line of said Northeast Quarter, 165.29 feet; thence Easterly, parallel with said North Line, 332.25 feet; thence Southerly, parallel with said West Line, 525.07 feet to a line which is 1834.37 feet Southerly of (as measured along the East Line of said Northeast Quarter) and parallel with the North Line of said Northeast Quarter; thence Easterly, parallel with said North Line, 213.85 feet to the point of beginning in Seward Township, Kendall County, Illinois.

PLAT ACT AFFIDAVIT  
(FILE WITH THE RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS )  
COUNTY OF KENDALL )

)ss.  
)

DOCUMENT #

DANIEL J. KRAMER, being duly sworn on oath, states that he resides at  
1107A S. Bridge Street, Yorkville, IL 60560. That the attached deed represents:

1. The subject property is unsubdivided property.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division of subdivision of the land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
4. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
6. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
7. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. The conveyance is made to correct descriptions in prior conveyances.
10. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
11. The sale is of a single lot of less than five acres from a larger tract, evidenced by a survey made by a registered surveyor which single lot is the first sale from said larger tract as determined by the dimensions and configurations thereof on October 1, 1973, and which sale does not violate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

[REDACTED]  
DANIEL J. KRAMER, Attorney at Law

SUBSCRIBED AND SWORN to before me

this 27th day of March, 2020.

[REDACTED]  
Notary Public



# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Goprobball, LLC  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Development
3. Nature of Applicant: (Please check one) LLC  
☐ Natural Person (a)  
☐ Corporation (b)  
☐ Land Trust/Trustee (c)  
☐ Trust/Trustee (d)  
☐ Partnership (e)  
☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:  
Limited Liability Company
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:  

NAME	ADDRESS	INTEREST
Jason Shelley	[REDACTED]	50%
James Maffeo	[REDACTED]	50%
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Jason Shelley, Manager [REDACTED]

I, Colleen Hanson, VERIFICATION  
 being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 15th day of July, A.D. 2020

(seal)



[REDACTED]  
 Notary Public

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Four Seasons Storage, LLC  
 Address [REDACTED]  
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought \_\_\_\_\_
3. Nature of Applicant: (Please check one)
  - ☐ Natural Person (a)
  - ☐ Corporation (b)
  - ☐ Land Trust/Trustee (c)
  - ☐ Trust/Trustee (d)
  - ☐ Partnership (e)
  - ☐ Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:  
Limited Liability Company
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
 

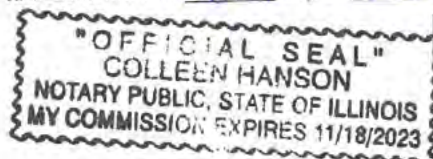
NAME	ADDRESS	INTEREST
<u>James Maffeo</u>		<u>50%</u>
<u>Denise Maffeo</u>		<u>50%</u>
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
X [REDACTED]

## VERIFICATION

I, \_\_\_\_\_, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 28th day of March, A.D. 2020

(seal)



Notary Public

**KENDALL COUNTY HEALTH DEPARTMENT**

811 W. John St. • Yorkville, IL • 60560  
 (630) 553-9100, ext. 8026 Fax (630) 553-9603 www.co.kendall.il.us

**PLAT REVIEW APPLICATION**

PLAN REVIEW FEE \$25.00 PER LOT

FEE PAID: \$

CHECK#:

PB&amp;Z Petition #

**APPLICANT INFORMATION:**

NAME OF APPLICANT

MAILING ADDRESS

CITY, STATE, ZIP

GoProball, LLC

PHONE #

FAX #

OTHER # (PAGER, CELL)

**PROJECT INFORMATION:**

PROJECT NAME

UNIT/PHASE #

NUMBER OF LOTS

ACRES

GoProball

PROJECT LOCATION

TOWNSHIP(S)

Caton Farm Road

Seward

ASSESSOR'S ID NUMBER

part of 09-13200-002

DIRECTIONS TO SITE (FROM INTERSECTION OF RT 34. AND RT. 47)

**OTHER APPLICANTS & INTERESTED PARTIES:**

NAME

MAILING ADDRESS

SIGNATURE

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

ALL SIGNATURES ABOVE REPRESENT ALL INTERESTS AND HAVE FULL LEGAL CAPACITY TO AND HEREBY DO  
 AUTHORIZE THE FILING OF THIS APPLICATION.

**AGENT/ATTORNEY FOR THE APPLICANT:**

NAME OF AGENT/ATTORNEY

MAILING ADDRESS

CITY, STATE, ZIP

Daniel J. Kramer

1107A S. Bridge Street

Yorkville, IL 60560

PHONE #

FAX #

OTHER # (PAGER, CELL)

630-553-9500

630-553-5764

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY  
 KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT

X. \_\_\_\_\_

DATE

7/15/2020 OVER →



**Kendall County Health Department  
Environmental Health Unit**

**Subdivision Plat Plan Review Requirements**

Kendall County Health Department (KCHD), Environmental Health Unit plat approval of a **subdivision proposing to utilize on-site water supply and/or wastewater treatment** is contingent upon the review and approval of the following materials and information as submitted by a professional engineer, architect, or surveyor:

**I. Concept Plan Stage**

- ☐ Natural Resources Inventory (NRI) Report, obtained from the Kendall County Soil and Water Conservation District, showing the location of the property in question and the types of soils found on that property.
- ☐ Concept plan showing proposed subdivision of site into individual lots, dimensions of the lots, portion of lots subject to setback, floodplain elevations and easement requirements.
- ☐ Information on past and present use of site, existing vegetation, trees, etc.

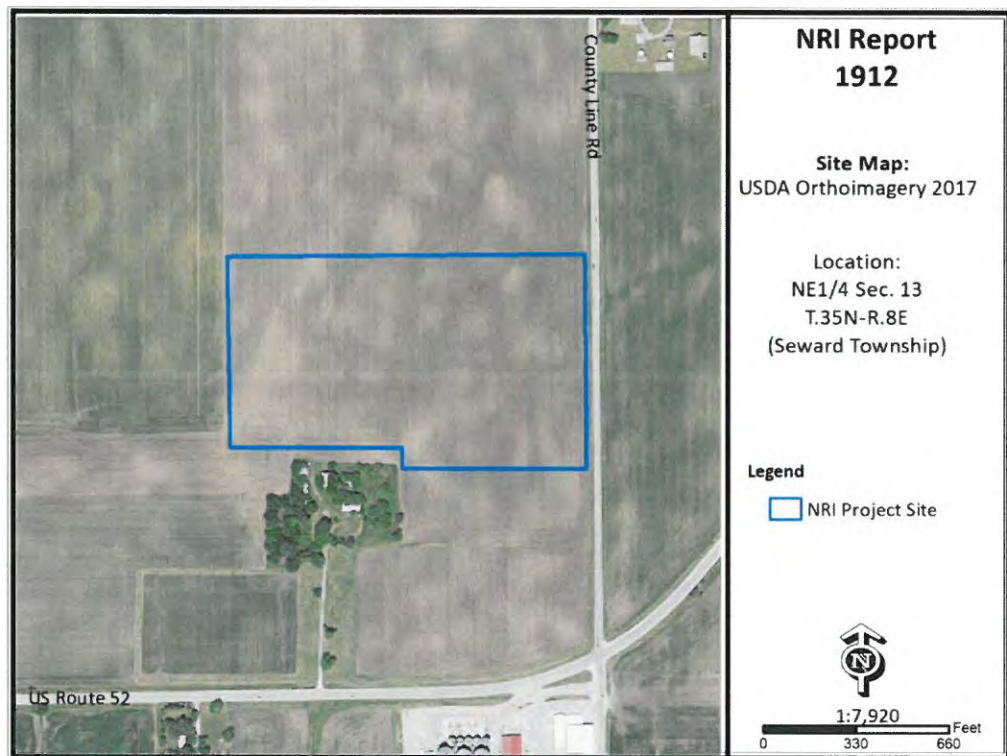
**II. Preliminary Plan Stage**

- ☐ **Submittal of a KCHHS Plat Review Application form and associated review fee.**
- ☐ Detailed soil map and the logs of each soil series mapped on the site shall be prepared by the soil classifier and submitted with the report.
- ☐ Subdivision map depicting the soil types present by their corresponding boundaries. Mapping is to be coordinated with site topography depicted at one (1) or two (2) foot contour intervals at a minimum and using a 1" = 100' scale.
- ☐ Map depicting areas of seasonal high groundwater, limiting permeability, bedrock or other limiting layers as determined by the soil classifier's observations of the soil characteristics. Long-term monitoring wells, approved by the Departments, may be used to supplement this information. Boundaries of the following areas shall be defined and depicted on the soil map:
  - 1. seasonal high groundwater or other limiting layers at less than 12";
  - 2. seasonal high groundwater or other limiting layers at 12" to 30";
  - 3. seasonal high groundwater or other limiting layers at 30" to 48";
  - 4. seasonal high groundwater or other limiting layers at 48" to 60"; and,
  - 5. seasonal high groundwater or other limiting layers greater than 60".
- ☐ A detailed description and location of the water supply and sewage disposal systems (a primary sewage disposal system and a future expansion system), on each lot, within the proposed subdivision.

\* **Note:** Mechanical private onsite sewage treatment systems may require a minimum lot size of 1 acre, a minimum lot width of 120 feet, and sufficient room between the proposed building sites so that equipment can enter each lot for the purpose of maintaining and/or replacing the mechanical treatment unit.

Kendall County Health Department  
Environmental Health Unit  
811 W. John Street  
Yorkville, IL 60560  
(630) 553-9100, ext. 8026 Fax (630) 553-9603

# NATURAL RESOURCE INFORMATION (NRI) REPORT: 1912



November  
2019

Petitioner: Goprobail, LLC  
Contact: Daniel J. Kramer, Attorney

Prepared by:



Kendall County Soil & Water  
Conservation District

7775A Route 47 • Yorkville, Illinois 60560

Phone: (630)553-5821 x3 • Fax: (630)553-7442

[www.kendallswcd.org](http://www.kendallswcd.org)

1912

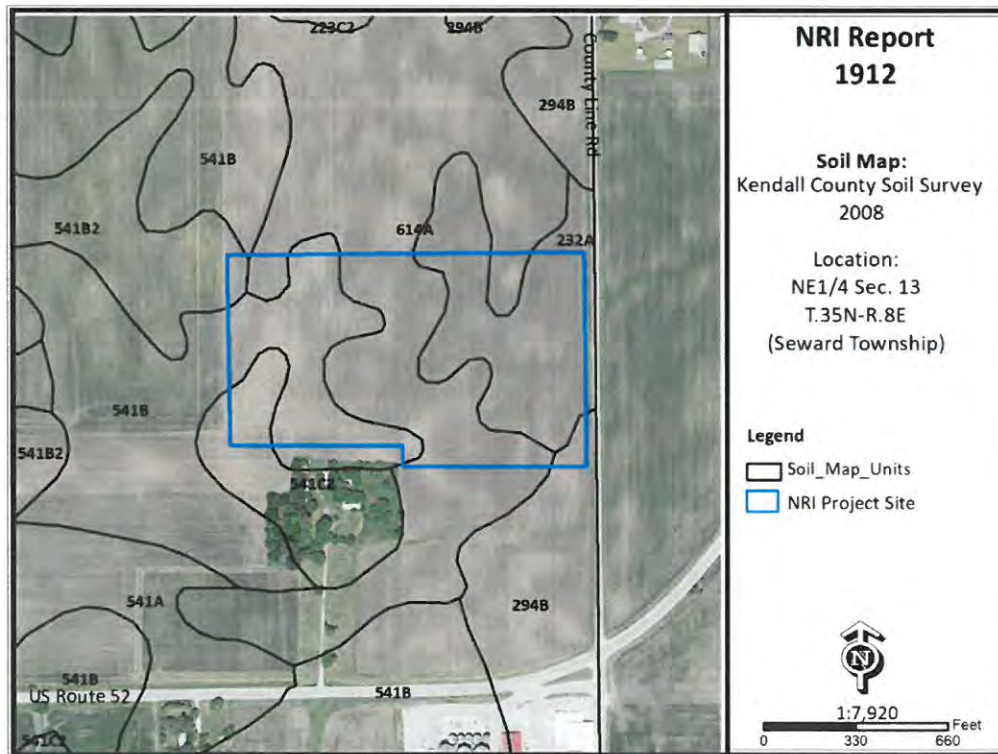
Executive Summary

November 2019

**Petitioner:** Goprobball, LLC**Contact Person:** Attorney Daniel J. Kramer**County or Municipality the petition is filled with:** Kendall County**Location of Parcel:** NE¼ Section 13, T.35N.-R.8E. (Seward Township) of the 3<sup>rd</sup> Principal Meridian**Project or Subdivision Name:** Goprobball**Existing Zoning & Land Use:** A-1; Agricultural**Proposed Zoning & Land Use:** A-1 Special Use, B-3, B-4; Commercial Recreation, Highway Business District**Proposed Water Source:** Well**Proposed Type of Sewage Disposal System:** Septic**Proposed Type of Storm Water Management:** On-Site Detention**Size of Site:** 18.75 acres**Land Evaluation Score:** 217 (Land Evaluation: 89; Site Assessment:128)

### Natural Resource Findings

#### Soil Map:



#### SOIL INFORMATION:

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):



Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
232A	Ashkum silty clay loam, 0-2% slopes	Poorly Drained	C/D	Hydric	Prime Farmland (if drained)
294B	Symerton silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland
541C2	Graymont silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-hydric	Farmland of Statewide Importance
614A	Chenoa silty clay loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Hydric Inclusions Likely	Prime Farmland

**Hydrologic Soil Groups:** Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. 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 letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have 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.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic 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.
- ✓ **Hydrologic 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, 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.

**Hydric Soils:** A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, 232A Ashkum silty clay loam is classified as being a hydric soil and 614A Chenoa silty clay loam is noted as having the potential for hydric inclusions.

**Prime Farmland:** Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all, except for 614A Chenoa silty clay loam which is designated of being of statewide importance, are designated as prime farmland.

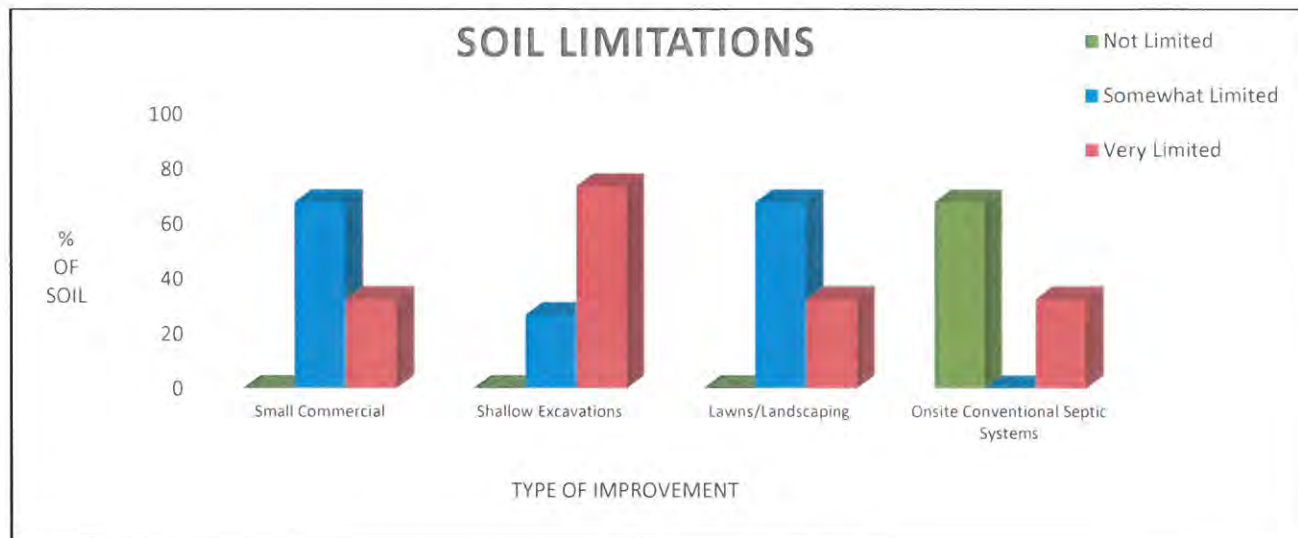
**Soil Limitations:** Limitations for dwellings without basements, dwellings with basements, small commercial building, shallow excavations, lawns/landscaping and local roads/streets.

Table 2a:

Soil Type	Dwellings Without Basements	Dwellings With Basements	Small Commercial Building
232A	Very Limited	Very Limited	Very Limited
294B	Somewhat Limited	Somewhat Limited	Somewhat Limited
541B	Somewhat Limited	Somewhat Limited	Somewhat Limited
541C2	Somewhat Limited	Very Limited	Somewhat Limited
614A	Somewhat Limited	Very Limited	Somewhat Limited

Table 2b:

Soil Type	Shallow Excavations	Lawns/Landscaping	Onsite Conventional Septic Systems
232A	Very Limited	Very Limited	Unsuitable: wet
294B	Somewhat Limited	Somewhat Limited	Suitable
541B	Somewhat Limited	Somewhat Limited	Suitable
541C2	Somewhat Limited	Somewhat Limited	Suitable
614A	Very Limited	Somewhat Limited	Suitable



#### **Kendall County Land Evaluation and 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.
  - ✓ The Land Evaluation score for this site is 89, indicating that this site is **currently well suited** for agricultural uses.
- **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 Site Assessment score for this site is 128.

The **LESA Score for this site is 217 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.

**Wetlands:** The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland(s) on the proposed project site. To determine 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:** The parcel is not located within the floodplain.

**Sediment and Erosion Control:** Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (<http://www.aiswcd.org/illinois-urban-manual/>) for appropriate best management practices.

#### **LAND USE FINDINGS:**

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Goprobball, LLC for the proposed Goprobball project (change in zoning request from A-1 to A-1 Special Use, B-3, B-4) located in Section 13 of Seward Township (T.35N-R.8E) of the 3<sup>rd</sup> Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD 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 90 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 217 which indicates a medium level of protection for the proposed project site. 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. Additionally, of the soils found onsite, 98.9% are classified as prime farmland.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads/streets, 73.4% are very limited for dwellings with basements and shallow excavations, 32.4% are very limited for dwellings without basements, small commercial buildings and lawns/landscaping. Additionally, 32.4% are unsuitable for conventional septic systems. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department. This information is based on the soil in an undisturbed state.

This site is located within both the Illinois River Watershed Des Plaines Watershed.

This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment 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 a part 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 (Ill. Compiled Statutes, Ch. 70, Par 405/22.02a).

SWCD Chair/Designee

Date

11/04/19

<b>KENDALL CO SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION REPORT (NRI)</b>	
NRI Report Number	1912
Date District Board Reviews Application	November 2019
Applicant's Name	Groproball, LLC
Size of Parcel	18.8 acres
Current Zoning & Use	A-1; Cropland
Proposed Zoning & Use	A-1 Special Use, B-4 and B-3; Commerical
Parcel Index Number(s)	09-13-200-002 (portion of)
Contact Person	Daniel J. Kramer, Attorney

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

Report Prepared By: *Megan Andrews* Position: *Resource Conservationist*

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## PURPOSE AND INTENT

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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**

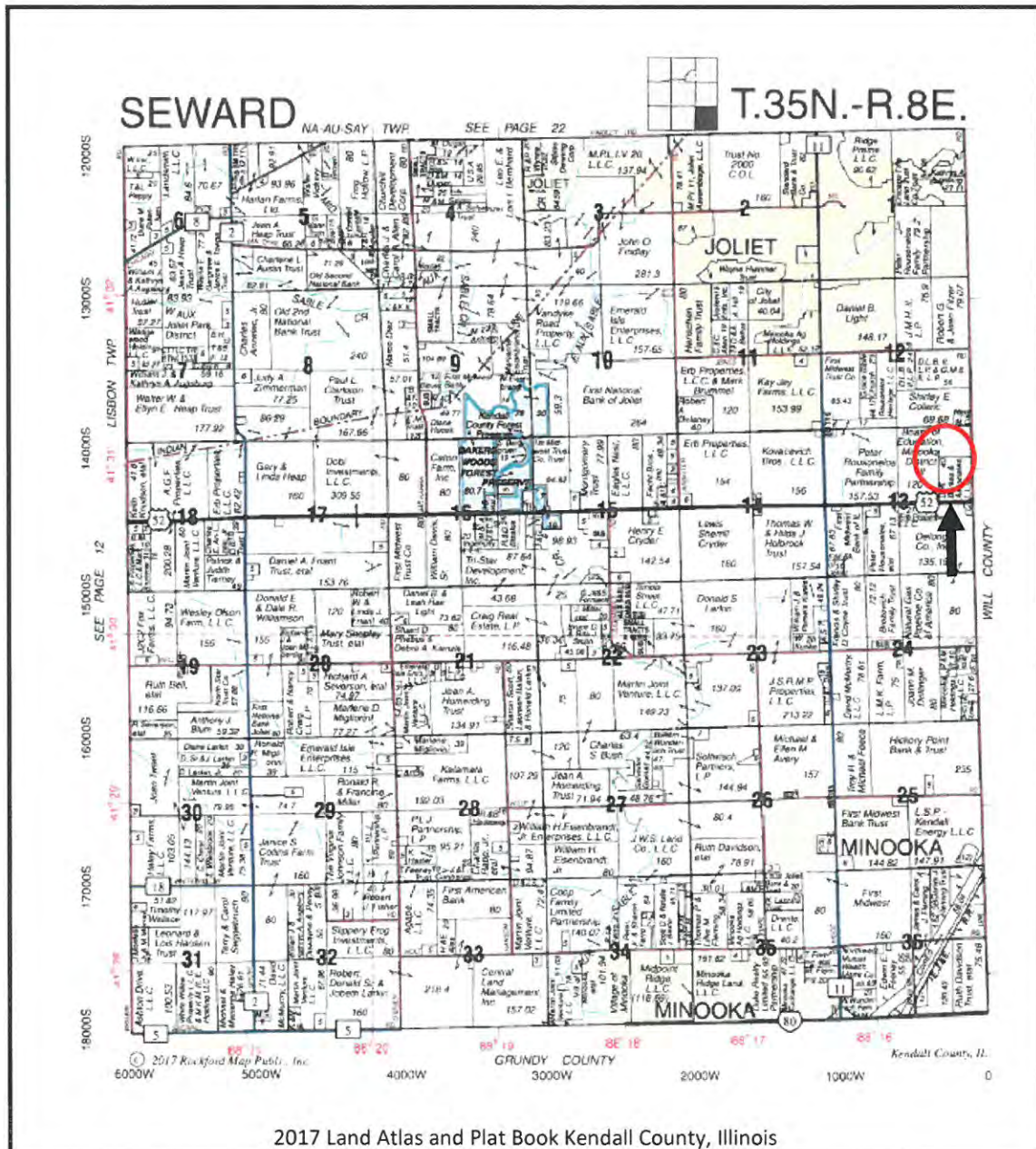


## PARCEL LOCATION

### Location Map for Natural Resources Information Report # 1912

NE¼ Section 13 of Township 35 North, Range 8 East (Seward Township) on 18.8 acres. This parcel is located on the north side of Route 52 and northeast of the intersection of Route 52 and Ridge Road. The parcel is currently located in unincorporated Kendall County.

Figure 1: 2017 Plat Map and 2017 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.***



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## ECOLOGICALLY SENSITIVE AREAS

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### ***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 midwestern United States, for example, it was

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

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

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 ecologically sensitive area(s) are not located near the parcel in question (PIQ).*

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## SOILS INFORMATION

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### 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 delineation.

Figure 2: Soil Map

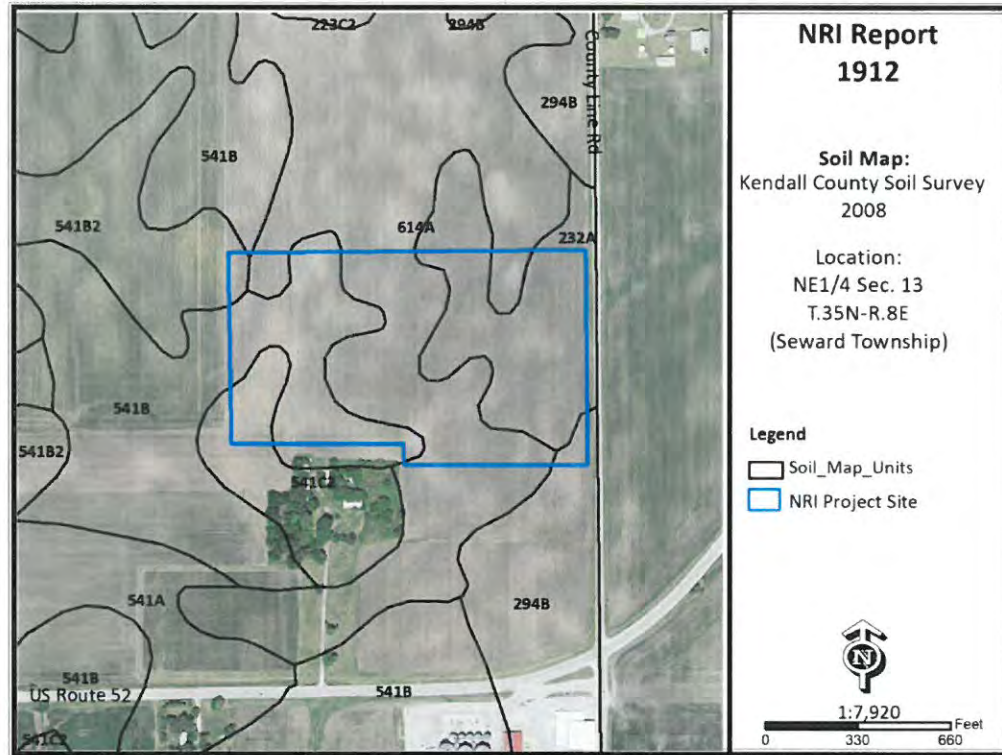


Table 1: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
232A	Ashkum silty clay loam, 0-2% slopes	6.1	32.4%
294B	Symerton silt loam, 2-5% slopes	0.6	3.2%
541B	Graymont silt loam, 2-5% slopes	4.4	23.4%
541C2	Graymont silt loam, 5-10% slopes, eroded	0.2	1.1%
614A	Chenoa silty clay loam, 0-2% slopes	7.5	39.9%

\*SOURCE: National Cooperative Soil Survey – USDA-NRCS

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## SOIL INTERPRETATIONS EXPLANATION

### Nonagricultural

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#### 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

1. **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.

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## BUILDING LIMITATIONS

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#### 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 when granting parcels with these soils exclusively.

Dwellings without Basements - Ratings are for undisturbed soil for a houses of three stories or less 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. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without



movement and on the properties that affect excavation and construction costs.

Dwellings with Basements - Ratings are for undisturbed soil for a building structure of less than 3 stories with a basement. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Small Commercial Building - Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs.

Shallow Excavations - Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches or other purposes. Ratings are based on soil properties that influence the ease 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 & Streets - have an all-weather surface and carry automobile and light truck traffic all year. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Onsite Sewage Disposal - The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department - Environmental Health at (630)553-9100 x8026

**Table 2a: Building Limitations**

Soil Type	Dwellings Without Basements	Dwellings With Basements	Small Commercial Building	Acres	%
<b>232A</b>	<b>Very Limited:</b> Ponding; Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Ponding; Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Ponding; Depth to saturated zone; Shrink-swell	6.1	32.4%
<b>294B</b>	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone	<b>Somewhat Limited:</b> Shrink-swell	0.6	3.2%
<b>541B</b>	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone; Shrink-swell	<b>Somewhat Limited:</b> Shrink-swell	4.4	23.4%
<b>541C2</b>	<b>Somewhat Limited:</b> Shrink-swell	<b>Very Limited:</b> Depth to saturated zone; Shrink-swell	<b>Somewhat Limited:</b> Slope; Shrink-swell	0.2	1.1%
<b>614A</b>	<b>Somewhat Limited:</b> Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Depth to saturated zone	<b>Somewhat Limited:</b> Depth to saturated zone; Shrink-swell	7.5	39.9%
<b>% Very Limited</b>	<b>32.4%</b>	<b>73.4%</b>	<b>32.4%</b>		

Table 2b: Building Limitations

Soil Type	Shallow Excavations	Lawns & Landscaping	Onsite Conventional Septic Systems	Acres	%
232A	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty; Unstable Excavation Walls; Too clayey	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty	<b>Unsuitable: Wet</b>	6.1	32.4%
294B	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Suitable</b>	0.6	3.2%
541B	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Suitable</b>	4.4	23.4%
541C2	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Suitable</b>	0.2	1.1%
614A	<b>Very Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Suitable</b>	7.5	39.9%
<b>% Very Limited</b>	<b>73.4%</b>	<b>32.4%</b>	<b>32.4%</b>		

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

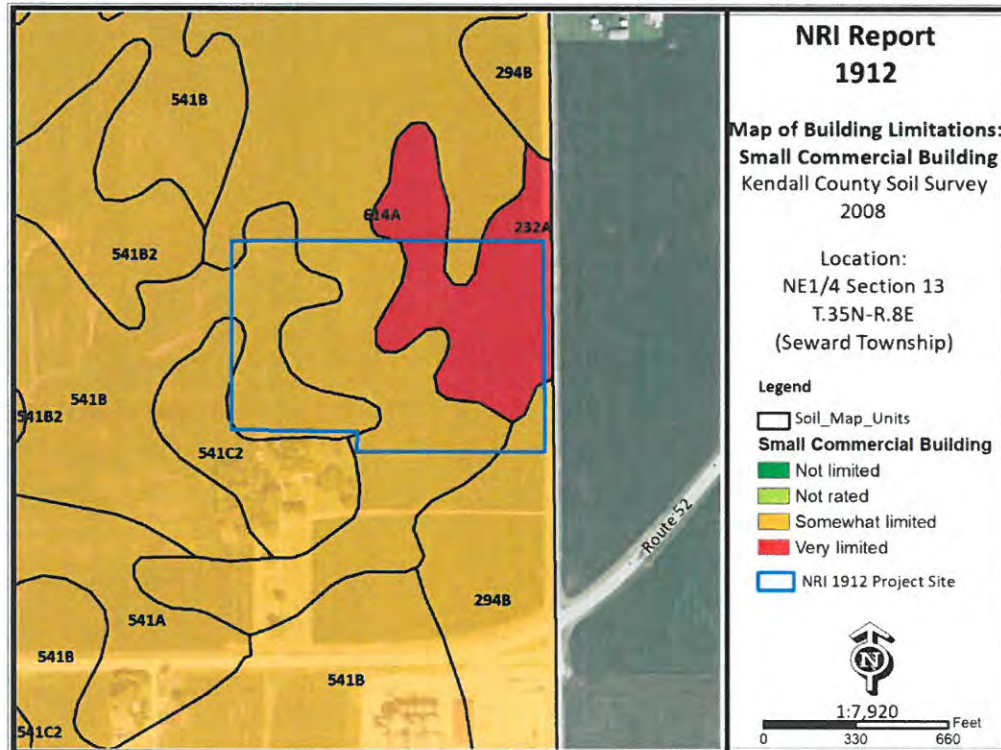




Figure 3b: Map of Building Limitations – Shallow Excavations

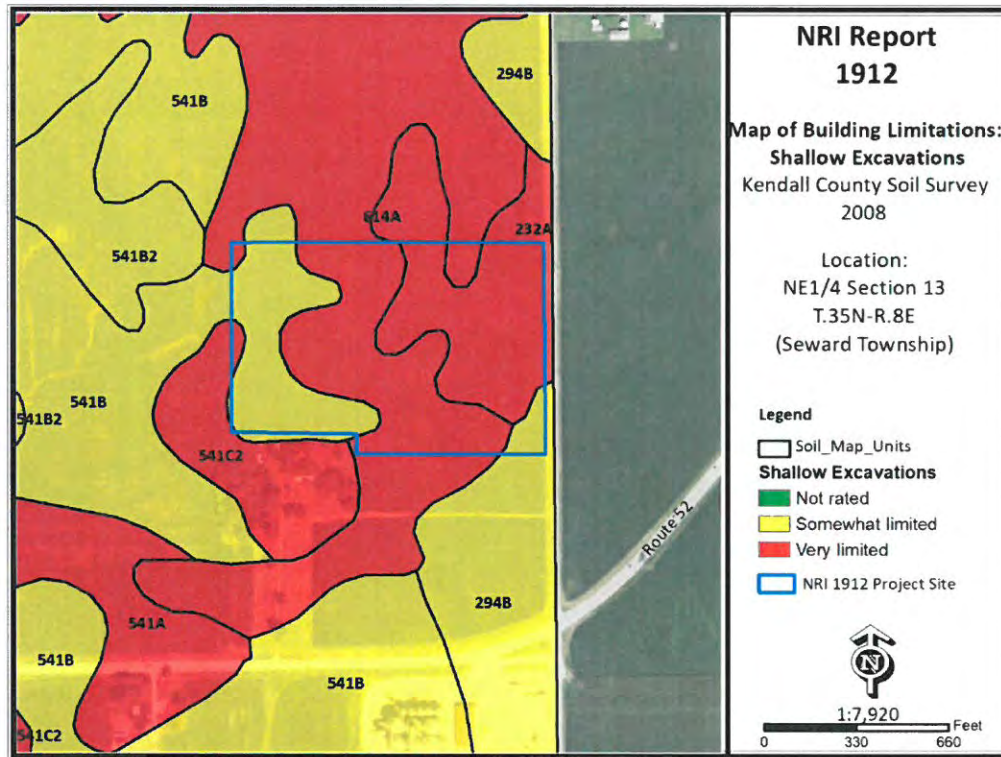


Figure 3c: Map of Building Limitations – Lawns &amp; Landscaping

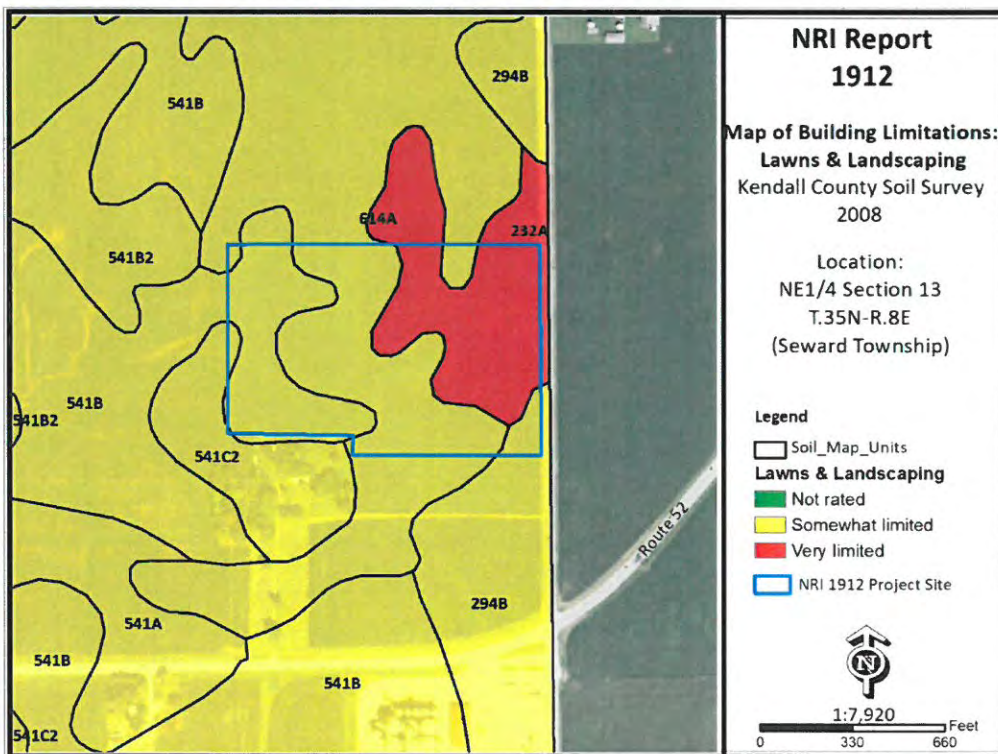
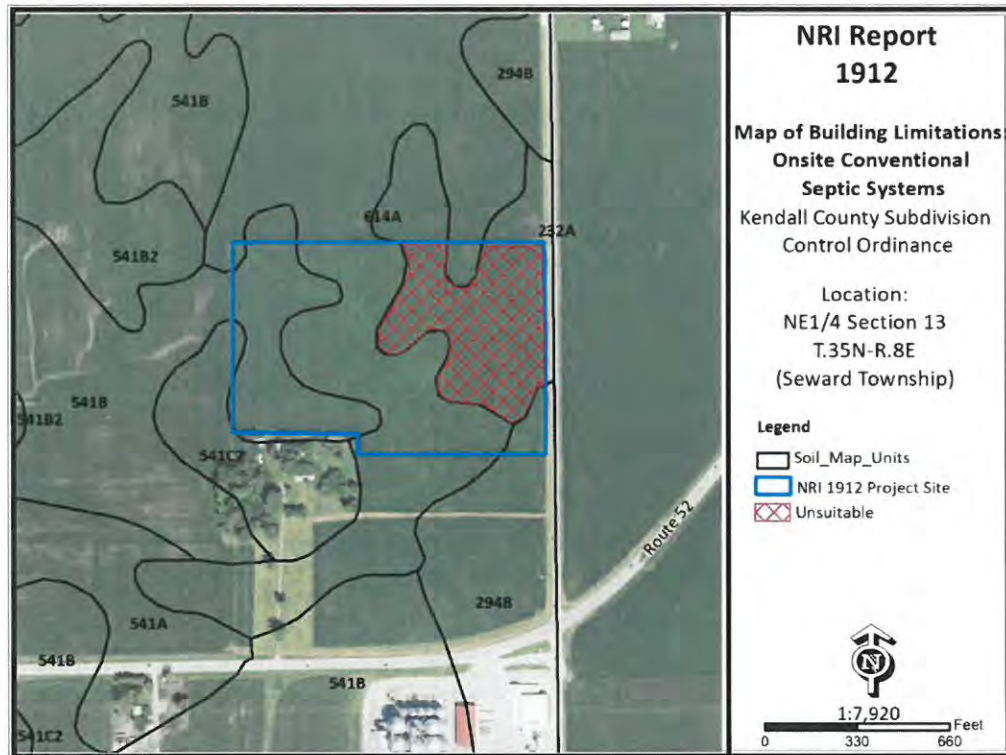


Figure 3d: Map of Building Limitations – Onsite Conventional Septic Systems



## 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.

**Surface Runoff:** 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.

**Months:** 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.

**Ponding:** 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* if 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 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
232A	C/D	Negligible	January – May Upper Limit: 0.0'-1.0' Lower Limit: >6.0'	January - May Surface Water Depth: 0.0'-0.5' Duration: Brief (2 to 7 days) Frequency: Frequent	January - May Duration: -- Frequency: None
294B	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.5'-4.7'	February - April Surface Water Depth & Duration: - Frequency: None	February - April Duration: -- Frequency: None
541B	B/D	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	February - April Surface Water Depth & Duration: - Frequency: None	February - April Duration: -- Frequency: None
541C2	C	Medium	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-4.3'	February - April Surface Water Depth & Duration: - Frequency: None	February - April Duration: -- Frequency: None
614A	C/D	Low	January - May Upper Limit: 1.0'-2.0' Lower Limit: 2.1'-4.3'	January - May Surface Water Depth & Duration: - Frequency: None	January - May Duration: -- Frequency: None

## 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: texture, slope, structure, 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.

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

The SWCD recommends an erosion and sediment 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
232A	0-2%	Slight	6.1	32.4%
294B	2-5%	Slight	0.6	3.2%
541B	2-5%	Slight	4.4	23.4%
541C2	5-10%	Moderate	0.2	1.1%
614A	0-2%	Slight	7.5	39.9%

### PRIME FARMLAND SOILS

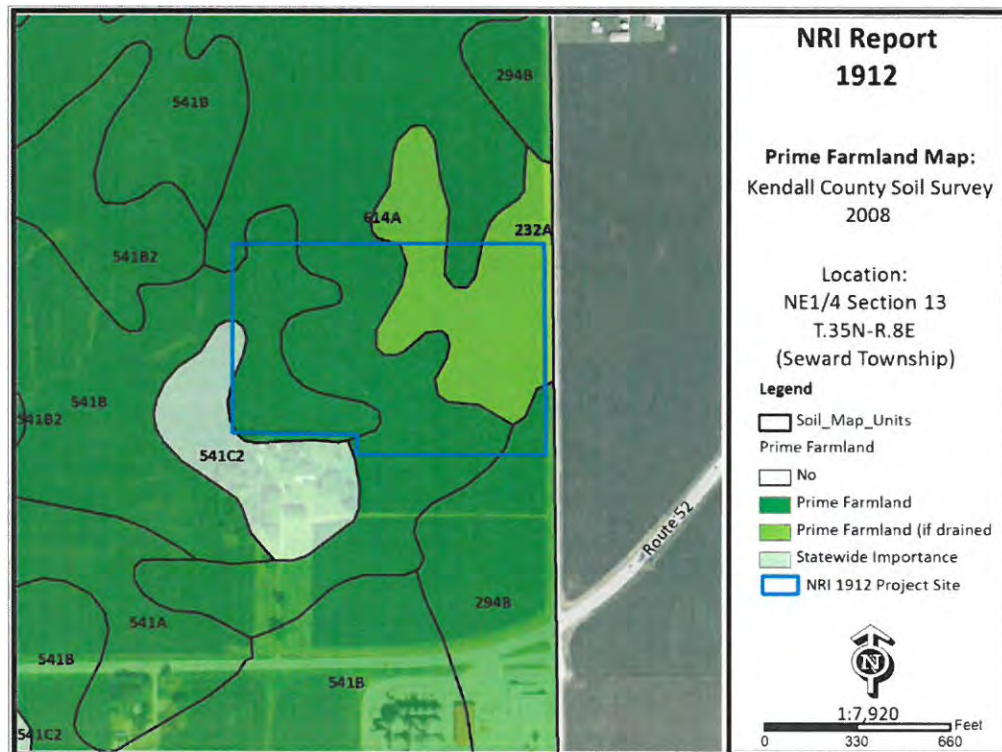
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not 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
232A	Prime Farmland (if drained)	6.1	32.4%
294B	Prime Farmland	0.6	3.2%
541B	Prime Farmland	4.4	23.4%
541C2	Farmland of Statewide Importance	0.2	1.1%
614A	Prime Farmland	7.5	39.9%
% Prime Farmland	98.9%		

Figure 4: Map of Prime Farmland Soils



## 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.

**Please Note:** A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available and a full LESA score is unavailable for the parcel.

**Table 6a: Land Evaluation Computation**

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
232A	3	87	6.1	530.7
294B	2	94	0.6	56.4
541B	2	94	4.4	413.6
541C2	5	82	0.2	16.4
614A	3	87	7.5	652.5
<b>Totals</b>			<b>18.8</b>	<b>1669.6</b>
<b>LE Score</b>		<b>LE= 1669.6/18.8</b>		<b>LE=89</b>

The Land Evaluation score for this site is 89, indicating that this site is currently 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)	20
	2. Current land use adjacent to site. (30-20-15-10-0)	30
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20
	4. Size of site. (30-15-10-0)	0
<b>B.</b>	<b>Compatibility / Impact on Uses</b>	
	1. Distance from city or village limits. (20-10-0)	10
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	10
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
<b>C.</b>	<b>Existence of Infrastructure</b>	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	8
	<b>Site Assessment Score:</b>	<b>128</b>



**Land Evaluation Value: 89 + Site Assessment Value: 128 = LESA Score: 217**

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

The **LESA Score for this site is 217 which indicates a medium 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.

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## LAND USE PLANS

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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 the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

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## DRAINAGE, RUNOFF AND FLOOD INFORMATION

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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 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 planimeter.

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 stress 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.

This parcel is located on topography (**slopes 0 to 10%**) involving high and low areas (**elevation is approximately 640' to 650' above sea level**). The parcel lies within both the **Illinois River Watershed and Des Plaines River Watershed**.



Figure 5: FEMA Floodplain Map

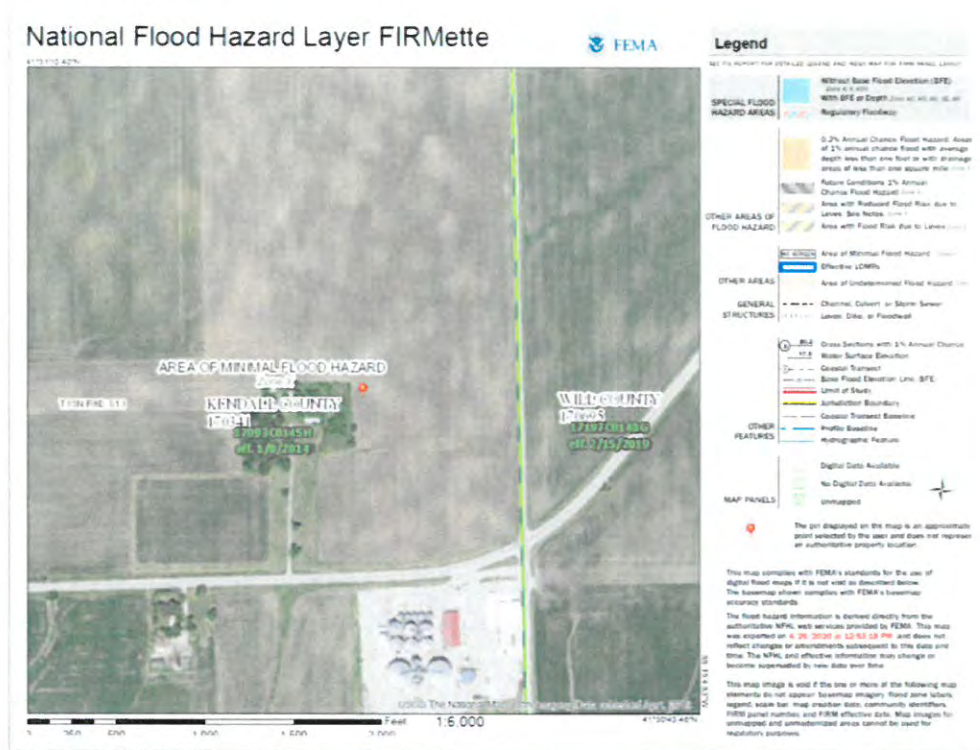
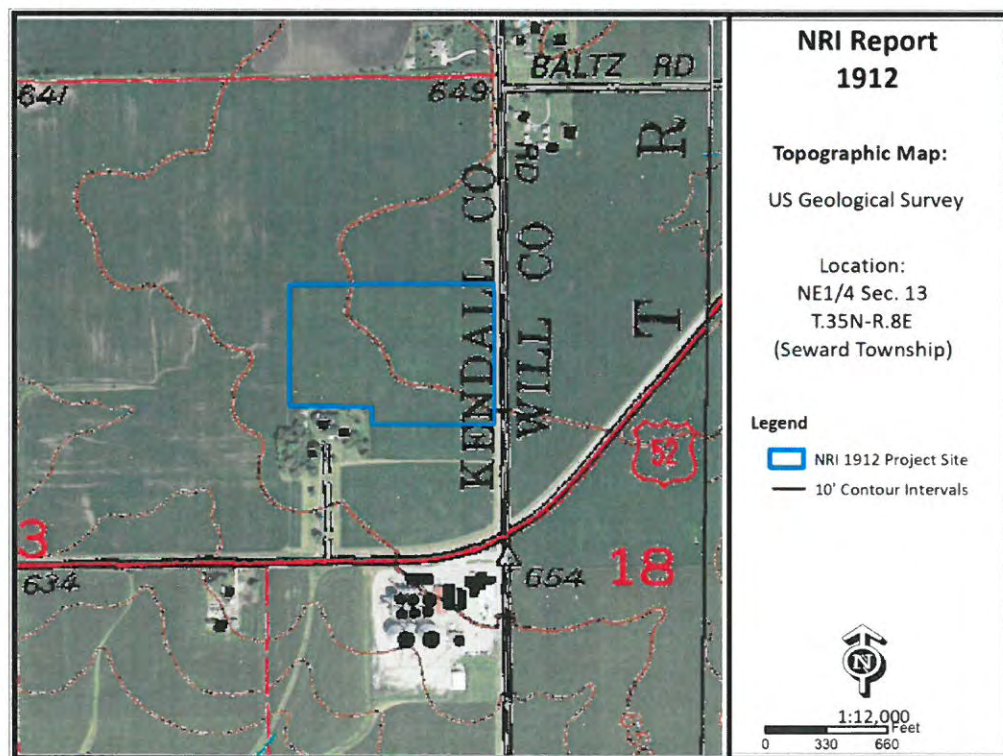


Figure 6: USGS Topographic Map



## 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 **Illinois River Watershed and Des Plaines River Watershed**.

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 Map – USFWS National Wetland Inventory



Office maps indicate that wetlands **are not** 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."*

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### Hydric Soils

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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.

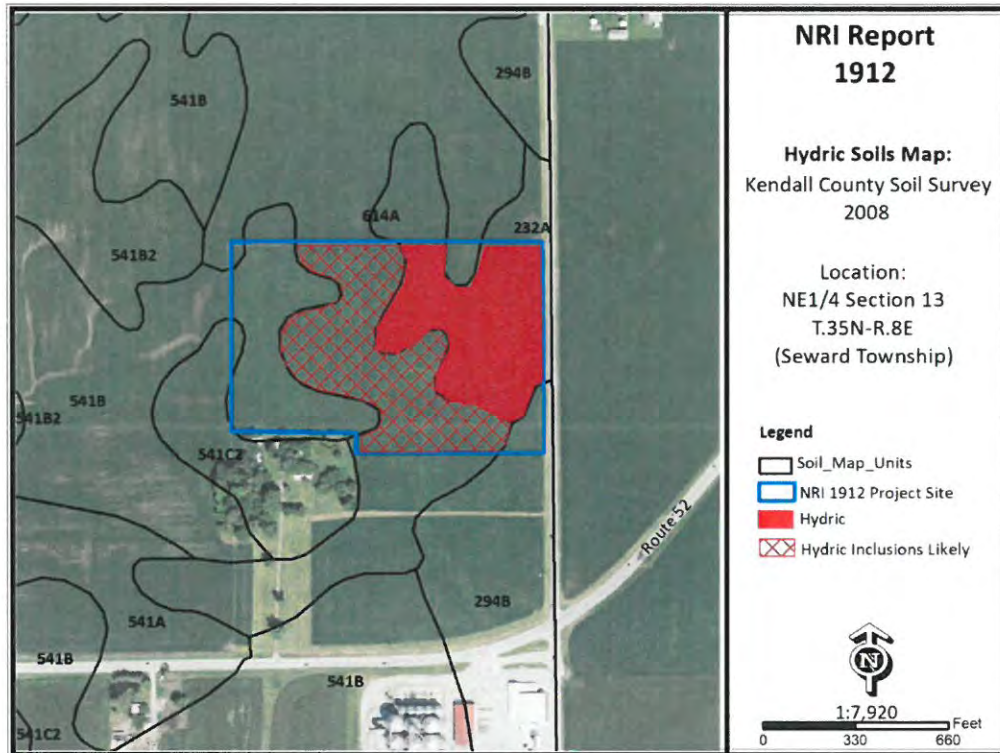
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain 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 and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 7: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
232A	Poorly drained	Hydric	--	6.1	32.4%
294B	Moderately well drained	Non-hydric	--	0.6	3.2%
541B	Moderately well drained	Non-hydric	--	4.4	23.4%
541C2	Moderately well drained	Non-hydric	--	0.2	1.1%
614A	Somewhat Poorly Drained	Non-hydric	Yes	7.5	39.9%

Figure 8: Hydric Soils Map



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## WETLAND AND FLOODPLAIN REGULATIONS

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**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, Rock Island, IL
- ◆ **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, Springfield, IL

### COORDINATION

We recommend early coordination with the regulatory agencies BEFORE 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 cannot 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 ripplable 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.

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

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

**HYDRIC SOIL** - 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.

**PALUSTRINE** - Name given to inland fresh water wetlands.

**PERMEABILITY** - 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

**POTENTIAL FROST ACTION** - 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.

**SHRINK-SWELL POTENTIAL** - 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.

**SUBSIDENCE** - 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.

**TOPSOIL** - 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.

**WATERSHED** - 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.

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## REFERENCES

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- Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.
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**Applicant:** Goprobball, LLC  
**Contact:** Attorney Daniel J. Kramer  
**Address:** 1107A South Bridge St  
 Yorkville, IL 60560

**IDNR Project Number:** 2003132  
**Date:** 09/25/2019

**Project:** GoProball  
**Address:** County Line Road, Shorewood

**Description:** Indoor/Outdoor facility for baseball and soccer fields

### Natural Resource Review Results

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

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

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

**County:** Kendall

**Township, Range, Section:**  
 35N, 8E, 13



#### **IL Department of Natural Resources Contact**

Adam Rawe  
 217-785-5500  
 Division of Ecosystems & Environment

#### **Government Jurisdiction**

Kendall County Planning, Building, and Zoning  
 Matt Asselmeier  
 111 W Fox Street  
 Yorkville, Illinois 60560

#### **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.



IDNR Project Number: 2003132

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IDNR Project Number: 2003132

**EcoCAT Receipt****Project Code** 2003132**APPLICANT****DATE**

Goprobail, LLC  
 Attorney Daniel J. Kramer  
 1107A South Bridge St  
 Yorkville, IL 60560

9/25/2019

**DESCRIPTION****FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

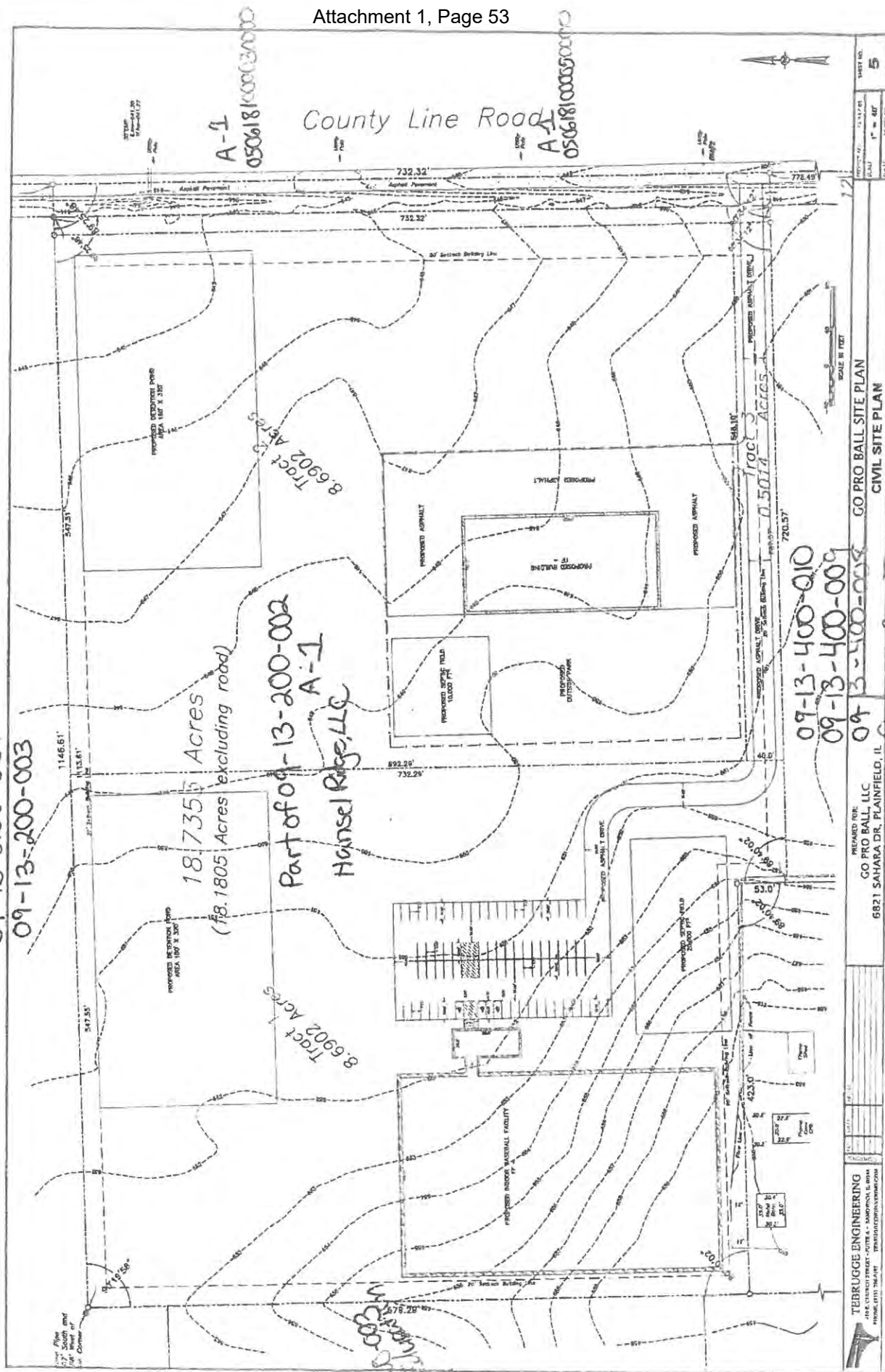
\$ 125.00

\$ 2.81

\$ 127.81

**TOTAL PAID****\$ 127.81**

Illinois Department of Natural Resources  
 One Natural Resources Way  
 Springfield, IL 62702  
 217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)



09-13-400-007  
DeLong Co. Inc  
A-1

Delong Co. Inc  
A-1 Special Use

LAW OFFICES  
OF

***Daniel J. Kramer***

**DANIEL J. KRAMER**

1107A SOUTH BRIDGE STREET  
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**KELLY A. HELLAND  
D.J. KRAMER**

July 21, 2020

To: Kendall County Planning, Building and Zoning Committee

RE: GoPro Baseball, LLC and Four Seasons Storage Variance Request

Please be advised that each of these two projects have been winding through the Zoning, Special Use, and Plat Approval process with the Kendall County Planning, Building, and Zoning Department.

Since the parcel was being split into only two ownerships, we had initially intended to accomplish that split, not by Plat of Subdivision, but under a perfectly legal method of division of the parcels under the Illinois Exceptions to Plat Act. Since each Owner would own over 5 acres there was absolutely no reason legally to do a formal Subdivision.

While we were going through the Zoning process, the Village of Shorewood and the Kendall County Zoning Office asked us as a matter of courtesy if we would agree to do a Plat of Subdivision thinking it would be easier for management for each future Governmental body down the road.

We were willing to comply with that voluntary request, our response being that as long as it did not incur a great deal of extra expense we would be willing to do so. Unfortunately it has turned into a financial nightmare in that the extra Platting fees to the Village of Shorewood were extremely high and since they were Platting a Subdivision they undertook an Engineering Review which was totally duplicious of the Engineering Review being conducted by the County. Thus my Clients have now incurred a substantial doubling of fees that basically were unnecessary.

Again we are trying to be good soldiers and go along and give everything the Governmental bodies need for good orderly development. One of those items is the approval of very detailed septic systems to serve both the Storage Facility on its separate parcel and the GoPro Baseball Facility on its separate parcel.

In order to provide septic sites in conformity with the Illinois Public Health Code and Kendall County Health Department, both Applicants went through the detailed procedures of hiring a Soil Scientist, digging borings and the Soil Scientist typing the soils in the areas proposed for septic use. We then hired EDS Design, which is one of the leading septic design firms in the

State of Illinois and who is often used as a Consultant by Kane County, McHenry County and as I understand it has input with the Kendall County Health Department to design the two septic systems. That work was done late last Fall and we have approval letters of each of the designs for the septic systems that were issued to the Kendall County Planning, Building and Zoning Department by the Kendall County Health Department.

Recently a question has arisen that if there is a full-blown Subdivision, it requires the entire site to be grid and soil typed when in effect it has no bearing on the septic systems for each of these two proposals.

Our request is simple, we are asking for a Variance of your Subdivision Control Ordinance, based upon the following:

1. This project does not meet the typical Subdivision Plat requirements and we request a deviation from code. This is no more than a split of an existing parcel.
2. For the Owner to grid the total parcel, do soil borings and mapping and do additional surveying would be extremely costly to show that a septic system can be placed on each proposed lot.
3. The soil borings and reports along with design for septic systems on each lot was submitted by Environmental Design Service and has been reviewed by Arron Rybski of Kendall County Health Department. This information meets the requirements of Kendall County Environmental Health.
4. Being the additional requirements would present a financial hardship and serve no purpose. Please grant a variance to allow the platting of these parcels.
5. Again I want to stress the Owners/Applicants for Plan Approvals have but no corners whatsoever, they have gone through the full soil typing and gridding on the areas that the septic systems are going to be installed. The thing that we are asking to have a variance is eliminating an unnecessary gridding of approximately 8 acres of land on each site that will not be used in any fashion for the septic systems.

We wish you would seriously consider this request as the Applicants have been diligent in producing all materials requested by both the Village of Shorewood and the County of Kendall.

Very truly yours,

*Daniel J. Kramer*

Daniel J. Kramer  
Attorney at Law

DJK:rg



# FINAL PLAT OF GO PRO SPORTS SUBDIVISION SEWARD TOWNSHIP KENDALL COUNTY ILLINOIS

## AREA TABLE

Lot 1	378544 sq.ft. = 8.6902 acres
Lot 2	174775 sq.ft. = 4.0123 acres
Lot 3	196846 sq.ft. = 4.5190 acres
Lot 4	21442 sq.ft. = 0.4922 acre
Hereby Dedicated	44503 sq.ft. = 1.0216 acre
Total	816110 sq.ft. = 18.7353 acres

SCALE  
1"=100'

■ Indicates Concrete Monument Set

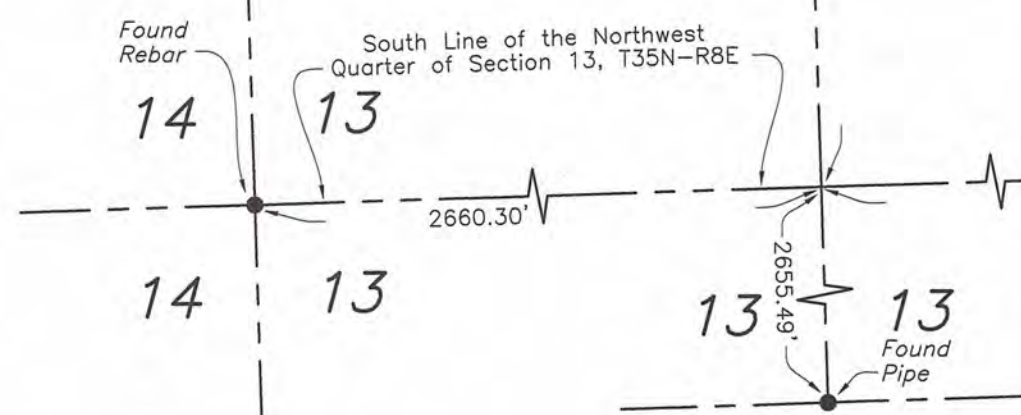
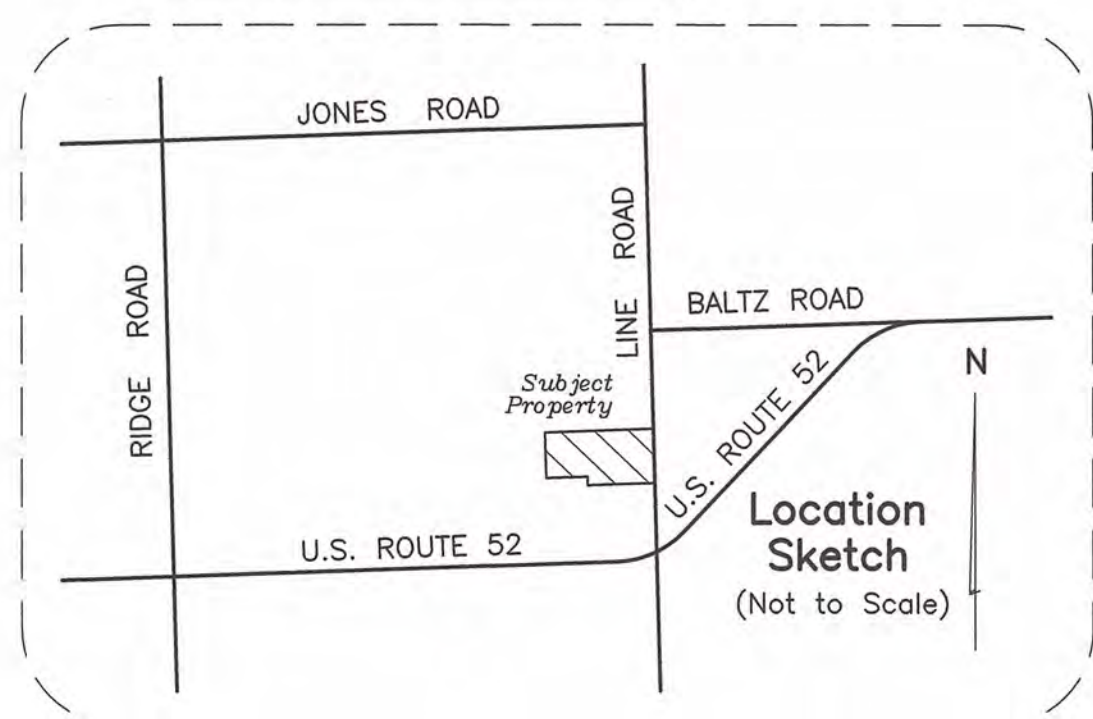
3/4"x 24" Iron Pipe set at all other Lot Corners, Angle Points and Points of Curvature.

## KENDALL COUNTY RIGHT-TO-FARM STATEMENT

Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator -- A-1 or Ag Special Use. Anyone constructing a residence or near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise and unusual hours of operations that are not typical in other zoning areas.

## NOTICE OF FEES:

All Lots as delineated in the above Plat are subject to payments of fees pursuant to the Land Cash Ordinance of Kendall County as administered by the Kendall County Building and Zoning Office, and is a covenant running with the land. A recordable receipt will be issued upon payment of such fees. The building permit applicant shall pay the Land Cash contribution and the Kendall County Highway Fee at the time of applying for each building permit.



State of Illinois } SURVEYOR'S CERTIFICATE  
County of Kendall } SS

This is to certify that I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., at the request of the administrator of the land described hereon, have surveyed, subdivided and platted the land shown hereon to be hereinafter known as "Go Pro Sports Subdivision, Seward Township, Kendall County, Illinois", being a Subdivision of Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois, more particularly described as follows:

*That Part of the Northeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence Southerly, along the East Line of said Northeast Quarter, 1142.05 feet for the point of beginning; thence Westerly, parallel with the North Line of said Northeast Quarter, 1146.61 feet to a line which is 1500.0 feet (normally distant) Easterly of the West Line of said Northeast Quarter; thence Southerly, parallel with said West Line, 679.29 feet; thence Easterly, parallel with said North Line, 423.0 feet; thence Southerly, parallel with said West Line 53.0 feet; thence Easterly, parallel with said North Line, 720.57 feet to said East Line of the Northeast Quarter; thence Northerly, along said East Line, 732.32 feet to the point of beginning in Seward Township, Kendall County, Illinois.*

I also certify that the above described property lies within 1-1/2 miles of the corporate limits of the Village of Shorewood, who has adopted and properly filed an Official Plan and are exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as Amended.

I also certify that no part of the property above described lies within a special flood hazard area as identified by the Federal Emergency Management Agency based on Flood Insurance Rate Map Panel No. 17093C0145H with an effective date of January 8, 2014.

I also certify that the attached plat is in compliance with Chapter 109 of the Illinois Revised Statutes, that all subdivision exterior monuments have been set, that all interior monuments will be set within 12 months of the recordation of this plat, and that all dimensions are shown in feet and decimal parts thereof.

This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated \_\_\_\_\_, 20\_\_ at Yorkville, Illinois

Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)

State of Illinois } COUNTY ENGINEER CERTIFICATE  
County of Kendall } SS

I, \_\_\_\_\_, County Engineer of Kendall County, do hereby certify that the annexed plat has been examined by me and found to comply with the highway requirements as set forth in the regulations governing plats of subdivided land adopted by the County Board of Kendall County, Illinois.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Kendall County Engineer

State of Illinois } TOWNSHIP HIGHWAY COMMISSIONER CERTIFICATE  
County of Kendall } SS

I, \_\_\_\_\_ do hereby certify that all regulations pertaining to the highway requirements as described in the regulations governing plats adopted by the County Board of Kendall County, insofar as they pertain to the annexed plat, have been complied with.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Seward Township Highway Commissioner

State of Illinois } PLAT OFFICER CERTIFICATE  
County of Kendall } SS  
Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Plat Officer

## COUNTY BOARD CERTIFICATE

State of Illinois }  
County of Kendall } SS  
Approved by the County Board of Kendall County, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman of County Board County Clerk

State of Illinois } PLAN AND ZONING COMMITTEE CERTIFICATE  
County of Kendall } SS

Approved by the Plat and Zoning Committee, this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

Plan and Zoning Committee, Chairman

State of Illinois } OWNER'S AND SCHOOL CERTIFICATE  
County of Kendall } SS

This is to certify that Go Pro Baseball, LLC is the owner of the property described in the attached Surveyor's Certificate has caused the same to be surveyed and subdivided as indicated for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title of "Go Pro Sports Subdivision, Seward Township, Kendall County, Illinois". All of the property hereon described is located within the boundaries of Minooka Community Consolidated School District 201 and Minooka Community High School District 111.

Dated at \_\_\_\_\_, Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jason Shelly, manager  
Go Pro Baseball, LLC  
1068 Ronald Drive  
Joliet, Illinois 60431

State of Illinois } NOTARY'S CERTIFICATE  
County of Kendall } SS

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, to hereby certify that Jason Shelly, who is personally known to me to be the same person whose name is subscribed to the foregoing Owner's and School Certificate, appeared before me this day, in person, and acknowledged that he signed and delivered the annexed plat as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
My commission expires \_\_\_\_\_.

State of Illinois } PROFESSIONAL ENGINEER'S CERTIFICATE  
County of Kendall } SS

We, John Tebrugge, an Illinois Registered Professional Engineer and Go Pro Baseball, LLC, the owner of the property described in the attached Surveyor's Certificate submit the topographical and profile studies, and certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this Subdivision or any Part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the Subdivision.

Dated at \_\_\_\_\_, Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Go Pro Baseball, LLC - Jason Shelly, manager

Registered Professional Engineer

State of Illinois } COUNTY CLERK CERTIFICATE  
County of Kendall } SS

This is to certify that I, \_\_\_\_\_, County Clerk for the County aforesaid, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid forfeiture taxes and no redeemable tax sales against any of the real estate described in the foregoing certificates.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Clerk

State of Illinois } SHOREWOOD PLAN COMMISSION CERTIFICATE  
County of Will } SS

Approved by the Plan Commission of the Village of Shorewood, Will County,

Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman Secretary

State of Illinois } SHOREWOOD TRUSTEES CERTIFICATE  
County of Will } SS

Approved by the Board of Trustees of the Village of Shorewood, Will County,

Illinois this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Village President Village Clerk

State of Illinois } COUNTY RECORDER CERTIFICATE  
County of Kendall } SS

This Instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kendall County, aforesaid, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_ o'clock \_\_\_\_M.

Kendall County Recorder

State of Illinois } COUNTY HEALTH DEPARTMENT  
County of Kendall } SS

Issuance of building permits shall be subject to lot soil testing and site evaluation, demonstrating the ability to construct and operate a sewage disposal system capable of meeting or exceeding all applicable state and local rules and regulations.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Kendall County Health Department

## PUBLIC UTILITY EASEMENT PROVISIONS:

An easement for serving the subdivision and other property with natural gas, electric and communications service is hereby reserved for and granted to COMMONWEALTH EDISON, SBC-AMERITECH, CABLE TELEVISION FRANCHISE, NICOR AND GRANTEES, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in conjunction with underground transmission lines and distribution of natural gas and electricity, sounds, signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Public Utility Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements, thereon, or on adjacent lots, and common areas or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the right herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the dashed lines marked "Public Utility Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open spaces", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

## DRAINAGE EASEMENT AND DETENTION EASEMENT PROVISIONS:

An easement is hereby reserved for and granted to the County of Kendall, Illinois, and its successors and assigns over all of the areas marked "Drainage Easement" and "Detention Easements" on the plat hereon drawn for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain, and operate storm sewers and the storm water detention ponds, together with any and all necessary manholes, catch basins, connections, ditches, swales and other structures and appurtenances as may be deemed necessary by said County upon, along, under and through said indicated easement, together with the right of access across the property for necessary men and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities. No permanent buildings shall be placed on said easement. No changes to the topography or storm water management structures within the easement area shall be made without the express written consent of said County, but the same may be used for the purposes that do not then or later interfere with the aforesaid rights. The owner of the property shall remain responsible for the maintenance of the storm water detention pond and appurtenances.

JOB NO.	19171
JOB NAME	GO PRO BASEBALL
DWG FILE	19171B
REVISION DATE	August 18, 2020

**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580



**SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST  
COUNTY LINE RD & ROUTE 52  
MINOOKA, IL 60447  
KENDALL COUNTY  
JULY, 2020**

	PROPERTY BOUNDARY																																								
	EXISTING CONTOUR LINE																																								
	EXISTING STORM SEWER																																								
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	EXISTING WATERMAIN																																								
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	CHISELED MARK		UTIL. CABINET																																						
	BENCHMARK		UTIL. PEDESTAL																																						
	HUB & TACK		LIGHT POLE																																						
	SOIL BORING		TRAFFIC SIGNAL																																						
	OVERLAND RELIEF		ELECTRIC VAULT																																						
	FLOW DIRECTION		GAS VALVE																																						

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. STORMWATER POLLUTION & PREVENTION PLAN 1
4. STORMWATER POLLUTION & PREVENTION PLAN 2
5. OVERALL CIVIL SITE PLAN
6. CIVIL SITE PLANS
7. GENERAL NOTES & DETAILS
8. GENERAL NOTES & DETAILS II

BM#1 - Magnail in Pavement West of Utility Pole 89 feet North of the Northeast Corner of the Subject Property.  
Elevation = 645.28 NAVD 29

BM#2 - Magnail in Pavement West of Utility Pole 72 feet North of the Southeast Corner of the Subject Property.  
Elevation = 649.49 NAVD 29

**JAMES & DENISE MAFFEO**  
1223 BUELL AVENUE  
JOLIET, IL 60453  
PHONE: (815) 955-9914

**TEBRUGGE ENGINEERING**  
410 E CHURCH ST - SUITE A  
SANDWICH, ILLINOIS 60548  
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM

Know what's **below**.  
**Call** before you dig.


Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

PROFESSIONAL ENGINEER'S CERTIFICATION  
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

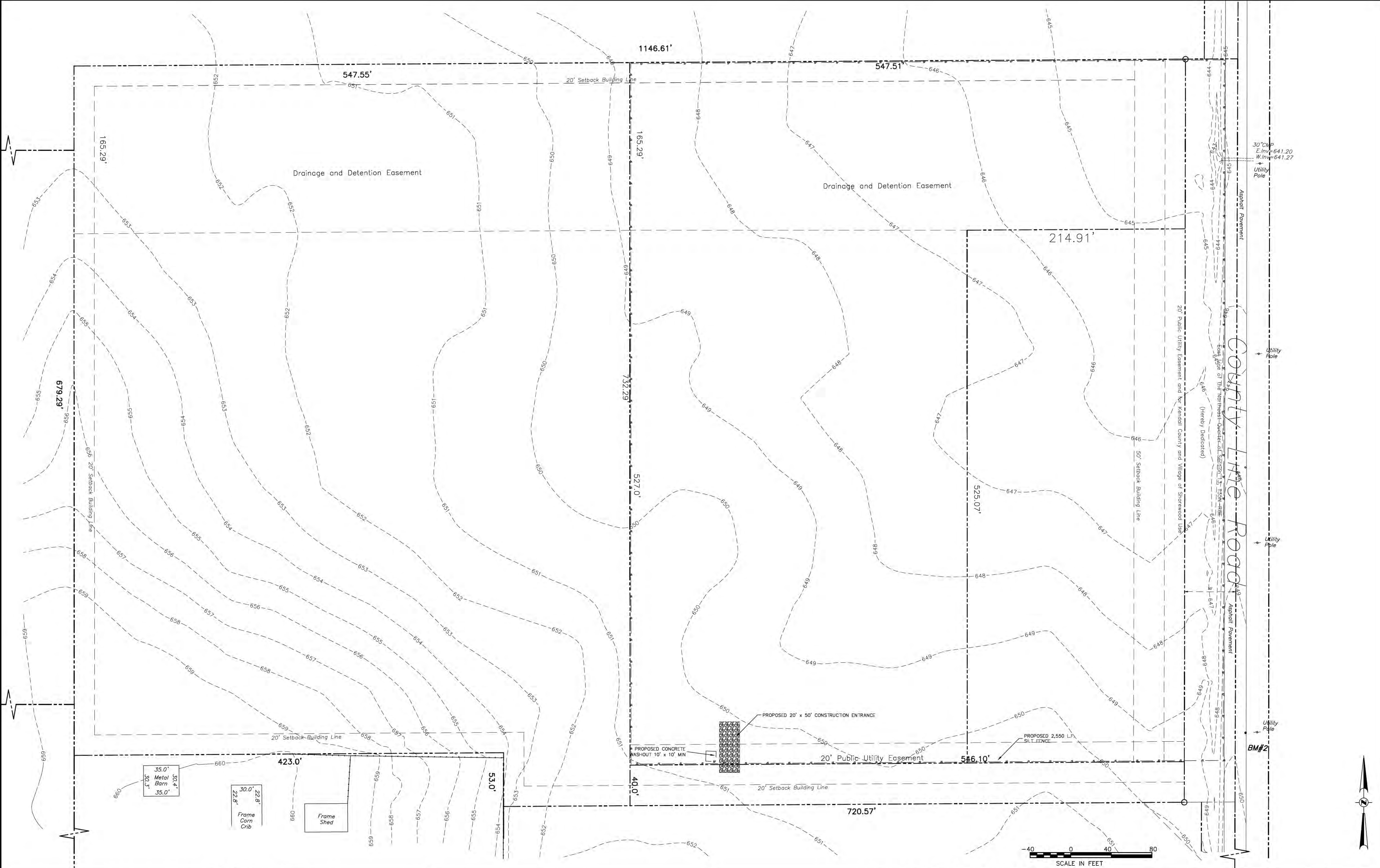
GIVEN UNDER MY HAND & SEAL THIS 21<sup>ST</sup> DAY OF JULY, 2020.

  
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
 NO. 0062-041828 EXPIRES NOV. 30, 2021

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ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS  
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER  
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN  
PERMISSION OF TEBRUGGE ENGINEERING.

[illegible]







TEBRUGGE ENGINEERING

410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548

PHONE: (815) 786-0195    TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	7.21.20	WSK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

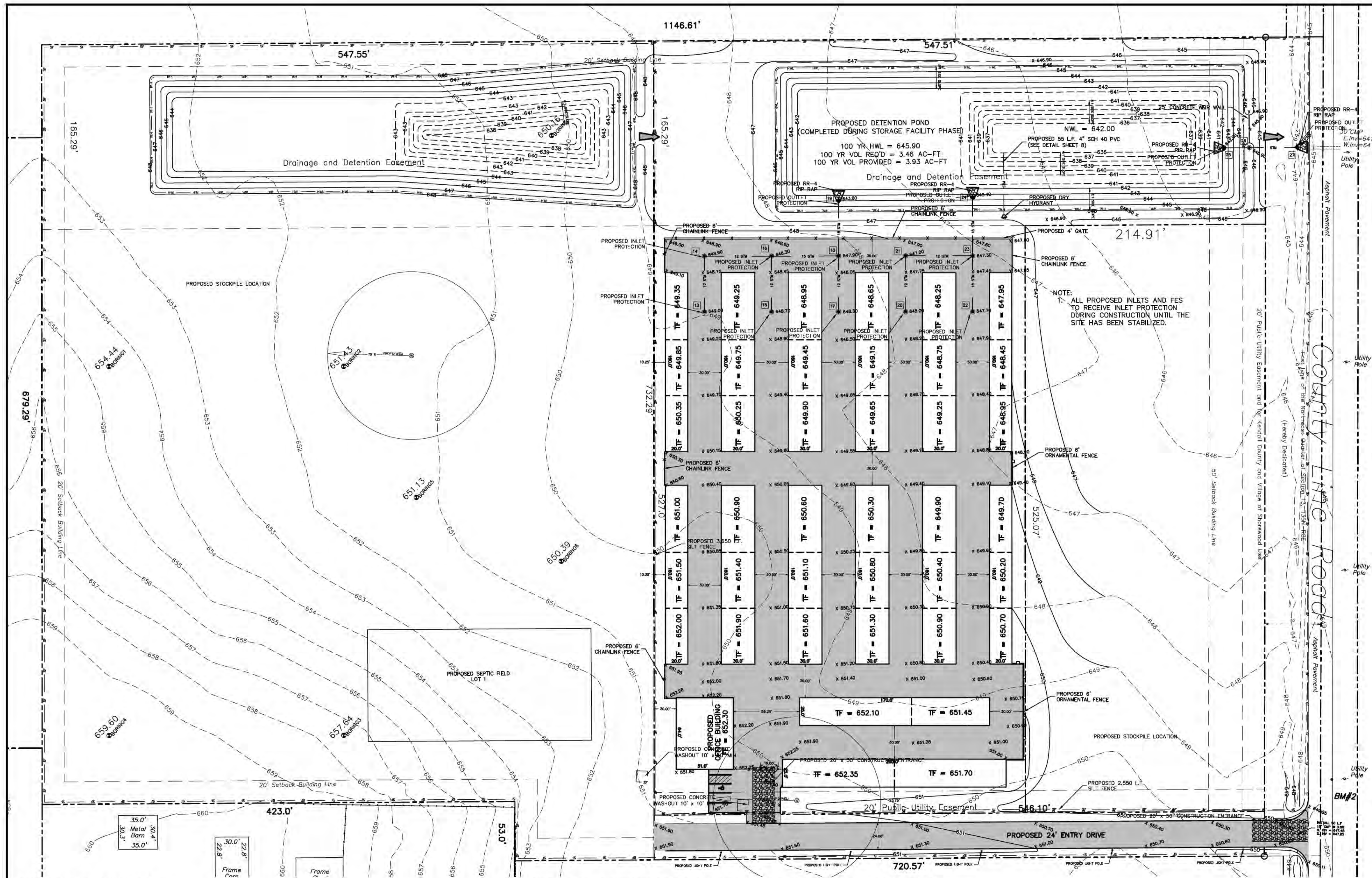
PREPARED FOR:  
**JAMES & DENISE MAFFEO**  
1223 BUELL AVE, JOLIET, IL

**FOUR SEASONS STORAGE FACILITY**  
**EXISTING CONDITIONS & DEMOLITION PLAN**

PROJECT NO.	19 447 02
SCALE:	1" = 40'
DATE:	JAN 16, 2020

SHEET NO.  
**2**  
OF 8 SHEETS





TYPICAL SOIL PROTECTION CHART

Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding	B	B	B	A	A	A*	A*	A	A			
Domestic Seeding				C	C	C*	D*	D	D		B	B
Temporary Seeding				E**	E**	E**	E**	E**	E**			
Sodding	F	F	F	F	F	F	F	F	F	F	F	F
Mulching												

A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre  
B - Kentucky Bluegrass - 135 lbs/acre mixed with perennial ryegrass - 45 lbs/acre  
C - Spring Oats - 100 lbs/acre  
D - Wheat or Cereal Rye - 150 lbs/acre  
E - Sod  
F - Straw Mulch - 2 tons/acre  
\* Watering needed in June and July  
\*\* Water for 2-3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING / SEED / FINAL STABILIZATION												

- 1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.  
2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

GENERAL CONTRACTOR / OWNER SHALL COORDINATE WHICH CONTRACTORS WILL BE PROVIDING SWPPP SERVICES AND HAVE THEM SIGN THE CONTRACTOR'S CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STORM WATER POLLUTION PREVENTION PLAN SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICES AT THE SITE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:  
ADDRESS:  
PHONE #:

SIGNATURE DATE

BEST MANAGEMENT PRACTICE NOTES

- SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. REMOVAL OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY STABILIZATION.

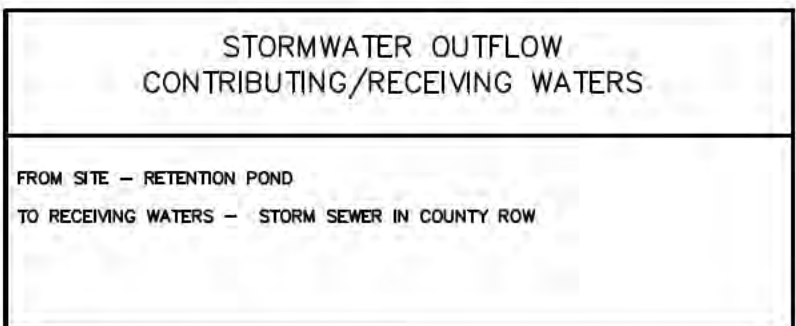
8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE 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.

9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED AT MINIMUM ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, REVISED TO THE LATEST VERSION AS AMENDED.

10. AFTER ALL PERIMETER EROSION CONTROL BARRIER IS REMOVED, THE AREAS DAMAGED BY THE PERIMETER EROSION BARRIER MUST BE RESTORED.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DIVERT ALL WATER (GROUND, STORM, CONSTRUCTION) DURING CONSTRUCTION IN ORDER TO KEEP THE CONSTRUCTION AREA FREE OF WATER. BYPASS PUMPING, INCLUDING SILT BAGS AND AN ENERGY DISSIPATION SURFACE FOR THE PUMPS, SHALL BE UTILIZED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SIZE THE PUMPS APPROPRIATELY. A MINIMUM OF 10' x 15' SEDIMENT FILTER BAG SHALL BE USED DURING DEWATERING ACTIVITIES.

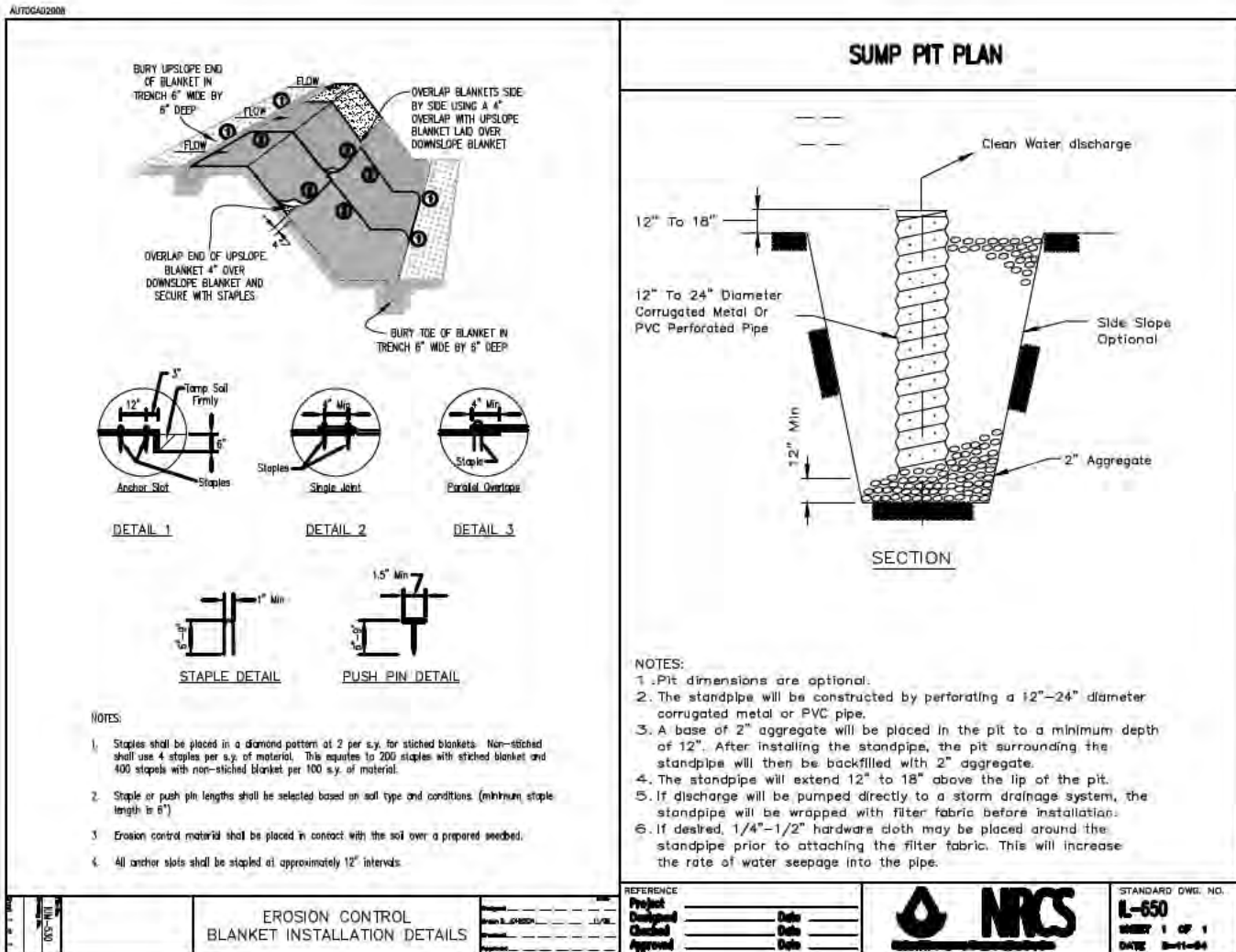
12. DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. PUMPING OPERATIONS MAY BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF ENERGY DISSIPATING DEVICE (EG STONE), SEDIMENT FILTER BAG, OR BOTH. ADEQUATE EROSION AND SEDIMENT CONTROLS SHOULD BE USED DURING DEWATERING OPERATIONS AS NECESSARY. DEWATERING SEDIMENT LADEN WATER DIRECTLY INTO FIELD TILES, STORM WATER STRUCTURES, OR "WATERS OF THE US" IS PROHIBITED.



PROPOSED GRADE INFORMATION THAT IS PROVIDED ON THE SWPPP SITE MAP IS FOR THE PURPOSE OF INDICATING FINAL DRAINAGE PATTERNS ONLY. SEE GRADING PLAN FOR FINAL GRADING DETAILS.

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROADWAYS, SIDEWALKS, DRIVES, ETC., TO BE FREE AND CLEAR OF ANY CONSTRUCTION DEBRIS AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.

ILLINOIS URBAN MANUAL PROTECTIONS:  
IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION.  
ON-GRADE INLETS  
IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET  
IP-5. OVER-EXCAVATION INLET PROTECTION  
CIP-1. CULVERT INLET PROTECTION



ACREAGE SUMMARY

NOTICE OF INTENT (NOI)  
FOUR SEASONS STORAGE FACILITY  
1223 BUELL AVENUE  
JOLIET, IL 60435

PHONE (815) 955-9914

LANDOWNER: JAMES & DENISE MAFFEO

TOTAL SITE AREA . . . . . 8.69 AC±

TOTAL DISTURBED AREA . . . . . 6.94 AC±

PROPOSED IMPERVIOUS AREA . . . . . 3.51 AC±

LANDSCAPED AREA . . . . . 5.18 AC±

PROPOSED CN . . . . . 87

**TEBRUGGE ENGINEERING**  
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548  
PHONE: (815) 786-0195    TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES
1	7.31.20	WEEK REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20

PREPARED FOR:  
**JAMES & DENISE MAFFEO**  
1223 BUELL AVE, JOLIET, IL

**FOUR SEASONS STORAGE FACILITY**  
**STORM WATER POLLUTION & PREVENTION PLAN**

PROJECT NO. 19 447 02  
SCALE: 1" = 40'  
DATE: JAN 16, 2020  
SHEET NO. **3**  
OF 8 SHEETS



**1. GENERAL NOTES & DESCRIPTIONS**

The Storm Water Pollution Prevention Plan (SWPPP) includes, but is not limited to the Erosion and Demolition Plan included in the Engineering Plans with the Detail Sheet, the Notice of Intent, Permit Authorization, General Permit, Notice of Termination. All records of inspection and activities which are created during the course of the project, and other documents as may be required by reference to this SWPPP. Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part V.G (Signatory Requirements) of the ILRI0 Permit.

All signed certifications must be kept with the SWPPP documents and be available for inspection.

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILRI0 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

- GENERAL PERMIT INFORMATION**  
All construction sites that will result in the disturbance of one acre or more must be permitted under the Illinois General NPDES Permit. The Notice of Intent (NOI) has been submitted at the address below. The NOI is for the onsite and offsite improvements. The NPDES Permit will be issued 30 days after the postmark date of the submittal of the NOI and initial yearly fee.

Permit Information: The Owner has mailed the Owner-signed NOI form and the initial yearly fee of \$500 to the address listed below. The Contractor will be responsible for submitting each subsequent \$500 yearly fee, if applicable. A copy of the signed NOI form will be supplied to the Contractor.

Unless notified by the Illinois Environmental Protection Agency (EPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILRI0 in 30 days following the post mark date of the NOI.

Transfer Information: If a portion of the property is sold, that new Owner may obtain their own general permit by submitting a separate NOI. The original NOI may then be modified by re-submitting the NOI with updated acreage and checking the box "change of information". Also include documentation explaining that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

There are no requirements for a pre-construction meeting from any of the reviewing agencies.

Agency Information:  
Illinois Environmental Protection Agency  
Division of Water Pollution Control  
1021 North Grand Avenue East  
Springfield, Illinois 62784-9276  
Phone: (217) 782-6810  
Kendall County  
Planning Building & Zoning  
111 West Fox Street  
Yorkville, Illinois 60560  
Phone: (630) 553-4411

**B. PUBLIC POSTING**

The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of Termination (NOT).

- Notice of Intent signed in accordance with ILRI0.
- Permit Authorization from the Illinois Environmental Agency (IEPA).
- Construction Site Notice.

The location of the SWPPP must be clearly visible.

**C. RETENTION OF RECORDS**

A complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during the duration of the project (until NOT is filed) and kept in the permanent project records of the Contractor for at least three years following submittal of the Notice of Termination (NOT).

**D. CONTRACTOR/SUB-CONTRACTOR LIST**

The Contractor must provide names and addresses of all sub-contractors working on this project who will be involved with the major construction activities that disturb site soil. This information must be kept with the SWPPP.

**E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM**

The Contractor and all sub-contractors involved with ground disturbing or installation and maintenance of any Best Management Practice (BMP) on site must sign a copy of the Contractor Certification that will be supplied to the Contractor. This information must be kept with the SWPPP.

**F. INSPECTIONS**

At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officers must be made to determine the effectiveness of the SWPPP. If the State or local agencies have a required inspection form, the both forms must be completed. The SWPPP, including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP Inspection Form will be supplied to the Contractor.

A delegation of authority letter authorizing the Contractor Compliance Officer to sign the inspection forms will also be supplied to the Contractor.

The Inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performance and individual component performance. The Inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

**G. SWPPP UPDATES & AMENDMENTS**

This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of Contractor(s) working on the project that disturb site soils. The SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, new sections, and/or revised drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

**H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES**

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B. of the SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

**I. NOTICE OF TERMINATION**

Once the site reaches final stabilization as defined in the General Permit, with all permanent erosion and sedimentation controls installed and all temporary erosion and sedimentation controls removed, the Contractor and Owner's representative must complete a final inspection. Upon approval by the Owner's representative, the Owner and Contractor, as applicable, must complete and submit a NOT.

**J. CONTRACTORS RESPONSIBILITY**

This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, sedimentation, filtration, and containment. The Contractor and sub-contractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals. The Contractor is ultimately responsible for all site conditions and permit compliance.

**K. LOG OF CONSTRUCTION ACTIVITY**

A record of dates when major ground-disturbing activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated or completed must be maintained until the NOT is filed. A log for keeping such records is included. Controls must be in place down gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Record of Stabilization and Construction Activity Dates.

**2. INTRODUCTION**

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILRI0 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with construction, and building materials. Without adequate control there is a potential for each type of pollutant to be transported by storm water. Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

**A. PURPOSE**

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

**B. SCOPE**

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

**3. PROJECT DESCRIPTION**

Described below are the major construction activities that are subject of this SWPPP. Also included in the schedule are BMP installation activities that must take place prior to construction activities. NOTE: Down slope protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

All activities and time frames (beginning and ending dates) shall be noted on the Site Map. The sequence of construction is as follows:

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process. Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

**Phase I**

- Install stabilized construction entrance and SWPPP Entrance Sign.
- Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
- Prepare temporary parking and storage area.
- Install and stabilize hydraulic control structures (dikes, sumps, check dams, etc.).
- Begin grading the site.
- Start construction of building pad and structures.

**Phase II**

- Temporarily suspend, throughout construction, denuded areas that will be inactive for 14 days or more.
- Install utilities, underdrains, storm sewers, curbs and gutters.
- Install inlet protection at all storm sewer structures as each inlet structure is installed.
- Permanently stabilize areas to be vegetated as they are brought to final grade.
- Prepare site paving.
- Final site.
- Install appropriate inlet protection devices for paved areas as work progresses.
- Complete grading and installation or permanent stabilization of all areas including outlets.
- Call Engineer after the site appears to be fully stabilized for inspection.
- Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

NOTE: The Contractor may complete construction-related activities concurrently only if all preceding BMPs have been completely installed.

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

**4. SITE DESCRIPTION**

- Site description  
Site construction activities consist of general site clearing, grading for building pads, excavation of retention pond, and construction of entry drive and parking lot.
- Total area of site to be disturbed: 8.69 acres  
Total disturbed area on site = 6.94 acres
- Estimated site runoff coefficient after construction activities are complete: CN=87.
- Site map included indicating existing & proposed slopes across site is included in SWPPP.
- Site drainage is received by Storm Sewer in the County ROW.

**5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS**

A variety of storm water pollutant controls are recommended for this project. Some controls are intended for erosion temporarily and will be used as needed for pollutant control during the construction process. These include temporary sediment barriers and permanent storm retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

**A. EROSION AND SEDIMENT CONTROLS****1. Soil Stabilization**

The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soils will be to provide a protective cover of grass, pavement, or building structures.

- Temporary Seeding or Stabilization** — All denuded areas that will be inactive for 14 days or more, must be stabilized temporarily with the use of fast-germinating annual grass/grain varieties, straw/hay mulch, wood cellulose fibers, tackifiers, netting or blankets.

- Permanent Seeding or Sodding** — All areas at final grade must be seeded or sodded within 14 days after completion of work in any area. The entire site must have permanent vegetative cover established in all areas not covered by hardscape at the completion of all soil disturbing activities on site. Except for small level spots, seeded areas should generally be protected with mulch or a rolled erosion control product. All areas to be seeded will have topsoil and other soil amendments as specified on the Landscape Plan.

**2. Structural Controls**

- Silt Fence** — Silt Fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (2-foot maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment—laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 2 acres per 100 feet of silt fence for slopes less than 2 percent.

- Construction Exit** — All access points from the public street into the construction site shall include a construction exit composed of coarse stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment tote control must be installed to treat the wash water before it discharges from the site.

- All site access must be confined to the Construction Exit(s). Baricade, installed to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

- Storm Sewer Inlet Protection** — Curb and grate inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water to allow settlement of suspended solids before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

- Inspection and any necessary cleaning of the underground storm system shall be included as part of this swpp.**

Final site stabilization is achieved when perennial vegetative cover provides permanent stabilization with a density greater than 70 percent over the entire area to be stabilized by vegetative cover. This is exclusive of areas paved, seeded, or having a building on them.

**B. OTHER POLLUTANT CONTROLS**

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

- Dust Control**  
Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.
- Solid Waste Disposal**  
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. On site, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

**3. Sanitary Facilities**

All personnel involved with construction activities must comply with State and Local sanitary or septic regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial contractor. The location of sanitary facilities shall be shown on the Site Map.

**4. Non-Storm Water Discharge**

Non-storm water components of site discharges are not permitted under ILRI0 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation discharges; routine external building washdowns; and other discharges, such as berms or diversion ditches, silt fence, valves, fittings, caps, filter nozzles, and associated hardware are not required (unless all spilled material has been removed) and where detergents are not used, air conditioning condensate, uncontaminated ground water, and foundation or footing drains where flows are not contaminated with process materials such as solvents.

- Concrete Waste from Concrete Ready-Mix Trucks**  
Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site. Alternatively, waste concrete can be placed into forms to make rip rap or other useful concrete products. The cured residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Federal regulations. The jobsite superintendent is responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps.

**5. Mason's Area**

Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, materials, including sand and sacked cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, valves, fittings, caps, filter nozzles, and associated hardware shall be provided to prevent the migration of storm water pollutants in runoff from the mason's area. Recaptures for debris and trash disposal shall also be provided.

**7. Fuel Tanks**

Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for storage, fire extinguisher, etc. Hoses, valves, fittings, caps, filter nozzles, and associated hardware shall be maintained in proper working condition at all times. The location of fuel tanks shall be shown on the Site Maps.

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

**8. Hazardous Material Management and Spill Reporting Plan**

Any hazardous or potentially hazardous material that is brought onto the construction site will be handled properly in order to reduce the potential for storm water pollution. All materials used on this construction site will be properly stored, handled, disposed and disposed of following all applicable label directions. Material Safety Data Sheets (MSDS) information will be kept on site for any and all applicable materials.

In the event of an accidental spill, immediate action will be undertaken by the Contractor to contain and remove the spilled material. All hazardous materials will be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill will be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States will be properly reported. The Contractor will prepare a written record of any spill of petroleum products or of hazardous materials in excess of reportable quantities and will provide notice to Owner within 24-hours of the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 IL Adm. Code 750.410 requires notification of IMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (23 IL Adm. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IMA (1-800-782-7860).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

- All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.
- The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.
- A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
- All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.
- All products will be stored in and used from the original container with the original product label.
- All products will be used in strict compliance with instructions on the product label.
- The disposal of excess or used products will be in strict compliance with instructions on the product label.

- Long Term Pollutant Controls**  
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.76.

**C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)**

During the construction phase, the Contractor shall implement the following measures:

- Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from disturbed areas and stabilized. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.
- The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter barrier and not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.
- Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

- Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

**D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR**

Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations and permit conditions applicable to such sites.

At a minimum, each off-site area that provides or receives material or is disturbed by project activities must implement erosion and sediment control measures consisting of perimeter controls on all down slope and side slope boundaries and must also provide for both temporary stabilization and for permanent re-vegetation after all disturbances have ended.

**4. LOCAL PLANS**

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by Local regulatory agencies. The Contractor shall maintain documents evidencing such compliance in this SWPPP.

**5. INSPECTIONS AND SYSTEM MAINTENANCE**

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant control measures must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent rainfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to ensure that these controls are to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

Examples of specific items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection, the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

**A. CONSTRUCTION EXIT AND TRACK OUT**

Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Edits shall be maintained or supplemented with additional measures to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

**B. SEDIMENT CONTROL DEVICES**

Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be imported into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

**C. MATERIAL STORAGE AREAS**

Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage areas will be adhered to.

**D. VEGETATION**

Grazed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and re-seeded as needed to achieve this requirement.

**E. DISCHARGE POINTS**

All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to increase effectiveness of this SWPPP on acceptable level must be made immediately but no longer than within 48 hours of the inspection. The inspections reports must be complete and additional information, such as photographs, must be included in the inspection report. An instant aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site is in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

The Inspection Report Form must summarize 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 this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part V.G of the General Permit.

If any violation of the provisions of this plan is identified during the course of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part V.G of the General Permit. The report of noncompliance must be mailed to the following address:

Illinois Environmental Protection Agency  
Division of Water Pollution Control  
Attn: Compliance Assurance Section  
1021 North Grand East  
P.O. Box 19276  
Springfield, IL 62784-9276

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization. Any modification, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

**CONCRETE WASHOUT NOTE:**

CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENT OF NONCOMPLIANCE (ION).

**TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE**

PLAN VIEW

SIDE ELEVATION

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

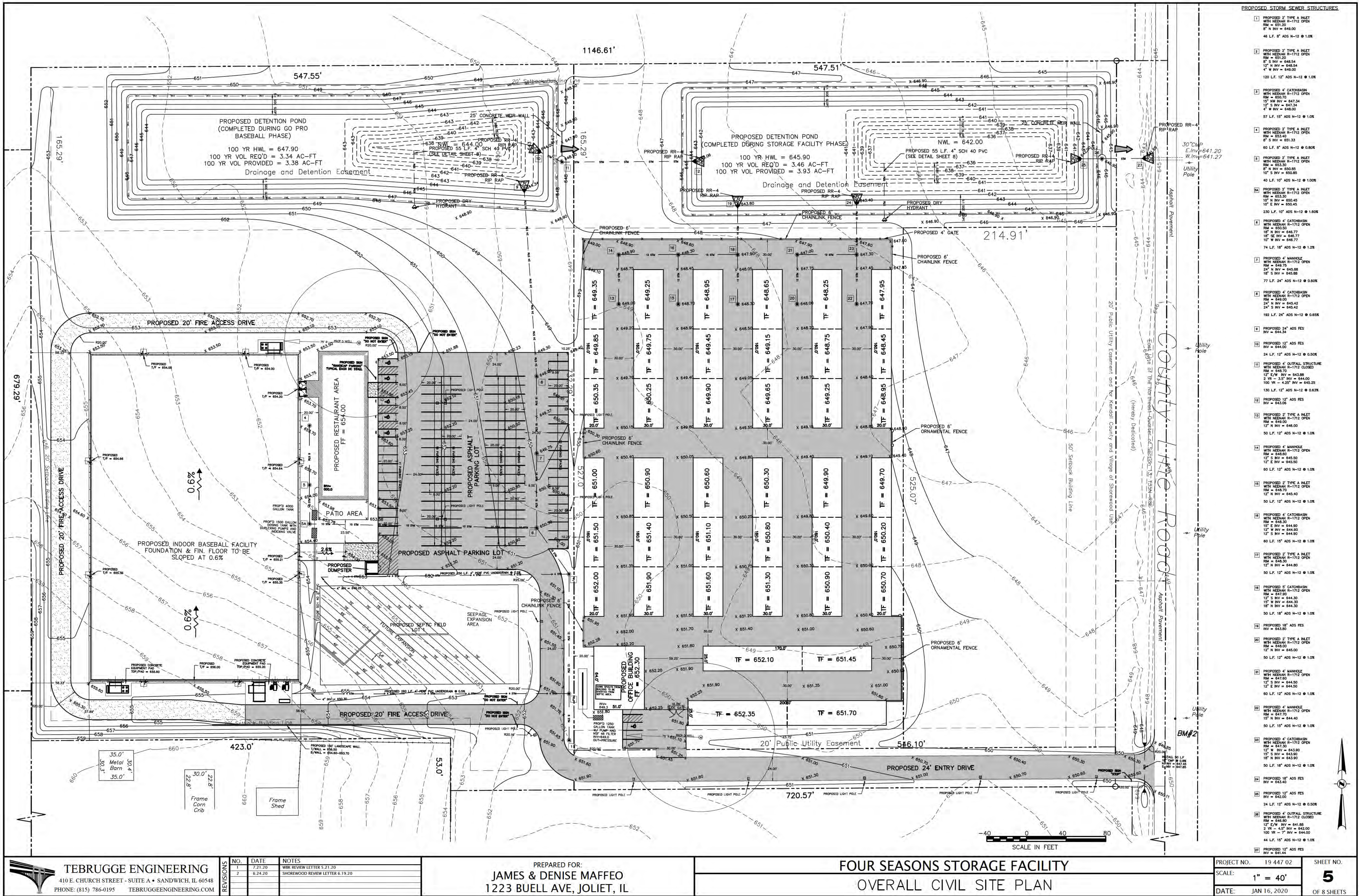
SECTION G-G

SECTION H-H

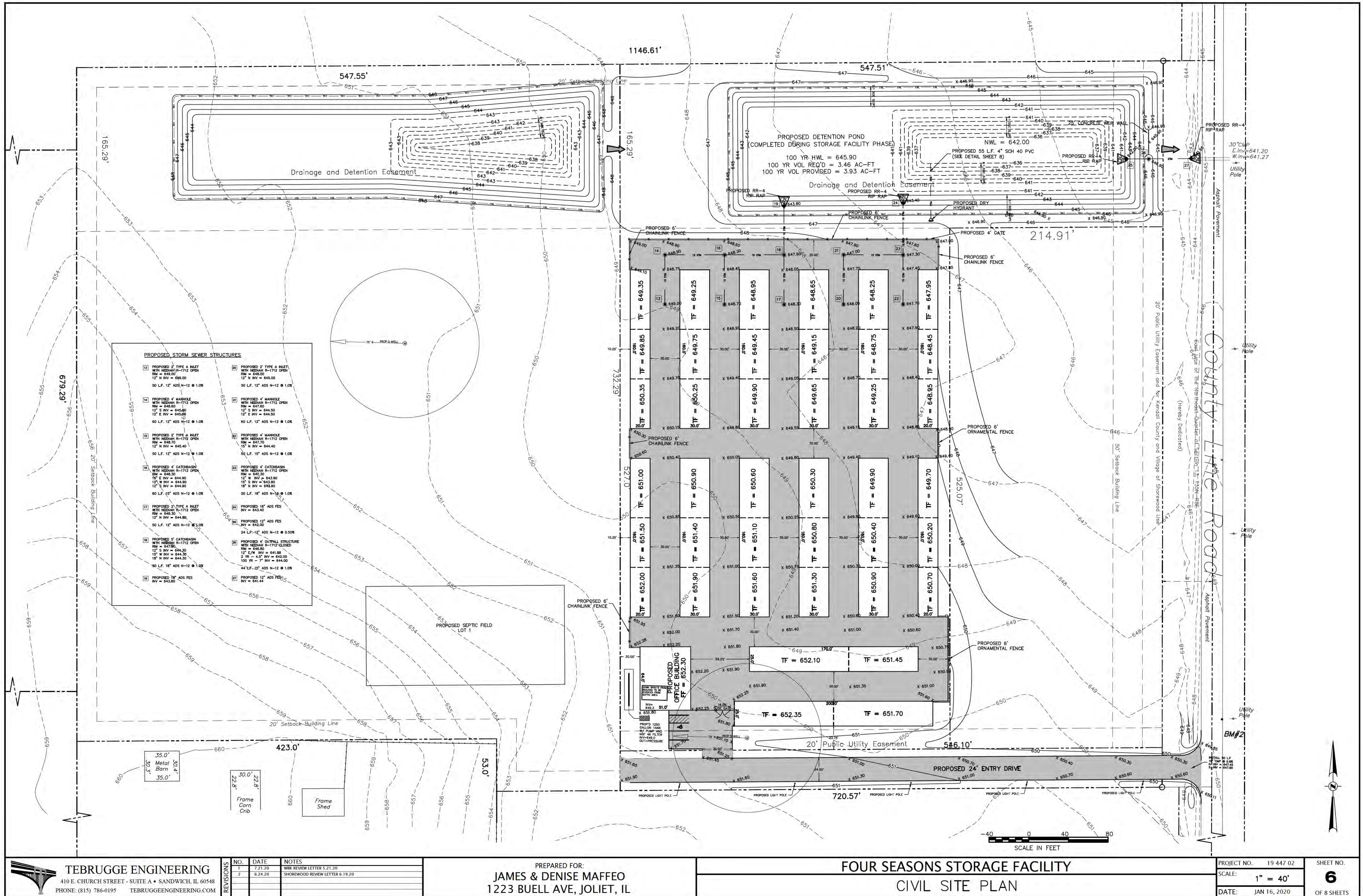
SECTION I-I

SECTION J-J









NO.	DATE	NOTES
1	7.21.20	WIR REVIEW LETTER 5.21.20
2	6.24.20	SHOREWOOD REVIEW LETTER 6.19.20



**GENERAL CONDITIONS**

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR MAINTAINING CONSTRUCTION SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.I.L.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.I.L.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1928) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGLER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADEQUATE OR SAID CODES.

**UNDERGROUND UTILITIES**

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF FIVE (5) FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443. LOCATIONS WHERE THE STORM SEWER CROSSES WATERWAYS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR 86.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMANS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DETERIORATION ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOWES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL INLET AND OUTLET STRUCTURES ARE ADJUSTED TO MEET FINAL FINISH GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

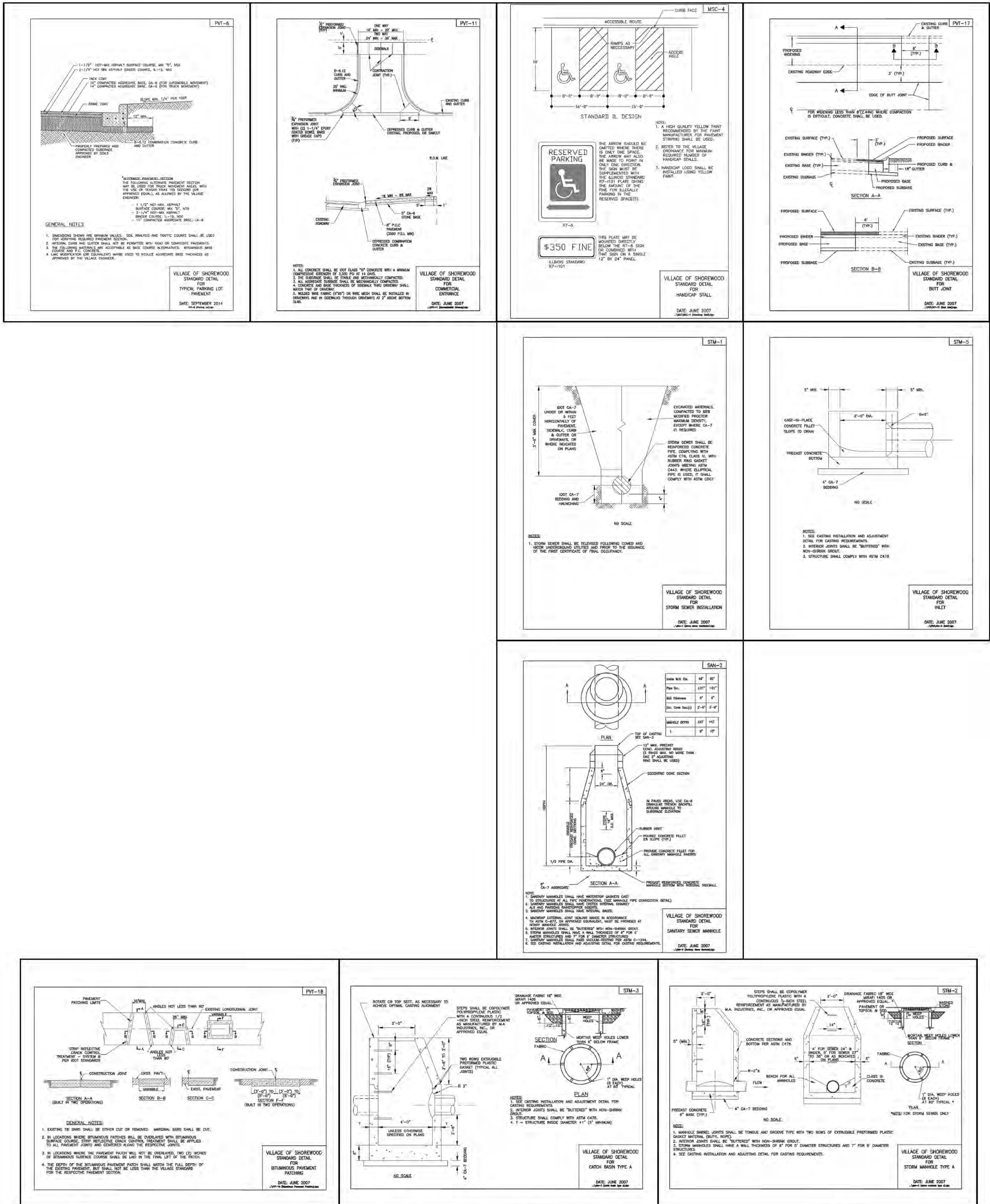
**EARTHWORK**

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL CONDITIONS WITH INITIAL ESTABLISHMENT OF EARTH DEMONSTRATION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER, ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE, A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED, EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK TO ENTER THE PROPERTY DURING THE BIDDING PHASE. THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

**PAVING & WALKS**

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
1. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION, ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS  
SHALL BE SEEDED WITH  
IDOT CLASS 1 SEEDMIX











# TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://WWW.TEBRUGGEENGINEERING.COM)

July 22, 2020

Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560  
Attn: Matt Asselmeier

Re: Four Seasons Storage Facility  
Kendall County  
Project # 19-0102.O

Dear Mr. Asselmeier:

We have received your review letter dated May 21, 2020 and the following corrections have been made per your recommendations.

*General Comments:*

1. Stormwater Calculations

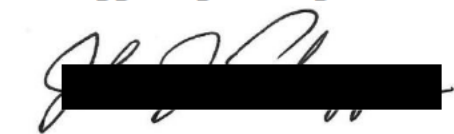
- a. We have enclosed existing condition hydrographs for the farmed area of the site.
- b. There are no tributary off site areas. The farm buildings were built on a hill and flow in each direction.
- c. The septic designer and soil scientist feel there would not be any field tiles due to 15' of fall across the site.
- d. We have included a tributary area exhibit with areas of pavement and grass with runoff computations for the site.
- e. We are capturing all pavement and storage buildings. The area along County Line is not to be developed until it is feasible to develop. The front will remain grass and have less runoff than the row crops. We have included the development of the front area for commercial buildings and parking in the analysis of the detention pond.
- f. We have enclosed a summary report describing the site develop models for the storage facility and future retail along County Line Road.
- g. Updated Bulletin 70 rainfall data is now included in the stormwater site design.
- h. Storm Sewer tributary area exhibit is included with the computations.
- i. Both sites appear to be looking to break ground in the fall of 2020. Both detention ponds will be built by the same excavation contractor at the same time this fall.
- j. Overflow weir calculations are included in the storm water report.

- k. The Go Pro pond will discharge into the Four Seasons pond and then discharge to the ditch along County Line Road. Each pond provides fire protection storage for each site. The restrictor in the Four Seasons pond has been sized to meet the discharge requirements for the combined two sites.
  - l. We do not see any off site tributary flows affecting the storm sewer. Please call to discuss.
- 2. Please see pdf that has been emailed.
  - 3. We have renumbered the storm sewer structures on each site.
  - 4. The pavement section is located on sheet 7 of the plan set.
  - 5. We have added the detail for a concrete weir wall at the pond overflow. The secondary opening was to allow water to run into the pond from the field. This has been closed and water will follow its existing conditions path to the 30" culvert until the front commercial area is developed.
  - 6. Final plat work will be forwarded to you.
  - 7. Rip Rap has been added to the flared end sections.
  - 8. A culvert has been added under the entry drive.
  - 9. We have updated the entry drive radius to 20' per the Village of Shorewood standard for commercial entrances.
  - 10. We have forwarded the dry hydrant detail to the Village of Shorewood and Troy Fire District for review.
  - 11. We have modified the outfall structures to include a 2 year and 100 year restrictors within a concrete weir wall.
  - 12. We have forwarded the site plans to Seward Township for review. Seward Township has attended coordination meetings at Dan Kramer's office and is reviewing the Civil Plans as well as Fran Klaas.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering

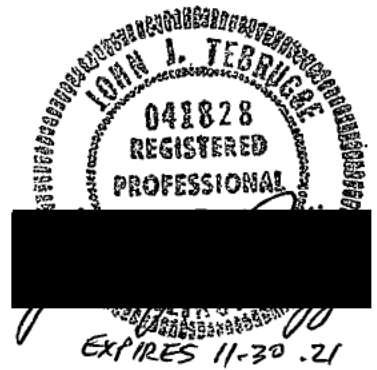


John Tebrugge



**STORMWATER MANAGEMENT  
DETENTION DESIGN COMPUTATIONS  
FOR FOUR SEASONS STORAGE FACILITY  
ON COUNTY LINE ROAD IN KENDALL COUNTY**

**BY  
TEBRUGGE ENGINEERING  
410 E. CHURCH ST. SUITE A  
SANDWICH, IL**



JIM & DENISE MAFFEO ARE PLANNING TO DEVELOP A 8.69 ACRE PARCEL ON COUNTY LINE ROAD FOR A SELF STORAGE FACILITY. THE SELF STORAGE FACILITY WILL OCCUPY THE WEST 4.0 ACRES AND THE (EAST) FRONT 2.59 ACRES WILL BE DEVELOPED AS RETAIL/RESTAURANT USE. THE NORTH 2.10 ACRES IS FOR STORM WATER DETENTION. RIGHT-OF-WAY DEDICATION OF 17' HAS BEEN SHOWN ON THE PLAT OF SUBDIVISION. THE ENTRY DRIVE TO THE SELF STORAGE AND GO PRO SITE TO THE WEST WILL BE LOCATED ON A 40' X 546.1'(0.50 AC) LOT ON THE SOUTH SIDE OF THE DEVELOPMENT  
TOTAL SITE AREA = 8.69 AC + 0.50 AC = 9.19 AC

**IMPERVIOUS AREAS:**

STORAGE BUILDINGS & PAVEMENT = 152,930 S.F. = 3.51 ACRES  
EAST FUTURE BUILDINGS & PARKING = 82,000 SF = 1.88 ACRES  
SOUTH ENTRY DRIVE = 13,465 SF = 0.31 AC  
TOTAL IMPERVIOUS AREA = 5.70 ACRES  
LANDSCAPE AREA = 2.34 ACRES  
WET DETENTION POND AREA = 1.15 ACRES.

**CALCULATION OF PROPOSED SITE CURVE NUMBER (CN)**

IMPERVIOUS:	96 X 5.70 AC = 547.20
PERVIOUS (GREEN AREAS):	65 X 2.34 AC = 152.10
<u>WET DETENTION POND :</u>	<u>90 X 1.15 AC = 103.50</u>
TOTAL:	9.19 AC = 802.80

CN (WEIGHTED) = 802.80 / 9.19 AC. = 87.3 USE CN = 87

**RESTRICTOR SIZING:**  $Q = CA (2GH)^{1/2}$  Based on total site of 17.88AC discharging to R.O.W.

100 yr Q allow =  $0.15 * 17.88 \text{ AC.} = 2.68 \text{ cfs}$

2 yr Q allow =  $0.04 * 17.88 \text{ AC} = 0.72 \text{ cfs}$

See detention pond computations for restrictor sizing:

USING 4.50" DIA RESTRICTOR for 2 year – Peak discharge = 0.54 cfs

7.0" DIA RESTRICTOR for 100 year – Peak discharge = 2.39 cfs

**OVERFLOW WEIR LENGTH:**  $Q = CL(H^{1.5})$   $C = 3.2$   $H = 1.0$   $Q = 76.84 \text{ cfs}$   
 $L = Q/CH$   $L = 76.84/3.2 * 1.0 = 20.90 \text{ FT.}$   
 USE 25 FEET ACTUAL H=0.97 FT.

DETENTION POND STORAGE VOLUME REQUIRED = 3.46 AC-FT. @ ELEV. = 645.51

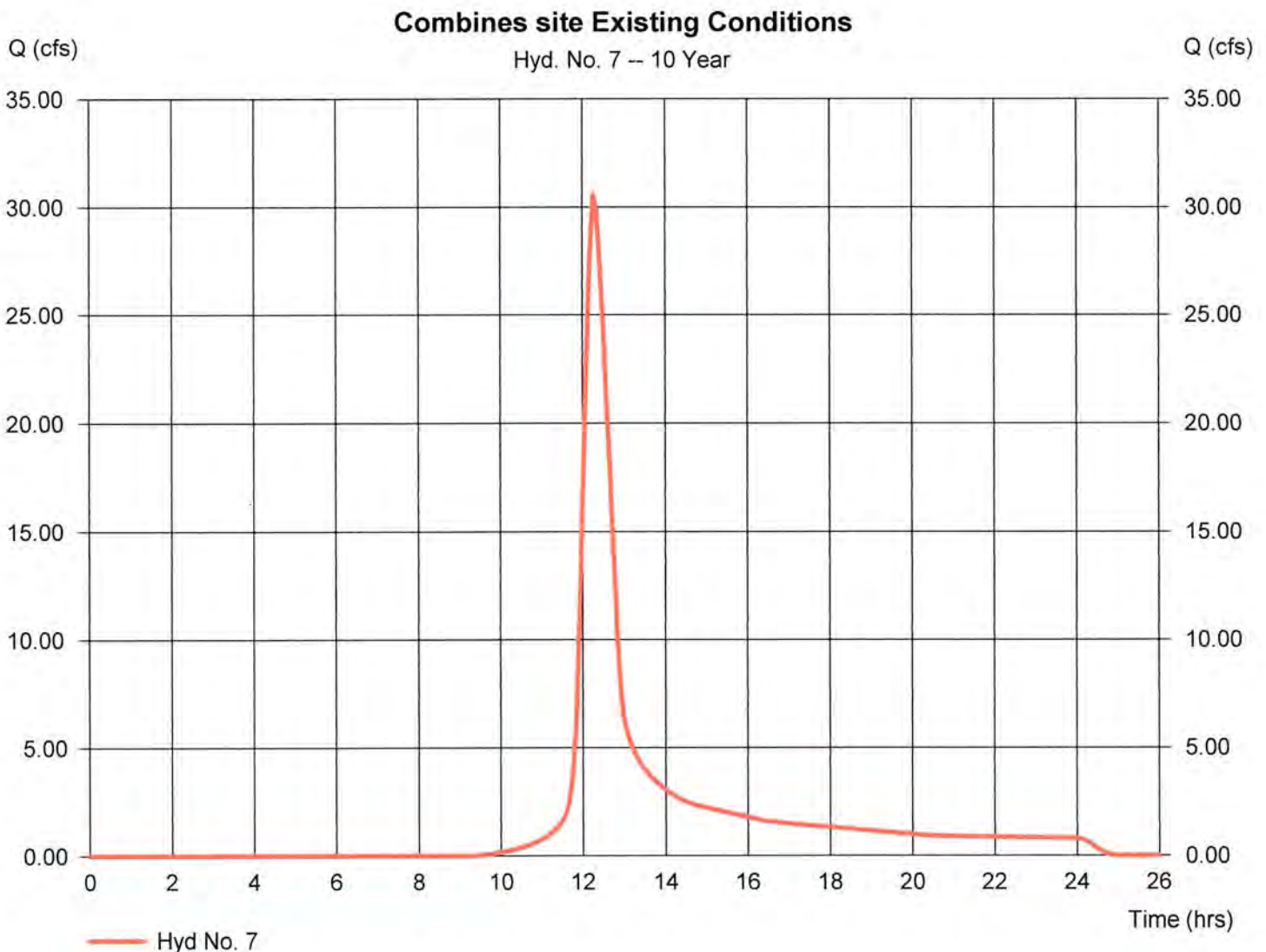
DETENTION POND STORAGE VOLUME PROVIDED = 3.93 AC-FT. W/ HWL @ 645.90

# Hydrograph Report

## Hyd. No. 7

### Combines site Existing Conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 30.60 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.25 hrs
Time interval	= 5 min	Hyd. volume	= 151,791 cuft
Drainage area	= 17.880 ac	Curve number	= 73
Basin Slope	= 1.2 %	Hydraulic length	= 1200 ft
Tc method	= LAG	Time of conc. (Tc)	= 41.33 min
Total precip.	= 5.15 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

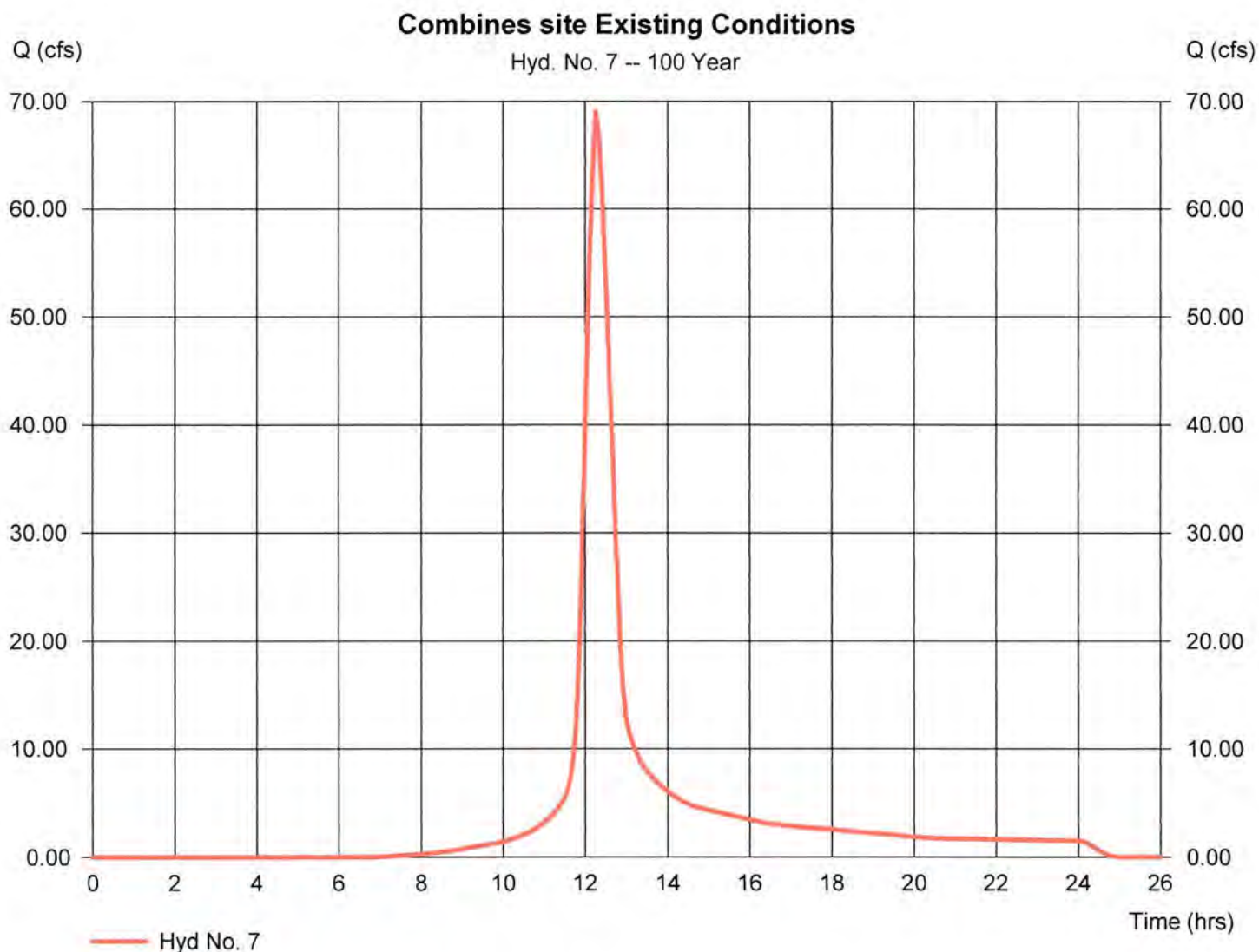


# Hydrograph Report

## Hyd. No. 7

### Combines site Existing Conditions

Hydrograph type	= SCS Runoff	Peak discharge	= 69.08 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.25 hrs
Time interval	= 5 min	Hyd. volume	= 336,546 cuft
Drainage area	= 17.880 ac	Curve number	= 73
Basin Slope	= 1.2 %	Hydraulic length	= 1200 ft
Tc method	= LAG	Time of conc. (Tc)	= 41.33 min
Total precip.	= 8.57 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





**Table 3:** NRCS runoff curve numbers (CN) for selected cultivated agricultural land use<sup>1</sup>

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment <sup>2</sup>	Hydrologic condition <sup>3</sup>	A	B	C	D
Fallow	Bare soil	--	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR+CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C+CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured and terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR+CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C+CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

<sup>1</sup> Average runoff condition and  $I_a=0.2S$ .  
<sup>2</sup> Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.  
<sup>3</sup> Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good  $\geq 20\%$ ), and (e) degree of surface roughness.  
 Poor: factors impair infiltration and tend to increase runoff.  
 Good: factors encourage average and better than average infiltration and tend to decrease runoff.

USE CN=73  
FOR EXISTING  
CONDITIONS  
ON SITE

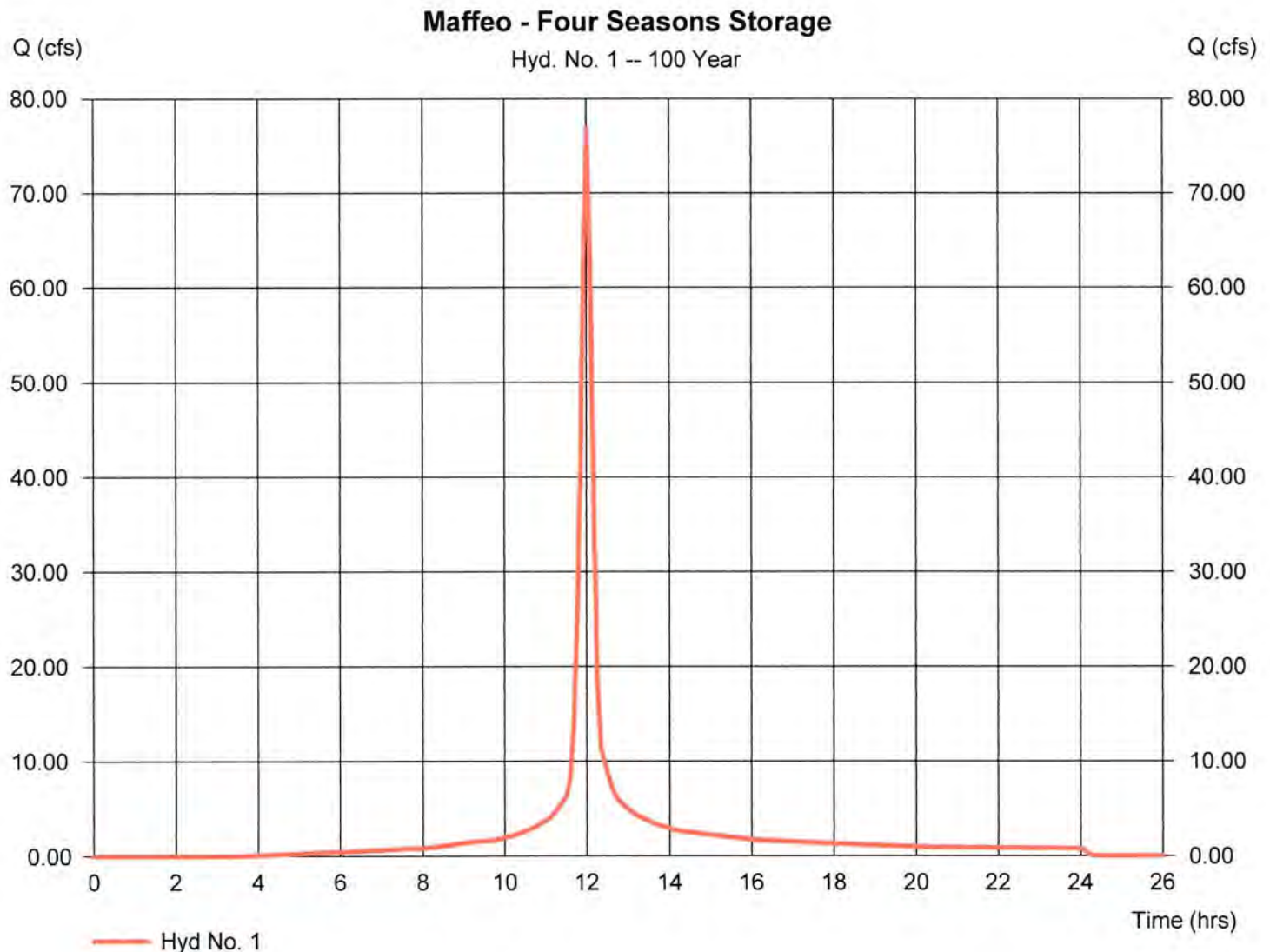


# Hydrograph Report

## Hyd. No. 1

### Maffeo - Four Seasons Storage

Hydrograph type	=	SCS Runoff	Peak discharge	=	76.84 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	5 min	Hyd. volume	=	219,096 cuft
Drainage area	=	9.190 ac	Curve number	=	87
Basin Slope	=	1.0 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	14.43 min
Total precip.	=	8.57 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



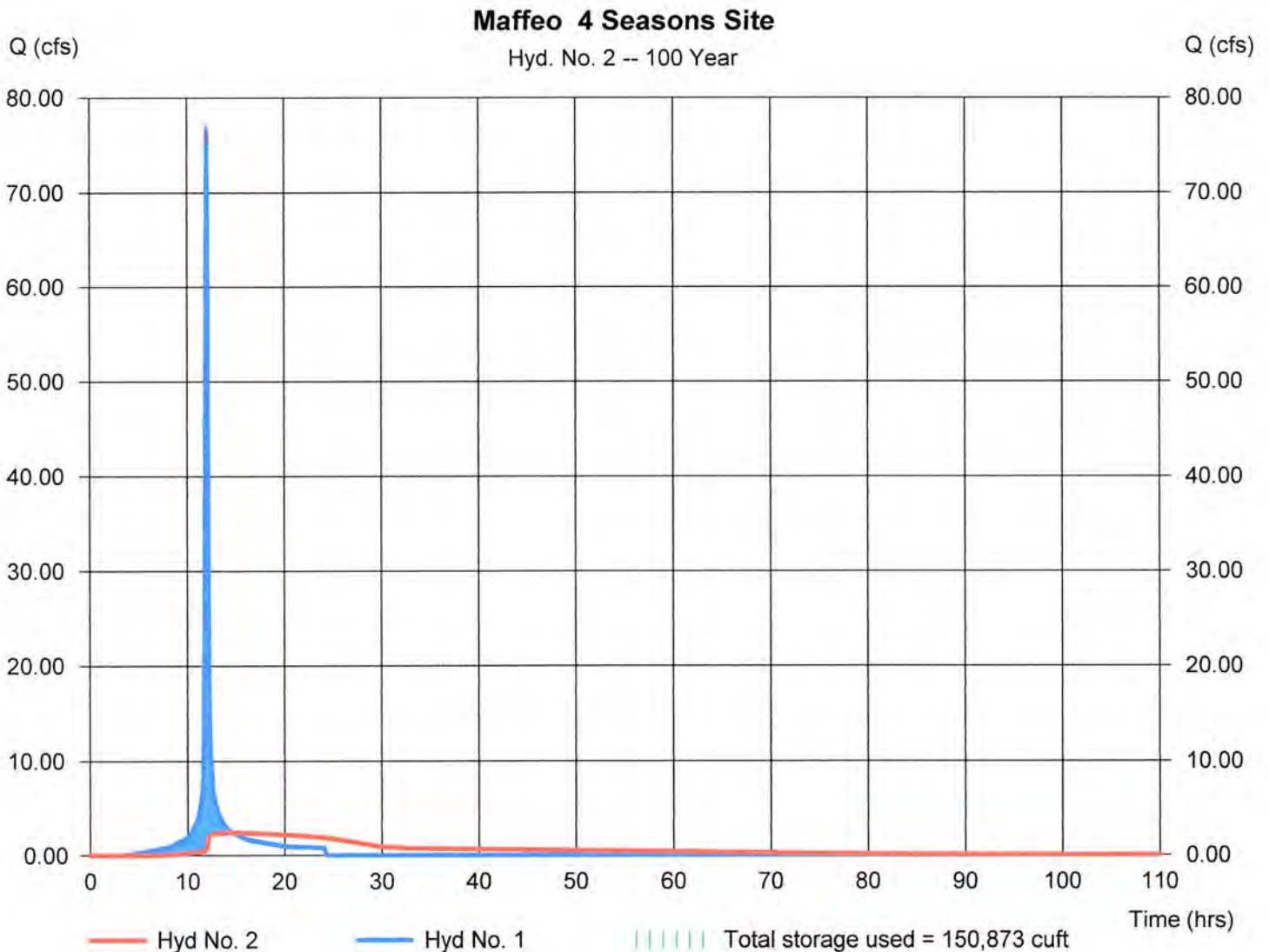
# Hydrograph Report

## Hyd. No. 2

### Maffeo 4 Seasons Site

Hydrograph type	= Reservoir	Peak discharge	= 2.388 cfs
Storm frequency	= 100 yrs	Time to peak	= 14.67 hrs
Time interval	= 5 min	Hyd. volume	= 218,953 cuft
Inflow hyd. No.	= 1 - Maffeo - Four Seasons Storage	Wave Elevation	= 645.51 ft
Reservoir name	= Maffeo Pond	Max. Storage	= 150,873 cuft

Storage Indication method used.



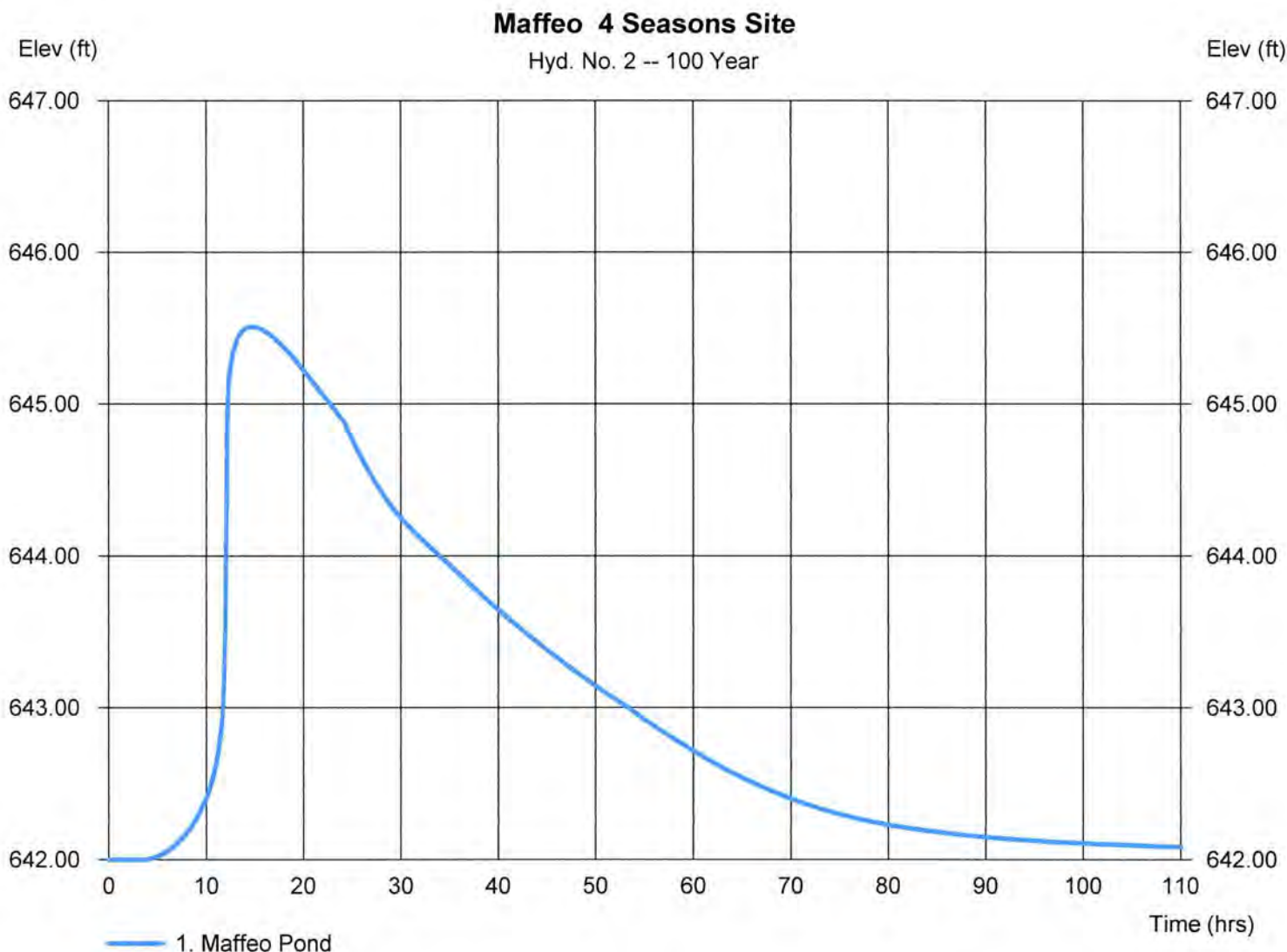
# Hydrograph Report

## Hyd. No. 2

### Maffeo 4 Seasons Site

Hydrograph type	= Reservoir	Peak discharge	= 2.388 cfs
Storm frequency	= 100 yrs	Time to peak	= 14.67 hrs
Time interval	= 5 min	Hyd. volume	= 218,953 cuft
Inflow hyd. No.	= 1 - Maffeo - Four Seasons Storage	Wave Elevation	= 645.51 ft
Reservoir name	= Maffeo Pond	Max. Storage	= 150,873 cuft

Storage Indication method used.

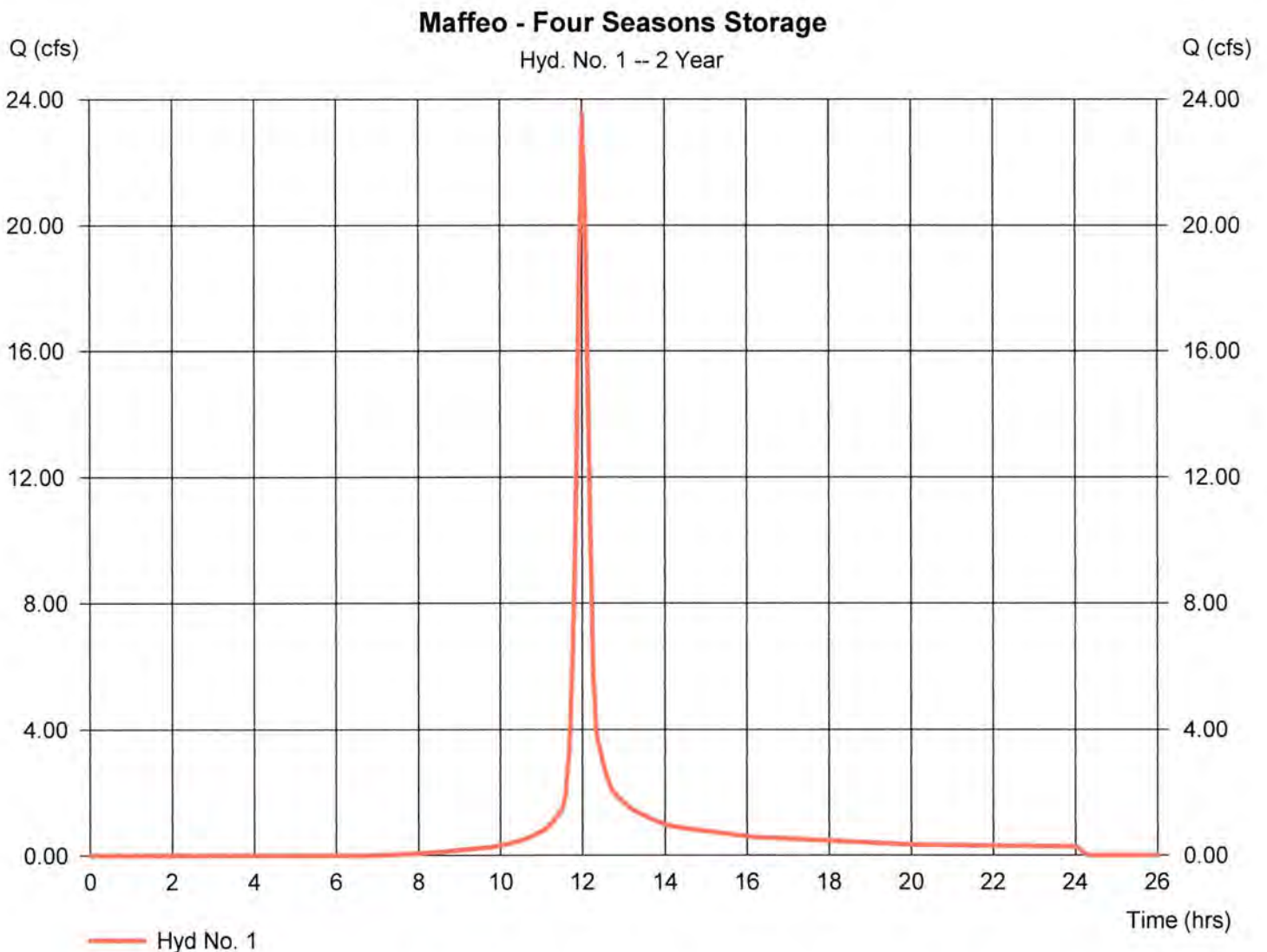


# Hydrograph Report

## Hyd. No. 1

### Maffeo - Four Seasons Storage

Hydrograph type	=	SCS Runoff	Peak discharge	=	23.55 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.00 hrs
Time interval	=	5 min	Hyd. volume	=	63,775 cuft
Drainage area	=	9.190 ac	Curve number	=	87
Basin Slope	=	1.0 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	14.43 min
Total precip.	=	3.34 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484





# Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

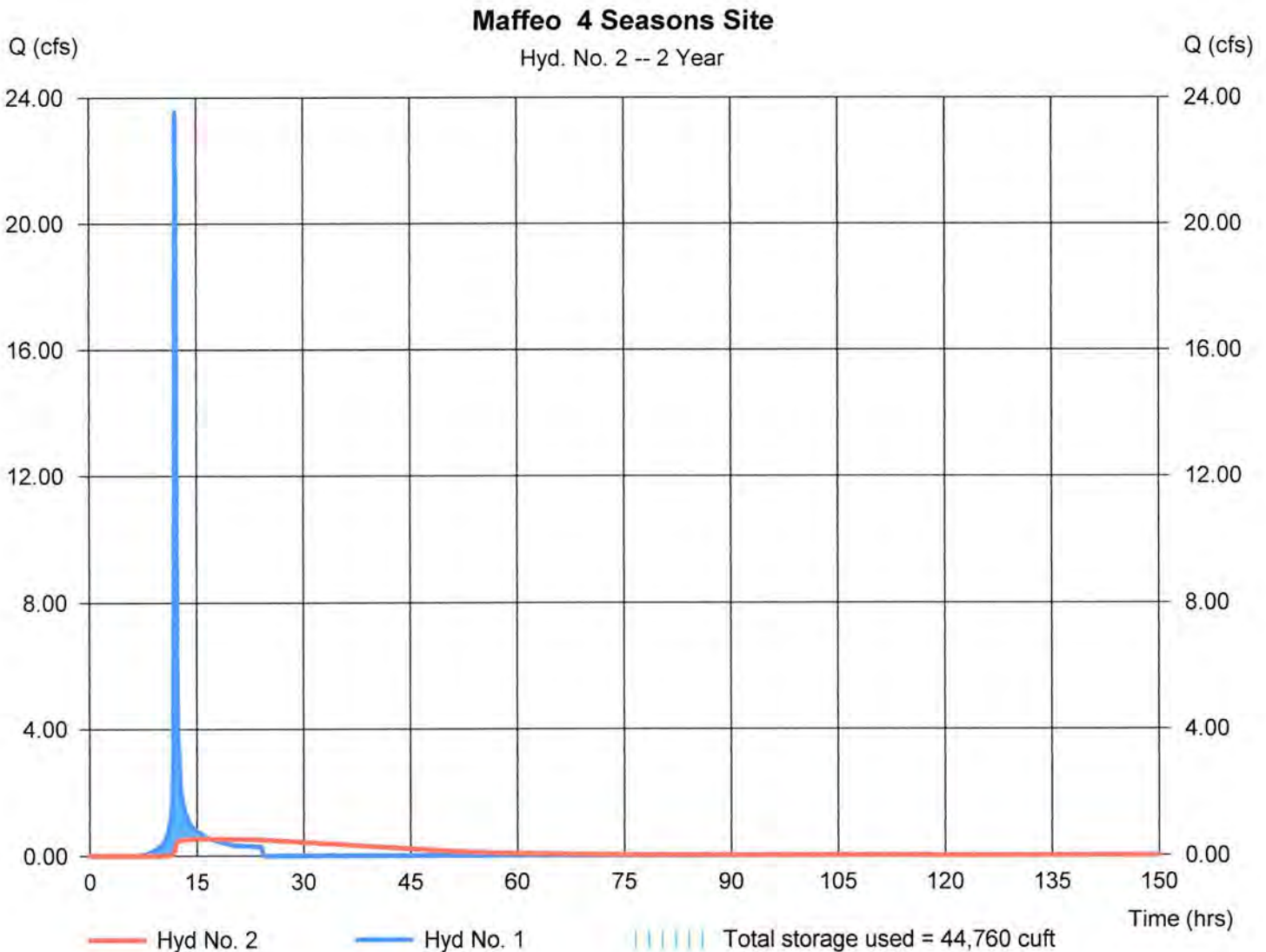
Friday, 07 / 10 / 2020

## Hyd. No. 2

### Maffeo 4 Seasons Site

Hydrograph type	= Reservoir	Peak discharge	= 0.535 cfs
Storm frequency	= 2 yrs	Time to peak	= 16.92 hrs
Time interval	= 5 min	Hyd. volume	= 63,632 cuft
Inflow hyd. No.	= 1 - Maffeo - Four Seasons Storage	Wave Elevation	= 643.20 ft
Reservoir name	= Maffeo Pond	Max. Storage	= 44,760 cuft

Storage Indication method used.



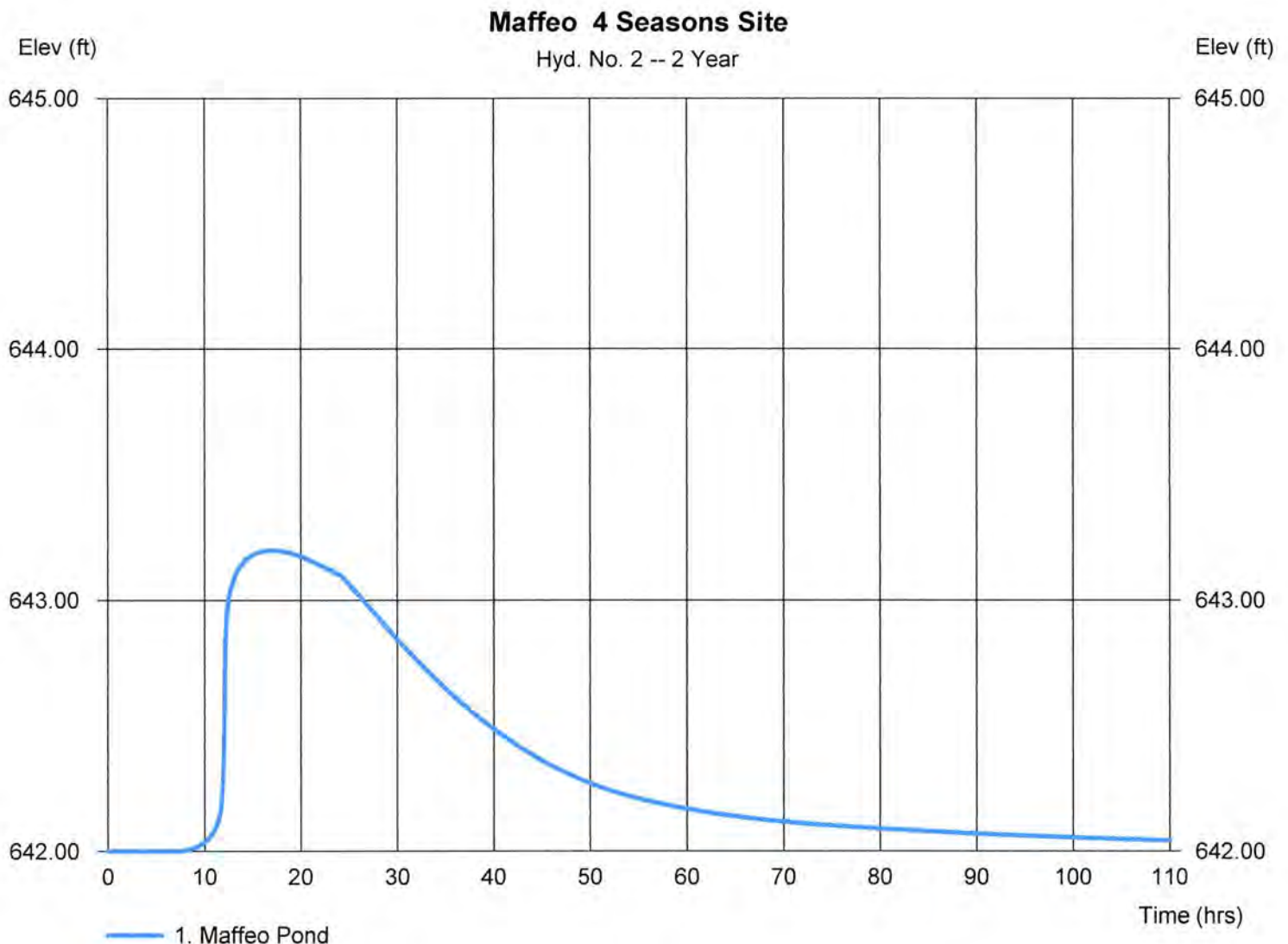
# Hydrograph Report

## Hyd. No. 2

### Maffeo 4 Seasons Site

Hydrograph type	= Reservoir	Peak discharge	= 0.535 cfs
Storm frequency	= 2 yrs	Time to peak	= 16.92 hrs
Time interval	= 5 min	Hyd. volume	= 63,632 cuft
Inflow hyd. No.	= 1 - Maffeo - Four Seasons Storage	Wave Elevation	= 643.20 ft
Reservoir name	= Maffeo Pond	Max. Storage	= 44,760 cuft

Storage Indication method used.



# Pond Report

## Pond No. 1 - Maffeo Pond

### Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 642.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	642.00	34,178	0	0
1.00	643.00	38,978	36,548	36,548
2.00	644.00	43,978	41,449	77,997
3.00	645.00	49,178	46,549	124,546
4.00	646.00	54,570	51,845	176,391
5.00	647.00	60,114	57,314	233,705

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 4.50	7.00	0.00	0.00
Span (in)	= 4.50	7.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 642.00	644.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	642.00	0.00	0.00	---	---	---	---	---	---	---	---	0.000
0.10	3,655	642.10	0.03 ic	0.00	---	---	---	---	---	---	---	---	0.025
0.20	7,310	642.20	0.09 ic	0.00	---	---	---	---	---	---	---	---	0.091
0.30	10,964	642.30	0.18 ic	0.00	---	---	---	---	---	---	---	---	0.177
0.40	14,619	642.40	0.25 ic	0.00	---	---	---	---	---	---	---	---	0.245
0.50	18,274	642.50	0.30 ic	0.00	---	---	---	---	---	---	---	---	0.297
0.60	21,929	642.60	0.34 ic	0.00	---	---	---	---	---	---	---	---	0.341
0.70	25,584	642.70	0.38 ic	0.00	---	---	---	---	---	---	---	---	0.381
0.80	29,238	642.80	0.42 ic	0.00	---	---	---	---	---	---	---	---	0.416
0.90	32,893	642.90	0.45 ic	0.00	---	---	---	---	---	---	---	---	0.449
1.00	36,548	643.00	0.48 ic	0.00	---	---	---	---	---	---	---	---	0.479
1.10	40,693	643.10	0.51 ic	0.00	---	---	---	---	---	---	---	---	0.508
1.20	44,838	643.20	0.54 ic	0.00	---	---	---	---	---	---	---	---	0.535
1.30	48,983	643.30	0.56 ic	0.00	---	---	---	---	---	---	---	---	0.561
1.40	53,128	643.40	0.59 ic	0.00	---	---	---	---	---	---	---	---	0.585
1.50	57,272	643.50	0.61 ic	0.00	---	---	---	---	---	---	---	---	0.609
1.60	61,417	643.60	0.63 ic	0.00	---	---	---	---	---	---	---	---	0.632
1.70	65,562	643.70	0.65 ic	0.00	---	---	---	---	---	---	---	---	0.654
1.80	69,707	643.80	0.68 ic	0.00	---	---	---	---	---	---	---	---	0.675
1.90	73,852	643.90	0.70 ic	0.00	---	---	---	---	---	---	---	---	0.696
2.00	77,997	644.00	0.72 ic	0.00	---	---	---	---	---	---	---	---	0.716
2.10	82,652	644.10	0.74 ic	0.03 ic	---	---	---	---	---	---	---	---	0.768
2.20	87,307	644.20	0.75 ic	0.12 ic	---	---	---	---	---	---	---	---	0.878
2.30	91,962	644.30	0.77 ic	0.26 ic	---	---	---	---	---	---	---	---	1.031
2.40	96,616	644.40	0.79 ic	0.42 ic	---	---	---	---	---	---	---	---	1.212
2.50	101,271	644.50	0.81 ic	0.59 ic	---	---	---	---	---	---	---	---	1.396
2.60	105,926	644.60	0.83 ic	0.71 ic	---	---	---	---	---	---	---	---	1.540
2.70	110,581	644.70	0.84 ic	0.82 ic	---	---	---	---	---	---	---	---	1.665
2.80	115,236	644.80	0.86 ic	0.92 ic	---	---	---	---	---	---	---	---	1.777
2.90	119,891	644.90	0.88 ic	1.00 ic	---	---	---	---	---	---	---	---	1.879
3.00	124,546	645.00	0.89 ic	1.08 ic	---	---	---	---	---	---	---	---	1.975
3.10	129,730	645.10	0.91 ic	1.16 ic	---	---	---	---	---	---	---	---	2.064
3.20	134,915	645.20	0.92 ic	1.23 ic	---	---	---	---	---	---	---	---	2.149
3.30	140,100	645.30	0.94 ic	1.29 ic	---	---	---	---	---	---	---	---	2.230
3.40	145,284	645.40	0.95 ic	1.35 ic	---	---	---	---	---	---	---	---	2.308
3.50	150,469	645.50	0.97 ic	1.41 ic	---	---	---	---	---	---	---	---	2.382

Continues on next page...

Maffeo Pond

**Stage / Storage / Discharge Table**

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.60	155,653	645.60	0.98 ic	1.47 ic	---	---	---	---	---	---	---	---	2.454
3.70	160,838	645.70	1.00 ic	1.53 ic	---	---	---	---	---	---	---	---	2.523
3.80	166,022	645.80	1.01 ic	1.58 ic	---	---	---	---	---	---	---	---	2.591
3.90	171,207	645.90	1.02 ic	1.63 ic	---	---	---	---	---	---	---	---	2.656
4.00	176,391	646.00	1.04 ic	1.68 ic	---	---	---	---	---	---	---	---	2.720
4.10	182,123	646.10	1.05 ic	1.73 ic	---	---	---	---	---	---	---	---	2.782
4.20	187,854	646.20	1.07 ic	1.78 ic	---	---	---	---	---	---	---	---	2.843
4.30	193,586	646.30	1.08 ic	1.82 ic	---	---	---	---	---	---	---	---	2.902
4.40	199,317	646.40	1.09 ic	1.87 ic	---	---	---	---	---	---	---	---	2.960
4.50	205,048	646.50	1.10 ic	1.91 ic	---	---	---	---	---	---	---	---	3.016
4.60	210,780	646.60	1.12 ic	1.95 ic	---	---	---	---	---	---	---	---	3.072
4.70	216,511	646.70	1.13 ic	2.00 ic	---	---	---	---	---	---	---	---	3.126
4.80	222,243	646.80	1.14 ic	2.04 ic	---	---	---	---	---	---	---	---	3.180
4.90	227,974	646.90	1.15 ic	2.08 ic	---	---	---	---	---	---	---	---	3.232
5.00	233,705	647.00	1.17 ic	2.12 ic	---	---	---	---	---	---	---	---	3.284

...End



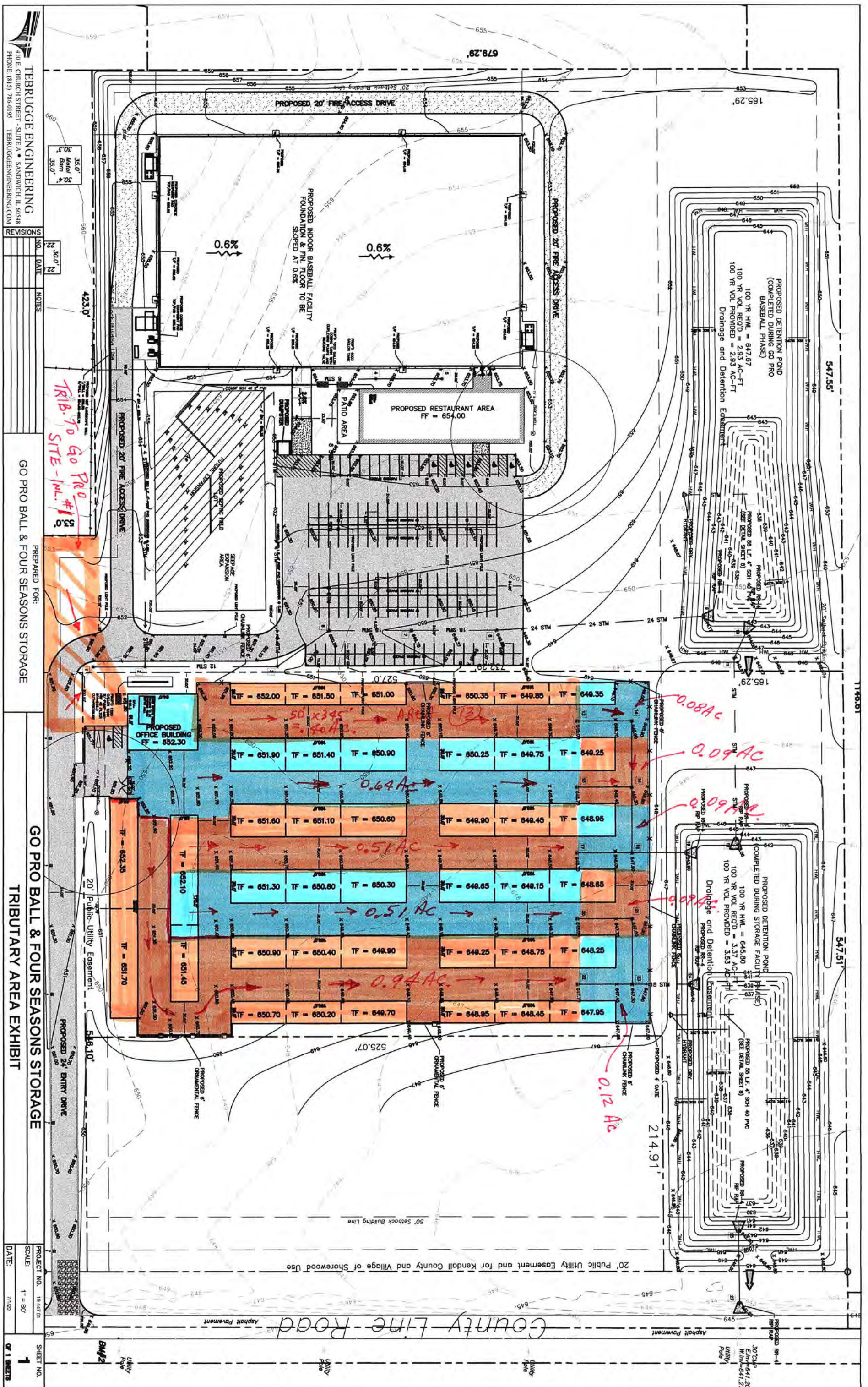


# FOUR SEASONS STORAGE

## STORM SEWER TRIBUTARY AREAS

<b>Area 13</b>		<b>Area 18</b>	
Ground	0	Ground	0
Impervious	17250	Impervious	3900
Gravel	0	Gravel	0.96
TOTAL	17250	TOTAL	0
	0.396006 <--Total Acres		0.96 <--Compos
			0.089532 <--Total Acres
<b>Area 14</b>		<b>Area 20</b>	
Ground	0	Ground	0
Impervious	3300	Impervious	22200
Gravel	0	Gravel	0.96
TOTAL	3300	TOTAL	0
	0.075758 <--Total Acres		0.96 <--Compos
			0.509642 <--Total Acres
<b>Area 15</b>		<b>Area 21</b>	
Ground	0	Ground	0
Impervious	27740	Impervious	3900
Gravel	0	Gravel	0.96
TOTAL	27740	TOTAL	0
	0.636823 <--Total Acres		0.96 <--Compos
			0.089532 <--Total Acres
<b>Area 16</b>		<b>Area 22</b>	
Ground	0	Ground	0
Impervious	3900	Impervious	41120
Gravel	0	Gravel	0.96
TOTAL	3900	TOTAL	0
	0.089532 <--Total Acres		0.96 <--Compos
			0.943985 <--Total Acres
<b>Area 17</b>		<b>Area 23</b>	
Ground	0	Ground	0
Impervious	22200	Impervious	5200
Gravel	0	Gravel	0.96
TOTAL	22200	TOTAL	0
	0.509642 <--Total Acres		0.96 <--Compos
			0.119376 <--Total Acres









Phone 815-651-2103

**Troy Fire Protection District**  
700 Cottage St.  
Shorewood, IL 60404  
**Fire Prevention Bureau**

prevention@troyfpd.com



Fax 815-725-0772

July 28,2020

Matthew H. Asselmeier  
Senior Planner  
Kendall County Planning, Building, & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498

Re: Go Pro Baseball- Initial Site Plan  
Route 52 and County Line  
Shorewood, IL 60404

Site plans submitted to the Troy Fire Protection District were reviewed on this date. The submitted plans appear to conform to all applicable codes, standards, and ordinances at this time with the following noted exceptions

**Is the pond on site going to be detention or retention? This affects dry- hydrant requirements.**  
**Will proposed water storage tank for fire protection sprinklers be adequate capacity or was tank listed strictly for illustration purposes?**  
**Access road around perimeter of membrane structure must be able to support weight of fire apparatus and provide access in all weather conditions.**  
**Auto turn appears to be acceptable for fire vehicle operations on site.**  
**Must provide number of exits and exit widths for conventional portion as well as membrane dome.**  
**Detailed plans for fire sprinklers and fire alarm systems shall be due closer to construction of the baseball dome and/or storage facility.**

No guarantee is given to the accuracy of this plan review. It is the responsibility of the owner or their authorized agent/contractor to ensure compliance with local and state codes as well as any applicable local ordinances.

Please contact Troy Fire Protection Districts Fire Prevention Bureau to schedule all applicable inspections. If you have any questions regarding this plan review please feel free to contact us.

Respectfully Submitted,

Howard Q. Hoffman  
Deputy Chief/Fire Marshal



Daniel J. Kramer

Law Offices  
of  
***Daniel J. Kramer***  
1107A S. Bridge Street  
Yorkville, Illinois 60560  
630-553-9500  
Fax: 630-553-5764  
dkramer@dankramerlaw.com

Kelly A. Helland  
D.J. Kramer

July 29, 2020

Howard Q. Hoffman  
Deputy Chief Fire Marshall  
Troy Fire Protection  
700 Cottage St.  
Shorewood, IL 60404

RE: GoProball, Rt. 52 & County Line Rd, Shorewood, IL

Dear Chief Hoffman:

I know there is always this fight about what detention or retention mean with regard to those Drainage Facilities in Zoning work. This will be a full-blown retention pond for GoPro and there will be a full-blown retention pond when you are reviewing Plans for Four Seasons as well. Each will be wet bottom ponds with a deep pool providing the ability to access dry hydrants for each different facility. We thought this was good fire protection planning given the lack of Municipal Services out in that area.

As to the sprinkler design and so on for GoPro and the Dome, I don't believe that the similar Domes like Bo Jackson and so on have sprinklers. I am not positive of the system they use but I know there has been good discussion and prior history on those in other Communities.

I leave it for the Engineer on the site, John Tebrugge and the building/Architect Engineer that Jason Shelly at GoPro to use to answer nearly all of the questions you have raised other than the pond.

The access road around the perimeter of the Dome as far as on the North and West sides where there will not be Public access or parking will be an aggregate material, but it will certainly be strong enough for your fire vehicles. The parking lot and access roadway known as Go Pro Boulevard are being built to a thickness standard, the same as the County Ordinance. They would be the exact same strength reinforcement as if you were driving on any new County collector in terms of aggregate material and number of inches of asphalt.

Any further questions always feel free to contact me, we are happy to work with your Fire Protection District, from day one when I called you were most responsive.

Very truly yours

*Daniel J. Kramer*

Daniel J. Kramer  
Attorney at Law

DJK:rg

cc: Jason Shelly  
Matt Asselmeier  
John Tebrugge

September\_\_\_\_, 2020

THIS INSTRUMENT PREPARED  
BY AND AFTER RECORDED  
RETURN RECORDED  
DOCUMENT TO:

Law Offices of Daniel J. Kramer  
1107A S. Bridge St.  
Yorkville, IL 60560

**OPERATION AND COMMERCIAL SUBDIVISION EASEMENT AGREEMENT  
FOR GOPROBALL SUBDIVISION**

**THIS OPERATION AND EASEMENT AGREEMENT**, hereinafter referred to as the “Agreement”, is made and entered as of this \_\_\_\_ day of \_\_\_\_\_, 2020, by and among GOPROBALL, LLC and FOUR SEASONS STORAGE, LLC, each being an Illinois Corporation (“OWNERS/DECLARANTS”), having their principal place of business as setout herein.

**WHEREAS**, GOPROBALL, LLC, (“OWNERS/DECLARANTS”) is the OWNER in fee simple of a certain parcel of real property legally described on the Final Plat of Subdivision as Lot 1 attached hereto and made a part hereof located in the Township of Seward, County of Kendall, State of Illinois depicted on the Final Plat of Subdivision attached hereto and incorporated herein as Exhibit “A”; and FOUR SEASONS STORAGE, LLC is the Owner of Lots 2 and 3 in said Final Plat of Subdivision; and

**WHEREAS**, OWNERS/DECLARANTS anticipate a Final Plat of Subdivision to be recorded with the Kendall County Recorder of Deeds, which shall be encumbered and conformed to the terms of this Operation and Commercial Easement Agreement Lot 2 being developed as a self-storage facility and Lot 3, as retail, commercial center; and

**WHEREAS**, the signatories hereto intend for GOPROBALL, LLC to develop and operate Lot 1 as a Sports Dome Facility; and in order to effectuate the common use and operation thereof; and

**WHEREAS**, the signatories to the Agreement desires to enter into certain covenants and agreements and to grant to certain reciprocal easements in, to, over, and across portions of the Subdivision as set out in Exhibit “A” above; and further to provide for common area signage Easement, private street access, and storm detention system facilities and appurtenances as well as the allocation of the costs thereof:

**NOW THEREFORE**, GOPROBALL, LLC & FOUR SEASONS STORAGE, LLC, a Limited Liability Company (“OWNERS/DECLARANTS”) for themselves and their successors

and assigns, in consideration of the foregoing, and the covenants and declarations as hereafter set forth, DECLARE that all Lots and parcels of GOPROBALL Subdivision comprising the Subdivision shall be sold, transferred, conveyed, improved, and developed subject to the following:

## **ARTICLE 1 DEFINITIONS**

As used hereinafter in this Agreement, the below terms shall be defined as follows:

(a) “Access Drive/Private Road/Private Drives”: Those drives or future drives serving as access to the Subdivision from the public roadway, County Line Road, as shown on Exhibits “A”; and which is located within GOPROBALL Subdivision. The Private Roadway to be known as GO PRO Boulevard.

(b) “Common Area”: All those areas in the Subdivision which are owned in fee simple will be owned by GOPROBALL SUBDIVISION OWNERS ASSOCIATION, an Illinois Not-For-Profit Corporation; or which ownership is retained by OWNER/DECLARANT but will be subject to a common signage easement for lot or parcel owners within GOPROBALL Subdivision.

(c) “Detention Area”: That portion of the Subdivision designated as the Storm Water Detention Areas on the Final Plat to be maintained by GOPROBALL, LLC on its Lot 1; and the Detention area located on Lots 2 & 3 to be maintained by FOUR SEASONS STORAGE, LLC, if any, and all on-site detention areas which benefit the Subdivision, and any watershed area draining onto the subject premises.

(d) “Environmental Laws”: The Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Toxic Substances Control Act, the Clean Water Act, the Resource Conservation and Recovery Act and any other similar federal, state or local law, rule or regulation respecting Hazardous Materials, together with all rules and regulations promulgated thereunder and all present or future amendments thereto.

(e) “Common Area Improvements”: Traffic directional signs, common and individual identification signage, and other signs permitted under Article 2, paving, curbs, landscape planters and other landscaped areas in the Common Area, perimeter walls and fences, common utility pads and equipment serving the Common Area, sidewalks, and walkways in the Common Area.

(f) “Hazardous Materials”: Underground storage tanks, petroleum and petroleum products, asbestos, PCB’s, urea-formaldehyde and any hazardous or toxic substances, pollutants, contaminants, wastes or materials as defined under any Environmental Laws.

(g) “Lienholder”: Any mortgagee under a mortgage, or a trustee or beneficiary under a deed of trust, constituting a lien on any Lot. A Lienholder shall not be deemed to be an Owner



for purposes of this Agreement until such time as said Lienholder acquires fee simple title to its Lot(s) by foreclosure, trustee's sale or otherwise.

(h) "Lot": Each of the Lots described in the Final Plat of Subdivision recorded with the Kendall County Recorder of Deeds.

(i) "Owner": The record holder of fee simple title to a Lot (including heirs, personal representatives, successors and assigns).

(j) "Person": Individuals, partnerships, firms, associations, limited liability companies, corporations, trusts, governmental agencies, administrative tribunals or any other form of business or legal entity.

(k) "Private Drive": Private drives on Lots 1, 2 and 3 are to be maintained solely by the Owner of that respective Lot. Maintenance, snow plowing and installation of GO PRO Boulevard; shall be shared one-half by the owner of Lot 4; and one-half by the Owner of Lot 1 and 2 by the Owner of Lots 2 and 3.

(l) "Restrictions": The easements, covenants, restrictions, liens and encumbrances contained in this Agreement.

(m) "Self-Parked": Meeting all applicable laws, rules or regulations (without a variance) governing or relating to parking accommodations.

(m) "Service Facilities": Loading docks, trash compactors and enclosures, bottle storage areas, exterior coolers, electrical and refrigeration facilities and other similar service facilities.

(o) "Subdivision": As of the date of this Agreement all real property set out and legally described in Exhibit "A" and any further lots contained in Final Plats of Subdivision recorded with the Kendall County Recorder of Deeds as to real property located within GOPROBALL, LLC Subdivision.

(p) "Utility Easement Area": That portion of the Subdivision depicted on Exhibit "A" attached hereto as public utility and drainage easements.

(q) "Utility Lines": Those facilities and systems for transmission of utility services, including, without limitation, storm water drainage and storage systems or structures; fire protection, irrigation and domestic water mains; lift stations; sewer lines and systems; fire and landscape water sprinkler systems; telephone lines; electrical conduits or systems; gas mains and other public or private utilities. "Common Utility Lines" means those Utility Lines which are installed to provide the applicable service to the Lots. "Separate Utility Lines" means those Utility Lines which are installed to provide the applicable service only to one (1) of the Lots. For the purpose of this Agreement, the portion of a Utility Line extending between a Common Utility Line and a single building shall be considered a Separate Utility Line.

## **ARTICLE 2 BUILDING AND COMMON AREA DEVELOPMENT**

2.1 All of the buildings shall be constructed and maintained in accordance with all local, state and federal laws, rules and regulations applicable thereto. Each of the Lots on which a building is not under construction on the date of this Agreement shall be kept in a dust-free, weed-free and clean condition at the sole expense of the Owner of such Lot. Once construction of any building on the Lots has commenced, the Owner of such Lot shall diligently prosecute such construction to completion.

2.2 Common Area. Subject to the provisions of Article 4, the Common Area which may or may not be located on a particular Lot is hereby reserved for the sole and exclusive use by the Owners Lots within the Subdivision, and the business use of their customers, benders, government and utility services as needed for vehicular driving and pedestrian traffic, parking, directional signs, sidewalks, walkways, landscaping, perimeter walls and fences, parking lot lighting, recycling, Utility Lines, cart corrals and Service Facilities and for no other purpose unless otherwise specifically provided in this Agreement. Notwithstanding the foregoing, all other Owners of the Subdivision, their tenants, subtenants and licensees, and the contractors, employees, agents, licensees and invitees of such Owners, tenants, subtenants and licensees may use such Common Area for the purposes identified in this Agreement.

2.3 Exterior Maintenance. Each Owner shall maintain the exterior of any building located on such Owner's Lot(s) in a quality and condition comparable to that of first-class commercial development. All Service Facilities such as dumpster areas shall be attractively screened from view from the customer parking areas.

2.4 Type and Design of Buildings.

(a) The buildings, structures and other improvements on the Lots, now and in the future, shall be of first-quality construction and architecturally designed so that their exterior elevations (including, without limitation, signs and color) will be architecturally and aesthetically compatible with first-class commercial centers in the general location of the Subdivision. In order to ensure that the Subdivision is developed and maintained as a cohesive development, that parking and access and circulation areas can accommodate an orderly flow of traffic to and from the respective properties, the Owners/Declarants, and their successors and assigns, reserve the right to approve or disapprove in writing, the plans and specifications for the development of all buildings, structures and other improvements on the Lots, which plans, and specifications include, without limitation, the building location, design, elevation, height, signage (including, without limitation, monument or pylon signs). The buildings, structures and other improvements shall not be erected, materially altered or placed upon the Property unless such plans and specifications are approved by the Owners/Declarants. The Owner/Declarant shall approve or disapprove any plans and specifications for the Lots within twenty (20) days after such plans and specifications have been received by the Owners/Declarants ("Review Period"). The Owners/Declarants shall not have the right to unreasonably

withhold, condition, or delay its approval to the proposal. If the Owners/Declarants disapproves the proposal, it shall provide a written explanation in reasonable detail of its reasons for disapproval. If the Owners/Declarants rejects or disapproves the proposal and fails to provide such explanation within the Review Period, the Owners/Declarants shall be deemed to have approved the same. If the proposal is disapproved as provided herein, then an alternate proposal may be submitted, which alternate proposal shall be handled in the same manner as the initial proposal.

## 2.5 Construction Requirements.

(a) Standards. All work performed in the construction, maintenance, repair, replacement, alteration or expansion of any building, sign or Common Area improvements located in the Subdivision shall be completed on a timely basis and in such a manner as not to unreasonably interfere, obstruct or delay (i) access to or from the Subdivision (or any part thereof), (ii) customer vehicular parking on any Lot, or (iii) the receiving of merchandise by any business in the Subdivision including, without limitation, access to Service Facilities. Staging for the construction, replacement, alteration or expansion of any building, sign or Common Area improvements outside of the Lot on which such work is to take place or on any portion of the Subdivision that has been improved with Common Area improvements, including, without limitation, the location of any temporary buildings or construction sheds, the storage of building materials, and the parking of construction vehicles and equipment, shall be limited to that portion of the Subdivision outside of such Lot and/or on such portion of the Subdivision that has been improved with Common Area improvements approved in writing by the Owners/Declarants, such approval not to be unreasonably withheld, delayed or conditioned. Unless otherwise specifically stated herein, the person contracting for the performance of such work ("Contracting Party") shall, at their sole cost and expense, promptly repair and restore or cause to be promptly repaired and restored to its prior condition all buildings, signs and Common Area improvements damaged or destroyed in the performance of such work.

(b) Liens. The Contracting Party shall not permit any liens to stand against any Lot for any work done or materials furnished in connection with the performance of the work described in subparagraph (a) above; provided, however, that the Contracting Party may contest the validity of any such lien, but upon a final determination of the validity thereof, the Contracting Party shall cause the lien to be satisfied and released of record. The Contracting Party shall, within thirty (30) days after receipt of written notice from the Owner of any Lot encumbered by any such lien or claim of lien, cause any such outstanding lien or claim of lien to be released of record or transferred to bond in accordance with applicable law, failing which the Owner of said Lot shall have the right, at the Contracting Party's expense, to transfer said lien to bond. The Contracting Party shall indemnify, defend and hold harmless the Owners and occupants of the Subdivision from any and all liabilities, claims, damages, expenses (including, without limitation, reasonable attorneys' fees and reasonable attorneys' fees on any appeal), liens, claims of lien, judgments, proceedings and causes of action of any kind whatsoever, arising out of or in any way connected with the performance of such work, unless caused by the



negligent or willful act or omission of the indemnified person, its tenants, subtenants, agents, contractors or employees.

(c) Temporary Construction Easement. The Owners/Declarants hereby reserves, for itself and its agents, contractors and licensees, a temporary construction easement, over the Lots, for the purposes of grading the Subdivision, installation of utility lines serving the Subdivision, and construction of the Access Drives and GoPro Boulevard. The easement shall terminate thirty (30) days after completion of grading for the Subdivision, the installation of water, sanitary sewer and storm sewer lines, and construction of the Access Drive, unless terminated earlier by the Owners/Declarants.

(d) Insurance During Construction.

1. Prior to commencing any construction activities within the Subdivision, each Owner shall obtain or require its contractor to obtain and thereafter maintain so long as such construction activity is occurring, at least the minimum insurance coverage as set forth below:

(i) Worker's compensation and employer's liability insurance:

(A) Worker's compensation insurance as required by Law; and

(B) Employer's liability insurance in the amount of \$300,000.00 each accident for bodily injury, \$2,000,000 policy limit for bodily injury by disease and \$300,000 for each employee for bodily injury by disease.

(ii) Commercial general liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of coverage:

(A) Premises and Operations;

(B) Products and Completed Operations;

(C) Contractual Liability, insuring the indemnity obligations assumed by the contractor under the contract documents;

(D) Broad Form Property Damage (including Completed Operations);

(E) Explosion, Collapse and Underground ("XCU") Hazards; and

(F) Personal Injury Liability.

(iii) Commercial general liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of liability.

(A) \$2,000,000 each occurrence (for bodily injury and property damage);

(B) \$2,000,000 for Personal Injury Liability;

(C) \$2,000,000 aggregate for Products and Completed operations (which shall be maintained for a two (2) year period following final completion of the work); and

(D) \$2,000,000 general aggregate applying separately to this project.

(iv) Automobile liability insurance (bodily injury and property damage liability) including coverage for owned, hired, and non-owned automobiles with limits of liability which shall be not less than \$1,000,000 combined single limit each accident for bodily injury and property damage combined.

2. If the construction activity involves the use of a Common Area another Lot Owner's Parcel, then the GOPROBALL, LLC Subdivision as an additional party insured then the consenting other Lot Owner of such Parcel shall be an additional insured and such insurance shall provide that the same shall not be cancelled, or reduced in amount of coverage below the requirements of this Agreement, without at least thirty (30) days prior written notice to the named insured and each additional insured. If such insurance is cancelled or expires, then the constructing Owner shall immediately stop all work on or use of the other Owner's Parcel until either the required insurance is reinstated or replacement insurance is obtained.
3. Each individual Lot Owner shall indemnify each other Lot Owner, the Owners/Declarants; and GOPROBALL, LLC & FOUR SEASONS, LLC Subdivision Owner from and against all claims, including liens, and from any accident, injury or loss or damage whatsoever occurring to any Person or to the property of any Person arising out of or resulting from any construction activities performed or authorized by such indemnifying Owner; provided, however, that the foregoing shall not be applicable to either events or circumstances caused by the negligence or willful act or omission of such indemnified Owner, its licensees, concessionaires,



agents, servants, employees, or anyone claiming by, through or under any of them.

2.6 Signs.

(a) Generally. Each Owner shall have the exclusive right to have such signs on the interior of the building(s) located on such Owner's Lot as such Owner deems advisable, whether or not such signs are visible from the exterior, and each Owner shall also have the right to place, erect, maintain and replace signs on the exterior of such Owner's building(s) or extending therefrom, on the following terms and conditions:

1. Common Entry Way signage shall be permitted on the Entry Way sign within the Sign Easement disclosed on the Final Plat of Subdivision of GOPROBALL SUBDIVISION located to the Northwest corner of County Line Road and GOPRO BOULEVARD. The panel for each respective Lot Owner on the highway entry way sign shall be designed and installed solely at the expense of each individual Lot Owner. The cost of support standards or poles, framework and construction of each entry way sign shall be apportioned among each individual Lot Owner based upon the percent of usage of screen on said sign.
2. Individual Lot Owner signage shall be located only on elevations to which the tenant occupies and shall be flush with the building in a size and illumination in conformance with the Kendall County Sign Ordinance then in effect.
3. Wall mounted signage shall be limited to identifying the name of the Lot Owner/tenant business only.
4. All said signage shall be installed subject to the OWNERS/DECLARANTS approval, which may be granted or withheld in its reasonable discretion, and as permitted by applicable law.
5. All signs installed and maintained on an Owners' Lots shall conform to all applicable governmental regulations and to any reasonable sign criteria that have been developed and approved in writing from time to time by the OWNERS/DECLARANTS.

(b) No Other Signs. Except as expressly provided in herein there shall be no other signs on the Lots without the prior written consent of the Owners/Declarants, which consent may be granted or withheld in such Owners/Declarants reasonable discretion, subject to obtaining County Board review, approval, and issuance of the appropriate permit. All exterior building signs on the Lots shall be restricted to identification of the businesses or services located or provided therein. No exterior building sign on the Lots shall be placed on penthouse walls, extend above the building roof or be painted on the exterior building surface. No exterior building sign on the Lots shall utilize flashing or moving lights or appurtenances. Notwithstanding the foregoing, the Owner of Lot 1 may

install and operate programmable signs that display the date, temperature or current financial information, provided that the Owner/Declarant has consented in writing to the same. GOPROBALL, LLC likewise may permit without further approval naming rights on the extensions of its Dome, as is customary in similar Dome Developments (i.e. "Bo Jackson/Village of Bolingbrook Dome."

### **ARTICLE 3 EASEMENTS**

3.1 Ingress and Egress. Each Owner, as grantor, hereby grants to the other Owners, their respective tenants, contractors, employees, agents, licensees and invitees, and the subtenants, contractors, employees, agents, licensees and invitees of such tenants, for the benefit of each Lot belonging to the other Owners, as grantees, a nonexclusive easement for ingress and egress by vehicular and pedestrian traffic upon, over, across and through the private streets/private drives as delineated on all Final Plat of Subdivision and expressly on GOPRO BOULEVARD.

3.2 Utility Lines and Facilities.

(a) Easements. Each Owner, as grantor, hereby grants to the other Owners, Governmental entities and Public Utilities for the benefit of each Lot belonging to the other Owners, as grantees, a nonexclusive perpetual easement under, through and across the Utility Easement Area and the Detention Area located on Common Area of the Lot owned by the grantor for the installation, transmission through operation, maintenance, repair and replacement of the Utility Lines, including, without limitation, the water drainage systems or structures, water mains, sewers, water sprinkler system lines, telephones, communication lines, pneumatic tube systems, electrical conduits or systems, gas mains and other public or private utilities or underground systems facilitating communication and/or coordination of business operations between two or more Lots and the right to drain storm water through utility lines into the Detention Area. Each Owner agrees that it will not unreasonably withhold, condition or delay its approval of such additional easements as are reasonably required by any public or private utility for the purpose of providing the utility lines and facilities described herein provided such easements are not otherwise inconsistent with the provisions of this Agreement.

(b) Construction Requirements. All such systems, structures, mains, sewers, conduits, lines and other utilities shall be installed and maintained below the ground level or surface of such easements except for ground mounted electrical transformers and such other facilities as are required to be above ground by the utility providing such service (including, without limitation, temporary service required during the construction, maintenance, repair, replacement, alteration or expansion of any buildings, signs or Common Area improvements located in the Subdivision). The installation, operation, maintenance, repair and replacement of such easement facilities shall not unreasonably interfere with the use of the improved Common Area or with the normal operation of any business in the Subdivision. The grantee shall bear all costs related to the installation, operation, maintenance, repair and replacement of such easement facilities, shall repair to



the original specifications any damage to the Common Area resulting from such use and shall provide as-built plans for all such facilities to the Owners of all Lots upon which such utility lines and facilities are located within thirty (30) days after the date of completion of construction of same.

(c) Relocation. At any time and from time to time the Owner of a Lot shall have the right to relocate on its Lot any utility line or facility installed pursuant to the foregoing grant of easement which is then located on the land of such Owner, provided that any such relocation (i) shall be performed only after sixty (60) days' notice of the Owner's intention to undertake the relocation shall have been given to the Owner of each Lot served by the utility line or facility, (ii) shall not unreasonably interfere with or diminish utility service to the Lot(s) served by the utility line or facility, (iii) shall not reduce or unreasonably impair the usefulness or function of the utility line or facility, (iv) shall be performed without cost or expense to the Owner or occupant of any other Lot, and (v) shall provide for the original and relocated area to be restored to their original specifications. The Owner performing such relocation shall provide as-built plans for all such relocated utility lines and facilities to the Owners of all Lots served by such utility lines and facilities within thirty (30) days after the date of completion of such relocation.

3.3 Signage. Each Owner, as grantor, hereby grants to the Owners/Declarants an easement under, through and across the Utility Easement Area of the Common Areas for the installation, operation, maintenance, repair and replacement of the Subdivision Signs and all Utility Lines and facilities appurtenant thereto; provided, however, Owners/Declarants shall use commercially reasonable efforts not to block or interfere with any Owner's business, use and enjoyment of, or access to, such Owner's property, nor shall Owners/Declarants construct a sign on any Owner's Lot which will block or otherwise interfere with the visibility of any Owner's own sign permitted in accordance herewith.

3.4 Permanent Access Easement. Each Owner hereto, as grantor, hereby grants to the other Owners, their respective tenants, contractors, employees, agents, licensees and invitees of such tenants, for the benefit of each Lot belonging to the other Owners, as grantees, a perpetual non-exclusive easement for ingress and egress by vehicular and pedestrian traffic upon, over and across that portion of the Common Area located on the grantor's Lot(s) shown on Exhibit "E" as "Access Drive" ("Permanent Access Easement"); and specifically but not limited to GOPRO BOULEVARD.

3.5 Maintenance Easement. Each Owner, as grantor, hereby grants to the Owners/Declarants, its employees, agents and contractors, as grantees, an easement over and across that portion of the Utility Easement Area and Access Drive located on the grantor's Lot for the purpose of protecting the Common Area and operating or performing any maintenance, repairs, resurfacing or replacements.

3.6 Self-Help. Each Owner, as grantor (such Owner being referred to in this subparagraph only as "Grantor Owner"), hereby grants to the Owners/Declarants an easement to enter the Grantor Owner's Lot for the following purposes:

(a) To perform such work on the Grantor Owner's Lot as is necessary to cure any default by the Grantor Owner under this Agreement beyond applicable notice and cure periods set forth herein, provided and to the extent the Owners/Declarants has the express right to cure said default under the Agreement; and

(b) To perform any obligations or exercise any other rights the Owners/Declarants has under this Agreement.

#### **ARTICLE 4**

#### **OPERATION OF COMMON AREA**

4.1 Protection of Common Areas. Each Owner shall have the right to take such steps as it deems necessary to prevent those persons not authorized by this Agreement to use the Common Area from using the Common Area for ingress, egress, parking, or any other purpose. Such steps shall include, without limitation, the construction of fences, walls or barricades along the boundary lines of any portion of the Subdivision except along the common boundary line of any Lot with any other Lot; provided, however, that any impairment of access to or from the Subdivision, or any part thereof, shall require the Owner/Declarant's prior written approval, which may be withheld in the Owner/Declarant's sole and absolute discretion.

4.2 Prohibited Activities. Picketing and distribution of pamphlets, handbills or similar materials within the Subdivision shall, to the full extent permitted by law, be prohibited.

4.3 Common Area Maintenance.

(a) Maintenance by Individual Owner. Except as otherwise provided in Paragraph 4.6(b), each Owner shall, at such Owner's sole expense, maintain, insure and repair any (including driveways or drive aisles and any landscaping thereon) and Service Facilities on such Owner's respective Lot in good condition and repair, in compliance with applicable governmental rules and regulations and in a quality and condition comparable to the quality and condition of first-class centers in the general area in which the Subdivision is located, such maintenance to include, without limitation, the following with respect to such Common Area improvements:

(v) Maintaining, repairing and resurfacing, when necessary, all paved surfaces in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal or superior in quality, use and durability; and restriping, when necessary;

(vi) Removing all snow, papers, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

(vii) Maintaining, repairing and replacing, when necessary, all traffic directional signs, markers and lines;



(viii) Operating, maintaining, repairing and replacing, when necessary, such artificial lighting facilities as shall be reasonably required;

(ix) Maintaining, repairing and replacing, when necessary, all Common Area walls, fences and barricades constructed to prevent those Persons not authorized by this Lease to use the Common Area from using the Common Area for ingress and egress;

(x) Maintaining, repairing and replacing, when necessary, all Utility Lines not dedicated to the public or conveyed to any public or private utility which are necessary for the operation of the buildings and improvements located on its Lot; provided, all Common Utility Lines shall be maintained as provided in Section 3.2;

(xi) Maintaining, repairing and replacing, when necessary, all Service Facilities and drive-through customer service facilities; and

(xii) Performing itself or contracting with a third party or parties to perform any of the services described herein; provided, the Owner of each Lot shall remain responsible and liable for the performance of all such services on such Owner's Lot in accordance with the terms of this Agreement and for the performance of any such third party or parties under and such contract or contracts.

(b) Maintenance by GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation

(i) Subject to the reimbursement as set forth below, commencing on the date of this Agreement, GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation shall be responsible for: (i) maintaining, restriping, repairing and resurfacing, when necessary, in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal or superior in quality, use and durability, all paved surfaces lying within the Access Drive; (ii) maintaining, repairing and replacing, when necessary, all Common Utility Lines; (iii) operating, maintaining, repairing and replacing, when necessary, all Common Area storm water detention facilities and appurtenances installed by GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation ("Common Area Lighting"); (iv) maintaining, repairing, replacing and operating the Detention Area, and paying for all real estate taxes and assessments levied or assessed against the Detention area; (v) performing other items of Common Area maintenance which cannot be practicably segregated or allocated between the Lots as reasonably determined by GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation; and (iv) providing comprehensive general liability insurance for the Common Areas, as set forth in Section 4.6(b)(ii). GOPROBALL SUBDIVISION

OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation may perform such maintenance itself or contract with a third party or parties to perform any such maintenance.

(ii) GOPROBALL, LLC SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation shall, at the Owner's expense, provide and maintain comprehensive general liability insurance with broad form coverage endorsement (including broad form property damage endorsement) insuring the Owners/Declarants against claims for personal injury, bodily injury or death, and property damage or destruction, occurring in, on or about the Common Area. Such insurance shall be written with an insurer licensed to do business in the state in which the Subdivision is located and each Owner shall be named on the policy at an additional insured. The limits of liability of all such insurance shall be a combined single limit (covering personal injury, bodily injury or death and property damage or destruction) of not less than \$3,000,000 per occurrence. GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation shall furnish each of the Owners with certificates evidencing such insurance. The policies of such insurance shall provide that the insurance represented by such certificates shall not be cancelled, materially changed or nonrenewed without the giving of 30 days prior written notice to the holders of such insurance and the holders of such certificates.

(iii) The cost of maintaining, repairing and replacing any Common Utility Lines and Common Area Lighting shall be borne proportionately in respect to number of lots owned by each Lot Owner by the Owners of the Lots served. The cost of all other Common Area items set forth in this Section, together with the cost of commercial general liability insurance maintained by GOPROBALL, SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation insuring against property damage or personal injury as a result of the performance or non-performance of such items.

The cost of Common Area items set forth in this Section 4.6 shall include all reasonable expenses incurred for labor (including the reasonable cost of salaries and other costs of fringe benefits or persons actually employed by the Owners/Declarants operating, maintaining, repairing or replacing Common Area improvements), services, equipment, supplies and materials in connection herewith and an administrative fee of ten percent (10%) of the costs incurred. Notwithstanding anything contained herein to the contrary, the amounts paid to GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation for goods and/or services to or for the Common Areas, or any portion thereof, shall not exceed the costs of such goods and/or services rendered by unaffiliated third parties on a competitive basis for comparable office and commercial developments in the immediate Oswego area.

(c) The Owners of the Lots (or their respective tenants or agents as they may designate) shall each be billed by for each such Owner's proportionate share of the costs



incurred by GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation in performing Common Area items and providing commercial general liability insurance as set forth in this Section 4.6(b) hereof (collectively, the "Common Area Expenses") not more often than monthly in arrears and such Common Area Expenses shall be payable within thirty (30) days after receipt of an invoice therefore and, if requested, supporting documentation maintained by the Owners/Declarants in its ordinary course of business. GOPROBALL OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation SUBDIVISION shall not be liable for the failure to perform any item of Common Area maintenance or to provide the commercial general liability insurance set forth in Section 4.6(b) hereof unless it has been given written notice describing such item or items and an opportunity to cure the alleged failure in accordance with Section 8.9 (Default) and Section 8.10 (Notices). In any event, the liability of GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation to the Owner or occupant of any other Lot for damages resulting from or relating to the performance or non-performance of any Common Area maintenance items as set forth in Section 4.6(b) hereof shall be limited to the cost of performing such item, it being specifically agreed and understood that in no event shall GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation be liable to any person for incidental or consequential damages on account thereof.

(d) **Estimate of Common Area Expenses.** Common Area Expenses for each calendar year shall be estimated annually (the "Annual Estimate") by GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation, and such estimate shall be provided to each Owner no later than November 1<sup>st</sup> of the preceding year. The amounts billed to each Owner, pursuant to Section 4.6(c) hereof, in a particular calendar year shall be based upon such Owner's proportionate share of the Annual Estimate for such calendar year. As soon as reasonably feasible after the end of each calendar year, GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation shall prepare and deliver to each Owner a statement showing the Owner's actual proportionate share of the Common Area Expenses. Within thirty (30) days after its receipt of the aforementioned statement, each Owner shall pay to the Owners/Declarants, or GOPROBALL SUBDIVISION OWNERS' ASSOCIATION, an Illinois Not-For-Profit Corporation shall credit against the next Common Area Expenses payment or payments due from such Owner, as the case may be, the difference between the Owner's actual proportionate share of the Common Area Expenses for the preceding calendar year and the Owner's proportionate share of the Annual Estimate during such year.

**4.4 Real Property Taxes and Assessments.** Each Owner shall pay or cause to be paid directly to the tax collector when due, the real property taxes and other special taxes and assessments assessed against the Lot owned by each respective Owner, including the portion of the Common Area owned by such Owner.

**4.5 Creation of Illinois Not-For-Profit Corporation.** The OWNERS/DECLARANTS hereby agree to file with the Office of the Illinois Secretary of State and cause to be issued an

Illinois Not-For-Profit Corporation Charter for an entity known as GOPRO SUBDIVISION BUSINESS OWNERS ASSOCIATION. The purpose for the Incorporation shall be to own fee title to Lot 4 which is the Lot in the Final Plat of Subdivision for GOPRO SUBDIVISION containing the private roadway serving Lots 1 through 3 of the Subdivision which will be designated as “GOPRO BOULEVARD”. Said Lot 4 may be connected to further development by the undeveloped farmland to the South or to the School District property of the Minooka School District or assigns to the West upon approval of connection conditions between those adjoining owners and the Association created hereunder.

Each Owner of Lots 1, 2, and 3, shall be entitled to an equal one-third Membership and one-third vote in all matters effecting the Association and in the enforcement of cross access easements, duties, covenants, and obligations contained in this Agreement.

If Lot 3 is developed with a future retail center shall be entitled in total to a one-third vote together with the existing Lots 1, and 2.

## **ARTICLE 5 USE RESTRICTIONS**

5.1 General Restrictions. None of the following uses shall be conducted in the Subdivision: (a) any production, manufacturing, industrial, or storage use of any kind or nature, except for storage and/or production of petroleum and related products in connection with the operation of a gasoline service station and products incidental to the retail sale thereof from the Subdivision; provided, however, that this restriction shall not permit (b) massage parlor (other than in connection with a beauty salon or health spa), discotheque, dance hall, night club, “head shop”, pornographic or “adult” store or adult uses; (c) any use which creates a nuisance or materially increases noise or the emission of dust, odor, smoke, gases, or materially increases fire, explosion or radioactive hazards in the Subdivision; and (d) any use involving Hazardous Material, except as may be legally used in connection with a gasoline service station (provided that such operation is otherwise permitted herein) or as may be customary in first-class neighborhood commercial developments in the metropolitan area where the Subdivision is located.

5.2 Hazardous Materials. No Owner or occupant shall use or permit the use, handling, generation, storage, release, disposal or transportation of Hazardous Materials on, about or under its Lot except in the ordinary course of its business and in compliance with all Environmental Laws, other than as expressly authorized herein.

## **ARTICLE 6 CASUALTY AND CONDEMNATION**

6.1 Casualty. If all or any portion of any building in the Subdivision is damaged or destroyed by fire or other casualty, the Owner of such building shall promptly restore or cause to be restored the damaged portion of such building or, in lieu thereof, shall remove the damaged portion of such building together with all rubble and debris related thereto. All building areas on a Lot on which buildings are not reconstructed following a casualty shall be graded or caused to



be graded by the Owner thereof to the level of the adjoining property and in such a manner as not to adversely affect the drainage of the Subdivision or any portion thereof, shall be covered by a one inch asphalt dust cap or appropriately landscaped to prevent dust and shall be kept weed free and clean at the Owner's sole cost and expense until buildings are reconstructed thereon.

6.2 Condemnation.

(a) Building Restoration. If all or any portion of any building in the Subdivision is taken or damaged as a result of the exercise of the power of eminent domain or any transfer in lieu thereof ("Condemnation"), the Owner of such building shall have the same obligations with respect to restoration or removal of the building and building area as are set forth in Section 6.1.

(b) Allocation of Award. If all or any portion of any Lot in the Subdivision is taken or damaged as a result of a Condemnation ("Condemned Lot"), the Owner of the Condemned Lot shall be entitled to the entire award or purchase price paid for the Condemned Lot; provided, however, that nothing contained herein shall affect any other person's right to seek severance damages for its Lot, provided the award of such severance damages does not reduce or diminish the amount which would otherwise be paid to the Owner of the Condemned Lot. The Owner of the Condemned Lot shall restore or cause to be restored the remaining portion of the Condemned Lot as near as practicable to the condition immediately prior to such Condemnation to the extent, but only to the extent, of any condemnation proceeds allocated by the court or condemning party, as the case may be, to such restoration and actually received by the Owner of the Condemned Lot. Notwithstanding the above, this Section 6.2 is not intended to and shall not alter the allocation of any award between the Owner of a Condemned Lot and any tenant of such Condemned Lot pursuant to the terms of any lease or other agreement between the parties.

**ARTICLE 7  
INDEMNIFICATION AND INSURANCE**

7.1 Commercial General Liability Insurance. Each Owner shall maintain Commercial General Liability Insurance, on terms consistent with the following:

(a) Each Owner (as to its Lot(s) only) shall maintain or cause to be maintained in full force and effect commercial general liability insurance with a combined single limit of liability of not less than Two Million Dollars (\$2,000,000.00) per occurrence for bodily injury, personal injury and property damage, blanket contractual liability coverage with respect to the insured's indemnity obligations set forth in this Agreement, product liability, completed operations liability.

(b) Each Owner shall defend, indemnify and hold harmless each other Owner and occupant of the Subdivision from and against all claims, damages, losses, liabilities, actions, proceedings, costs and expenses (including, without limitation, reasonable attorneys' fees and reasonable attorneys' fees on any appeal) (collectively, the "Claims")

asserted or incurred in connection with or arising from or as a result of the death of or injury to any Person or loss or damage to the property of any Person which shall occur on the Lot(s) owned by the indemnifying Owner, except to the extent such claims are caused by the negligence or the willful act or omission of the indemnified Owner or occupant, or the respective agents or employees of such indemnified Owner or occupant.

7.2 Casualty Loss Insurance. Each Owner shall maintain casualty insurance, on terms consistent with the following:

(a) Each Owner shall carry, or cause to be carried, casualty insurance with “extended” or “all-risk” coverage, in the amount of one hundred percent (100%) of full replacement cost thereof (excluding footings, foundations or excavations). At a minimum, the insurance coverage required by this Section shall extend to loss or damage by fire, windstorm, cyclone, tornado, hail, explosion, riot, riot attending a strike, civil commotion, malicious mischief, vandalism, aircraft, vehicle, smoke damage and sprinkler leakage.

(b) Each Owner (the “Releasing Owner”) hereby releases and waives for itself, and each Person claiming by, through or under it, each other Owner (the “Released Owner”) from any liability for any loss or damage to all property of such Releasing Owner located upon any portion of the Subdivision, which loss or damage is of the type generally covered by the insurance required to be maintained under Subsection 7.2(a) above, irrespective either of any negligence on the part of the Released Owner which may have contributed to or caused such loss, or of the amount of such insurance required to be carried or actually carried, including any deductible or self insurance reserve. Each Owner shall use its reasonable efforts to obtain, if needed, appropriate endorsements to its policies of insurance with respect to the foregoing release; provided, however, that failure to obtain such endorsements shall not affect the release given herein.

(c) To the full extent permitted by law, each Owner shall defend, indemnify and hold harmless each other Owner from and against all Claims asserted by or through any Person for any loss or damage to the property of such Person located upon the indemnifying Owner’s Lot, which loss or damage is of the type generally covered by the insurance required to be maintained under Subsection 7.2(a), irrespective of any negligence on the part of the indemnified Owner which may have contributed to or caused such loss. Because the provisions of this paragraph will preclude the assignment of any claim mentioned herein by way of subrogation or otherwise to an insurance company or any other person, each Owner shall give to each insurance company which has issued to it one or more policies required to be maintained by such Owner under Subsection 7.2(a), notice of the terms of the mutual releases contained in this paragraph, and have such insurance policies properly endorsed, if necessary, to prevent the invalidation of insurance coverages by reason of the mutual releases contained in this paragraph.

7.3 Insurance Policy Requirements. Each Owner shall maintain, or cause to be maintained an insurance policy consistent with the following:



(a) All insurance coverage required by this Article shall be provided under one or more of the following:

(i) An individual policy covering the Owner's Lot(s); or

(ii) A blanket policy which includes other liabilities, properties and locations of such Owner; provided, however, that if a blanket commercial general liability insurance policy contains a general policy aggregate of less than Twenty Million Dollars (\$20,000,000.00), then the insuring Owner shall also maintain excess liability coverage necessary to establish a total liability insurance limit of not less than Twenty Million Dollars (\$20,000,000.00);

(b) All insurance provided under Subsection 7.3(a)(1) or Subsection 7.3(a)(2) shall be procured from companies authorized to issue such insurance in the State of Illinois and shall be rated by Best's Insurance Reports not less than B+/X. Each Owner shall furnish to any Owner requesting the same, a certificate(s) of insurance, or statement of self-insurance, as the case may be, evidencing that the insurance required to be carried by such Person is in full force and effect.

## **ARTICLE 8 GENERAL PROVISIONS**

8.1 Covenants Run With the Land. Each Restriction on each Lot shall be a burden on that Lot, shall be appurtenant to and for the benefit of the other Lots and each part thereof and shall run with the land.

8.2 Successors and Assigns. This Agreement and the Restrictions created hereby shall inure to the benefit of and be binding upon the Owners, their heirs, successors, assigns and personal representatives, and upon any person acquiring a Lot, or any portion thereof, or any interest therein, whether by operation of law or otherwise. Notwithstanding the foregoing, if any Owner sells or transfers all or any portion of its interest in any Lot, such Owner shall, upon the sale and conveyance of title, be released and discharged from all of its obligations as Owner in connection with the property sold by it arising under this Agreement after the sale and conveyance of title but shall remain liable for all obligations arising under this Agreement prior to the sale and conveyance of title. The new Owner of any such Lot or any portion thereof (including, without limitation, any Owner or Lienholder who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all obligations arising under this Agreement with respect to such Lot or portion thereof after the date of sale and conveyance of title.

8.3 Duration. Except as provided herein, the term of this Agreement shall be for a period of twenty-five (25) years ("Primary Period") from the date hereof. Notwithstanding the foregoing, upon the expiration of the Primary Period, the term of this Agreement shall automatically renew for successive periods of ten (10) years each (each such period being referred to as an "Extension Period") unless, at least ninety (90) days prior to the date of expiration of the Primary Period or Extension Period then in effect, the Owners/Declarants delivers to the other Owners in the Subdivision written notice of termination, in which event, the

Agreement shall automatically expire at the end of the Primary Period or Extension Period then in effect. Notwithstanding the foregoing or any termination of this Agreement, the provisions of Section 3.2(a) and 3.5 shall not terminate but shall continue in effect for perpetuity.

8.4 Injunctive Relief. In the event of any violation or threatened violation by any person of any of the Restrictions, any or all of the Owners of the property included within the Subdivision shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The right of injunction shall be in addition to all other remedies set forth in this Agreement or provided by law. Any owner, agent, or assign found to be in default shall be responsible to reimburse the prevailing party for any costs and attorneys' fees incurred by the prevailing party.

8.5 Modification and Termination. This Agreement may not be modified in any respect whatsoever or terminated, in whole or in part, except with the consent of the Owners/Declarants, and then only by written instrument duly executed, acknowledged and consented to by all of the Owners materially adversely affected by such modification and recorded in the office of the Recorder of Deeds of Kendall County in which the Subdivision is located.

8.6 Method of Approval. Whenever the consent or approval of any Owner is required, such consent or approval shall be exercised only in the following manner. Each Lot shall have only one (1) vote. The Owners (if consisting of more than one (1) person) of each Lot shall agree among themselves and designate in writing to the Owners of each of the other Lots a single person who is entitled to cast the vote for that Lot. If the Owners of any such Lot cannot agree who shall be entitled to cast the single vote of that Lot, or if the Owners fail to designate the single person who is entitled to cast the vote for that Lot within thirty (30) days after receipt of request for same from any other Owner, then that Lot shall not be entitled to vote. In the event a Lot is not entitled to vote, its consent or approval shall not be necessary.

8.7 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Subdivision to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

8.8 Breach Shall Not Permit Termination. It is expressly agreed that no breach of this Agreement shall entitle any Owner to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such Owner may have hereunder by reason of any breach of this Agreement. Any breach of this Agreement shall not defeat or render invalid the lien of any mortgage or deed or trust made in good faith for value, but this Agreement shall be binding upon and be effective against any Owner whose title is acquired by foreclosure, trustee's sale or otherwise.

8.9 Default. A person shall be deemed to be in default of this Agreement only upon the expiration of thirty (30) days (ten [10] days in the event of failure to pay money) from receipt of written notice from any Owner specifying the particulars in which such person has failed to perform the obligations of this Agreement unless such person, prior to the expiration of said



thirty (30) days (ten [10] days in the event of failure to pay money), has rectified the particulars specified in said notice of default. However, such person shall not be deemed to be in default if such failure (except a failure to pay money) cannot be rectified within said thirty (30) day period and such person is using good faith and its commercially reasonable efforts to rectify the particulars specified in the notice of default. The Owner sending any such notice of default shall contemporaneously provide the Owners/Declarants a copy of the same.

8.10 Notices.

(a) Delivery. All notices given pursuant to this Agreement shall be in writing and shall be given by telefacsimile, personal service, by United States mail or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate party at the address or telefacsimile number set forth below. If a notice must be given to a person other than one designated below, such notice shall be sent to the person and address shown on the then current real property tax rolls of Kendall County in which the Subdivision is located. All notices shall be sent to the respective addresses or telefacsimile numbers set forth below:

Owners/Declarants: GOPROBALL, LLC & FOUR SEASONS, LLC  
6821 Sahara Drive  
Plainfield, IL 60586  
Phone:  
Fax:

FOUR SEASONS STORAGE, LLC  
1223 Buell Avenue  
Joliet, IL 60435  
Phone:  
Fax:

With a copy to: Law Offices of Daniel J. Kramer  
1107A S. Bridge St.  
Yorkville, IL 60560  
Attn: Daniel J. Kramer  
Phone: (630) 553-9500  
Fax: (630) 553-5764

Owner's  
Association: GOPROBALL SUBDIVISION OWNERS' ASSOCIATION  
1223 Buell Avenue  
Joliet, IL 60435  
Phone:  
Fax:

The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other party. All notices given pursuant to this Agreement shall be deemed given upon receipt.

(b) Receipt. For the purpose of this Agreement, the term “receipt” shall mean the earlier of any of the following: (i) the date of delivery of the notice or other document to the address specified pursuant to subparagraph (a) above as shown on the return receipt, (ii) the date of actual receipt of the notice or other document by the person or entity specified pursuant to subparagraph (a) above, or in the case of a telefacsimile, the date and time of receipt as shown on the confirmation of the telefacsimile transmission, or (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of (A) the date of the attempted delivery or refusal to accept delivery, (B) the date of the postmark on the return receipt, or (C) the date of receipt of notice of refusal or notice of nondelivery by the sending party.

8.11 Waiver. The failure of a person to insist upon strict performance of any of the Restrictions contained herein shall not be deemed a waiver of any rights or remedies that said person may have, and shall not be deemed a waiver of any subsequent breach or default in the performance of any of the Restrictions contained herein by the same or any other person.

8.12 Attorneys’ Fees. In the event any Person initiates or defends any legal action or proceeding in any way connected with this Agreement, the prevailing party in any such action or proceeding (in addition to any other relief which may be granted, whether legal or equitable), shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorneys’ fees (including, without limitation, its reasonable costs and attorneys’ fees on any appeal). All such costs and attorneys’ fees shall be deemed to have accrued on commencement of any legal action or proceeding and shall be enforceable whether or not such legal action or proceeding is prosecuted to judgment.

8.13 Sale and Sale-leaseback Purchaser. Notwithstanding anything to the contrary contained in this Agreement, it is expressly agreed that in the event an Owner sells its Lot (whether or not such sale includes buildings and/or Common Area improvements located thereon) to an unaffiliated third party and thereafter enters into a lease (including a ground lease or building lease) for such Lot with such third party or its lessee or sublessee (hereinafter referred to collectively as the “Prime Lessor”), such lease may provide that, so long as said Owner is in possession of the property as the Lessee (“Prime Lessee”), said Prime Lessee shall be liable for the performance of any obligations either the Prime Lessee or the Prime Lessor shall have under this Agreement and the Prime Lessee shall defend, indemnify and hold harmless the Prime Lessor regarding any such obligations.

8.14 Severability. If any term or provision of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.



8.15 Force Majeure. The Owners shall be excused from performing any obligation under this Agreement, except obligations to pay sums of money, in the event and so long as the performance of such obligation is prevented, delayed, retarded or hindered by the following: act of God; fire; earthquake; flood; explosion; action of the elements; war; invasion; insurrection; pandemic; riot; mob; violence; sabotage; inability to procure or general shortage of labor, equipment facilities, materials, or suppliers in the open market; failure of transportation; strike; lockout; action of labor union; condemnation; requisition; law; orders of governmental, civil, military, or naval authorities; or any other cause, whether similar or dissimilar to the foregoing, not within the respective control of the obligated Owner.

8.16 Time of Essence. Time is of the essence with respect to the performance of each of the covenants and agreements contained in this Agreement.

8.17 Estoppel Certificate. Upon the request of an Owner, the other Owners shall execute and deliver, from time to time, a certificate confirming, if such then be the fact, that this Agreement then continues in full force and effect and without amendment (or, if amended, stating the amendments) and that the certifying Owner knows of no existing defaults by any other Owner (or if such default is known, specifying the same). Likewise, upon the request of an Owner, the Owners/Declarants shall execute and deliver, from time to time, a certificate confirming, if such then be the fact, that this Agreement then continues in full force and effect and without amendment (or, if amended, stating the amendments) and that the Owners/Declarants has not received a notice of default from any Owner, which default has not already been cured.

8.18 Not a Partnership. The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the parties.

8.19 No Third Party Beneficiary Rights. This Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto.

8.20 Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

8.21 Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

8.22 Construction. In constructing the provisions of this Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

8.23 Recordation. This Agreement shall be recorded in the office of the Recorder of Deeds of Kendall County, Illinois.



EXECUTED as of the date first set forth above.

GOPROBALL, LLC,  
an Illinois Limited Liability Company

By: \_\_\_\_\_  
Owner/Declarant

Dated: \_\_\_\_\_

GOPROBALL SUBDIVISION OWNERS' ASSOCIATION,  
an Illinois Not-For-Profit Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_



FOUR SEASONS STORAGE, LLC,  
an Illinois Limited Liability Company

By: \_\_\_\_\_  
Owner/Declarant

Dated: \_\_\_\_\_

EXHIBIT LIST

Exhibit "A" - Legal Description and Final Plat of Subdivision



**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)  
August 4, 2020 – Unapproved Meeting Minutes**

PBZ Chairman Matthew Prochaska called the meeting to order at 9:01 a.m.

Present Via Teleconference:

Matt Asselmeier – PBZ Department  
Greg Chismark – WBK Engineering, LLC (Attended Remotely) (Arrived at 9:03 a.m.)  
David Guritz – Forest Preserve (Arrived at 9:17 a.m.)  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Commander Jason Langston – Sheriff's Department (Attended Remotely)  
Matthew Prochaska – PBZ Committee Chair  
Aaron Rybski – Health Department

Absent:

Meagan Briganti – GIS  
Alyse Olson – Soil and Water Conservation District

Audience:

Dan Kramer and Kelley Chrisse

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented.

The votes were as follows:

Ayes (6): Asselmeier, Holdiman, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (4): Briganti, Chismark, Guritz, and Olson

The motion passed.

**MINUTES**

Mr. Rybski made a motion, seconded by Mr. Holdiman, to approve the July 7, 2020, meeting minutes.

Mr. Chismark started attending the meeting remotely at this time (9:03 a.m.).

The votes were as follows:

Ayes (7): Asselmeier, Chismark, Holdiman, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (3): Briganti, Guritz, and Olson

The motion passed.

**PETITIONS**

**Petition 20-15 Jason Shelley on Behalf of Go Pro Ball, LLC and James and Denise Maffeo on Behalf of Four Seasons Storage, LLC**

Dan Kramer, Attorney for the Petitioners, provided a history of the project.

Mr. Kramer noted that the COVID shutdown negatively impacted the athletic facility's business. Groundbreaking for the athletic facility is slated for October, if all financing and zoning approvals are secured.

Mr. Kramer noted that financing for the first phase of the storage business has been secured. Mr. Kramer described the landscaping and site plan of the storage business.

Development of Lot 3 is not anticipated until municipal utilities reach the property.

ZPAC Meeting Minutes 8.4.20

All three (3) lots will have their main entrances on the private road (Lot 4). The private road could be expanded if the property south of the proposed subdivision developed. The private road could be extended if/when the Minooka School District constructs a school on the property west of the subject property.

Mr. Kramer noted that the Petitioners had no objections to the recommended changes to the final plat. The dedication of right-of-way will be sixty feet (60') from the center of County Line Road. The Petitioners are also waiting on the traffic study before finalizing the plat.

Mr. Asselmeier summarized the request.

The Petitioners would like to establish a four (4) lot commercial subdivision on the northern approximately nineteen (19) acres of the subject property. The Petitioners would also like relief from the requirements in the Kendall County Subdivision Control Ordinance pertaining to soil mapping for subdivisions utilizing septic systems for sewer service.

The preliminary plat application, variance request, proposed final plat, and the engineering plans were provided.

The proposed subdivision is located on the northern eighteen point seven plus or minus (18.7+/-) acres 195 Route 52 located at the northwest corner of Route 52 and County Line Road in Seward Township.

The Future Land Use Map calls for the property to be commercial. Lots 1 and 4 have already been rezoned to B-4 Commercial Recreation District. A petition is ongoing to rezone Lot 2 to B-3 Highway Commercial District and for special use permits for indoor and outdoor storage. The same petition also calls for Lot 3 to be rezoned to B-2 General Commercial District for future commercial uses.

County Line Road is a Township maintained arterial road. No trails are planned for the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural or agricultural related. The adjacent zone classifications are also Agricultural. The zoning classifications within one half (1/2) mile are also Agricultural. The Future Land Use Map calls for Residential and Public/Institutional uses around the property.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 217 indicating a medium level of protection. The NRI Report was provided.

Petition information was sent to Seward Township on July 28, 2020.

Petition information was sent to the Village of Shorewood on July 28, 2020. An annexation agreement is under review between the Petitioners and the Village.

Petition information was sent to the Troy Fire Protection District on July 28, 2020. The Troy Fire Protection submitted a response, which was provided. The Petitioners submitted comments on the response, which were provided.

According to the information provided to the County in the application materials and the materials provided previously for Petitions 19-38 and 19-39, the proposed Go Pro Sports Subdivision would consist of four (4) lots as described as follows:

Lot 1 would be approximately eight point six-nine (8.69) acres in size. Per Ordinance 2020-02, the property is zoned B-4 Commercial Recreation District. Per Petition 20-16, the property owner, Goprobball, LLC plans to construct an approximately seventy thousand (70,000) square foot indoor athletic facility with parking and an approximately seven thousand five (7,500) square foot eating area. The property would also have one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond. The pond would be approximately eleven feet (11') feet deep at its deepest area.



Lot 2 would be approximately four point zero-one (4.01) acres in size. Per Petition 19-39, Four Seasons Storage, LLC plans to construct one (1) three thousand two hundred sixty-four (3,264) square foot metal storage and office building, eight (8) four thousand eight hundred (4,800) square foot storage buildings, four (4) three thousand two hundred (3,200) square foot storage buildings, one (1) four thousand two hundred fifty (4,250) square foot storage building, and one (1) five thousand (5,000) square foot storage building. The construction would occur in two (2) phases. The area without buildings in the first phase would be used for outdoor storage. If Petition 19-39 is approved, the property would be zoned B-3 Highway Business District with special use permits for indoor and outdoor storage.

Lot 3 would be four point six-seven (4.67) acres in size and would have one (1) approximately ninety thousand, five hundred (90,500) square foot wet bottom stormwater detention pond similar to the pond located on Lot 1. The balance of the site is reserved for future commercial development. Based on discussion with the Petitioner, development of this site is unlikely until public water and sewer service becomes available. If Petition 19-39 is approved, the property would be zoned B-2 General Business District. Per the Kendall County Zoning Ordinance, the site plan for any commercial development would be approved upon application for building permits or special use permits.

Lot 4 is approximately zero point five (0.5) acres and will be used as a private road maintained by the owners of Lots 1, 2, and 3. The road will be forty feet (40') wide and asphalt. The road will be named Go Pro Boulevard. Per Ordinance 2020-02, the property is zoned B-4 Commercial Recreation District.

In addition to the lots, land along the eastern side of the Subdivision will be dedicated to Seward Township for County Line Road Right-of-Way at a depth of fifty feet (50') as measured from the centerline of County Line Road. Also, a ten foot (10') public utility easement for Kendall County and Village of Shorewood is planned along County Line Road and Go Pro Boulevard.

All structures constructed in the Subdivision will require building and occupancy permits.

Until public utilities from the Village of Shorewood are extended to the property, the athletic facility and storage businesses will be served by well and septic.

The engineering plans were provided.

The property fronts County Line Road. A traffic study is underway.

Parking facilities would be determined by individual site plans for the various lots.

Lighting would be determined by individual site plans for the various lots.

Signage would be determined by individual uses and site plans for the various lots.

Landscaping would be determined by individual site plans for the various lots. Other than the private road, no additional common areas are planned.

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording the final plat.

As noted in the variance request, due to the size of the proposed subdivision and related costs, the Petitioners do not believe the required soil map required in Section 7.03.A.7.c is necessary.

§ 11.00.A.2 of the Subdivision Control Ordinance outlines findings that the Plat Officer must make in order recommend in favor of the applicant on variation applications. The recommended findings are as follows:

*Because of the particular physical surroundings, shape or topography conditions of the specific property involved a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.*

**The proposed subdivision consists of four (4) lots, one (1) of which is a private road. The maximum number of users will be two (2) until such time as public utilities are available.**

*The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property, and have not been created by any person having an interest in the property.*

**The conditions are unique in that the proposed subdivision is small, consisting of two (2) proposed users at the time of platting. The Petitioners did create the hardship by desiring to have a subdivision at this location.**

*The purpose of the variation is not based exclusively upon a desire to make more money out of the property.*  
**The purpose of the variation is based on the size of the development and number of proposed lots.**

*The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.*

**Provided the subdivision is developed as proposed and that reasonable restrictions are placed on special uses that could be placed inside the subdivision, the granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood.**

Before issuing a recommendation, Staff would like input from Seward Township, the Village of Shorewood, and ZPAC members. Staff would also like to review the traffic study.

At this time, Staff proposed the following conditions and restrictions:

1. The following defects on the final plat require correction:
  - A. Provide the required date of drawing.
  - B. Provide the setback lines for principal buildings on Lot 2.
  - C. Provide the southern and western setback lines for principal buildings on Lot 3.
  - D. Provide the eastern setback lines for principal buildings on Lot 1.
  - E. Adjust the building setback line along the northern boundary of the entire subdivision to reflect that no building can be constructed in the drainage and detention easement.
  - F. Remove the reference to the City of Joliet having filed an official plan.
  - G. Provide a signature line for the Surveyor.
2. A variance to Section 7.03.A.7.c of the Kendall County Subdivision Control Ordinance requiring a soil map and related soil studies is granted.
3. Unless further waived by the Planning, Building and Zoning Committee, all applicable application fees for review of the preliminary and final plats and variance shall be paid in full prior to the recording of the final plat.

David Guritz arrived at this time (9:17 a.m.).

Kelley Chrisse, Economic Development Director for the Village of Shorewood, provided an update on the status of the annexation agreement. Ms. Chrisse requested that the setback lines be removed because of potential differences in the setback requirements of the County and Shorewood. Ms. Chrisse noted that the Village is waiting for a traffic study. Ms. Chrisse expressed concerns regarding the long-term maintenance of the pond serving Lots 2 and 3; Shorewood would like to see documentation detailing maintenance of the pond. Ms. Chrisse requested a copy of the maintenance agreement for Lot 4.

Mr. Guritz asked about setback differences between Shorewood and the County. Ms. Chrisse was not aware of differences. Mr. Asselmeier noted that the Petitioners are required to notify Shorewood of all building permits. If something is constructed and Shorewood's requirements were stricter than the County's requirements and if the property was annexed into Shorewood, the building would be grandfathered.

Mr. Kramer was agreeable with removing the setback lines. Mr. Kramer anticipated the traffic study would be completed in the near future. Mr. Kramer noted the creation of a non-profit to maintain the private road on Lot 4. No spite strip would be allowed at the west end of Lot 4.

Mr. Rybski noted that the Health Department had no objections to the requested exception.

Mr. Rybski made a motion, seconded by Mr. Holdiman, to recommend approval of the preliminary and final plats with the conditions proposed by Staff, except that the setback lines shall be removed from the plat, and to recommend approval of the requested exception.



The votes were as follows:

Ayes (8): Asselmeier, Chismark, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (2): Briganti and Olson

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission for a public hearing on August 26, 2020.

**Petition 20-16 Jason Shelley on Behalf of Go Pro Ball, LLC**

Mr. Asselmeier summarized the request.

In March 2020, the Kendall County Board approved Ordinance 20-02, rezoning the northwestern nine plus (9+) acres of the northwest corner of Route 52 and County Line Road in Seward Township from A-1 Agricultural to B-4 Commercial Recreation District in order for the Petition to have proper zoning to construct an athletic facility.

Per Section 13:10 of the Kendall County Zoning Ordinance, site plan approval is required prior to securing an applicable permits related to constructing this facility.

A separate petition (Petition 19-39) has been filed to rezone the northeastern corner of the larger property from A-1 to B-3 and obtain a special use permit for the storage business and to B-2 for future commercial development. This petition is currently under review.

A separate petition (Petition 20-15) has also been filed creating a four (4) lot Go Pro Subdivision. The proposed athletic facility would be located on Lot 1 and the private access road would be located on Lot 4. The stormwater detention ponds would be located on Lots 1 and 3. This petition is also under review.

The application materials, site plan, proposed plat for the Go Pro Subdivision, renderings of the proposed structure, landscaping plan, illumination plan, and engineering plans were provided.

The proposed athletic facility would be on approximately eight point six-nine (8.69) acres.

County Line Road is a Township maintained arterial road. No trails are planned for the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural or agricultural related. The adjacent zone classifications are also Agricultural. The zoning classifications within one half (1/2) mile are also Agricultural. The Future Land Use Map calls for Residential, Commercial and Public/Institutional uses around the property.

Pictures of the property were provided.

Minooka School District 111 owns the adjacent properties to the north and west of the subject property.

The A-1 special use to the north is for a church. The A-1 special use to the south is for a fertilizer and grain storage operation. The A-1 special use to the west appears to be for an airstrip. The property at 276 Route 52 has a special use permit for a landscaping business.

Seven (7) existing houses are within one half (1/2) mile of the subject property.

EcoCAT Report submitted and consultation was terminated.

The Seward Township Planning Commission and Seward Township Board expressed concerns regarding traffic and drainage when they reviewed the map amendment application earlier in 2020. Both Boards recommended approval of the map amendment.

Site plan information was sent to Seward Township on July 27, 2020.

Site plan information was send to the Village of Shorewood on July 27, 2020. The Petitioner and Village were negotiating an annexation agreement that would allow Shorewood to annex the property when the property became contiguous with the Village.

Site plan information was sent to the Troy Fire Protection District on July 27, 2020. The Fire District had no objections to the map amendment. The Troy Fire Protection submitted a response, which was provided. The Petitioners submitted comments on the response, which were provided.

Goprobball, LLC provided a business plan which was provided. As noted in the business plan, they would have between twenty (20) and forty (40) part-time employees with no more than four (4) to six (6) employees onsite. They have fifteen (15) existing traveling baseball teams and hope to expand to twenty-five (25) teams within the next five (5) years. They would also like to use the facility to attract other sports including girls soccer and softball. They would have a concession area and rehabilitation services would be provided onsite. The proposed hours of operation are between 8:00 a.m. and midnight. The proposed facility is approximately sixty-nine thousand, three hundred (69,300) square feet and will have a parking area to the east and a seven thousand five hundred (7,500) square foot eating area with a patio area. The maximum peak of the facility is sixty-seven feet (67').

The Petitioner provided updated engineering plans on July 22, 2020. To date, WBK has not provided comments regarding these plans.

At their meeting on June 8, 2020, the Kendall County Planning, Building and Zoning Committee approved a ninety (90) day waiver on the payment of application fees. Unless further waived, all application fees would be due prior to recording the final plat.

Pursuant to § 13.10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans:

*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. **The subject property was used for crop production prior to the proposed use. No areas of environmental sensitivity, wetlands, or floodplains exist on the subject property. No excessive slopes exist on the subject property. If necessary, the Petitioners will pursue variances to building height, sign dimensions and height, and the soil mapping requirements contained in the Kendall County Subdivision Control Ordinance.***

*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 engineering plans (Attachment 7) show a one hundred and five (105) space parking lot to the east of the proposed use. The parking lot includes five (5) handicapped accessible parking stalls. A forty foot (40') wide private road is planned to connect the subject the property to County Line Road. A twenty foot (20') wide fire access drive is planned along the periphery of the proposed facility. As of the date of this memo, a traffic study is underway. The pavement for the driving aisles and parking lot will be asphalt. The fire access road around the building will be asphalt grindings or gravel.***

*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. **No conflicts are foreseen. Parking lots will be paved as required.***

*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. **A stormwater permit must be secured prior to the issuance of any building permits. No issues surrounding shadow, noise, odor, utilities are foreseen.***



*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. **Provided the property is developed as proposed, this should not be an issue. No other structure like the proposed currently exists in this portion of Kendall County. The building is proposed to be sixty-five feet (65') in height, which will require a variance.***

*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 and proposed uses of the area for educational and commercial purposes.***

*Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **No pedestrian circulation is planned for pedestrians coming from County Line Road. No sidewalks are planned for the private road entering the site.***

*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. **The landscaping plan calls for fourteen (14) shade trees of various types, five (5) evergreen shrubs, forty (40) deciduous shrubs of various types, and one hundred nineteen (119) perennials, ornamental grasses, and groundcovers of various types.***

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **Staff would like comments from the Kendall County Sheriff's Department and Troy 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. **Not applicable.***

*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. **According to the engineering plans, three (3) light poles are planned on the subject property and will be twenty feet (20') in height. Additional lighting is planned for the building. The provided illumination plan shows no lighting crossing property lines.***

*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. **A proposed dumpster is shown on the southwest corner of the parking lot.***

*Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following four (4) conditions:*

1. The site shall be developed substantial in conformance with the submitted site plan, renderings, landscaping plan, illumination plan, and engineering plans. Dead or damaged vegetation shall be replaced on a timetable approved by the Kendall County Planning, Building and Zoning Department. The trees shown on the landscaping plan shall be between twelve feet and fifteen feet (12'-15') in height at the time of planting.
2. The Petitioner may seek applicable variances regarding building height, number of parking spaces, and height and dimensions of signage without seeking an amendment to this site plan.

3. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of business proposed for the site, including, but, not limited to, securing the applicable stormwater management permit.
4. The site plan shall not become effective and no building permits will be issued until all applicable fees that were previously waived by the Kendall County Planning, Building and Zoning Committee are paid in full.

Ms. Chrisse expressed concerns about overflow parking. Mr. Kramer responded that no parking will be allowed on Lot 4. Mr. Asselmeier noted that he was waiting for the Troy Fire Protection to state the capacity of the facility which is necessary to determine the number of parking spaces. A reader board is planned for the sign to let people know if games are delayed.

Mr. Rybski encouraged Mr. Kramer to keep the Health Department informed of activities.

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the site plan with the conditions proposed by Staff. It was noted that a variance to the parking requirements might be needed.

The votes were as follows:

Ayes (8): Asselmeier, Chismark, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (2): Briganti and Olson

The motion passed.

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

None

#### **OLD BUSINESS/NEW BUSINESS**

Mr. Asselmeier requested Committee members to send him copies of their Open Meetings Act Certificate of Completion.

Mr. Asselmeier informed the Committee that upcoming meetings will be at the Historic Courthouse because of renovations to the County Board Room.

#### **CORRESPONDENCE**

None

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

The votes were as follows:

Ayes (8): Asselmeier, Chismark, Guritz, Holdiman, Klaas, Langston, Prochaska, and Rybski  
Nays (0): None  
Present (0): None  
Absent (2): Briganti and Olson

The motion passed.

The ZPAC, at 9:42 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.



MEMORANDUM TO: Daniel Kramer  
GoProball, LLC/Four Seasons Storage

FROM: Elise Purguette  
Consultant

Luay R. Aboona, PE, PTOE  
Principal

DATE: August 11, 2020

SUBJECT: Traffic Impact Study  
Proposed Go Pro Ball and Four Seasons  
Seward Township, Kendall County, Illinois

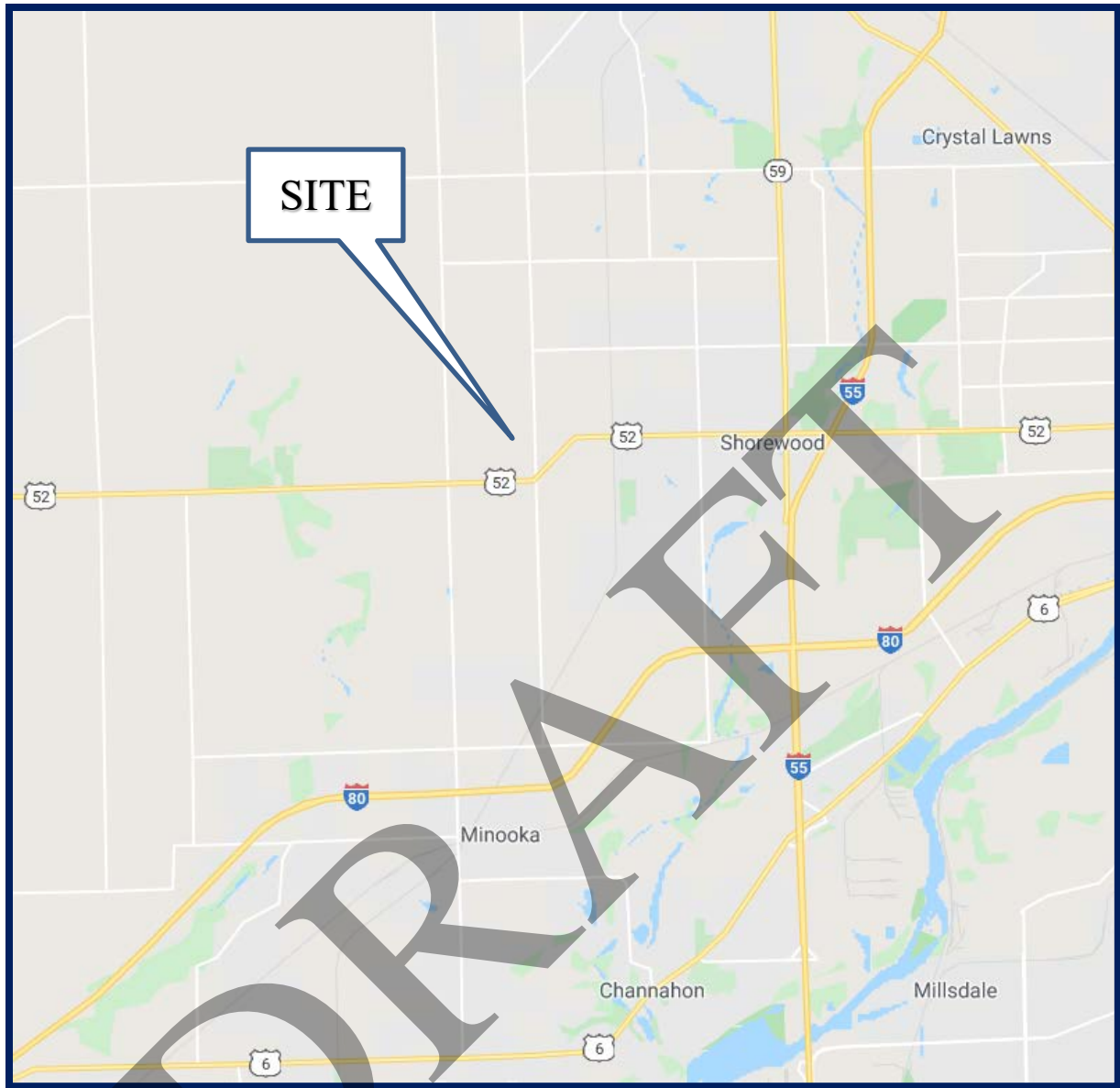
This memorandum summarizes the results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Go Pro Ball indoor sports facility and Four Seasons storage facility to be located on the west side of County Line Road north of US 52 in Seward Township, Kendall County, Illinois. As proposed, Go Pro Ball will be an approximately 68,000 square feet indoor baseball facility with a future expansion of approximately 20,000 square feet of space. Additionally, the proposed Four Seasons storage facility will be a storage unit rental facility which will have a net rentable area of 60,450 square feet. Access to the site will be provided via a private road off County Line Road. **Figure 1** shows the site location.

The purpose of this study is to evaluate the ability of the existing roads and access drives to accommodate the projected traffic volumes and to evaluate the adequacy of the proposed access system.

### Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roads including geometry and traffic control, adjacent land uses and average daily traffic volumes along the adjacent area roads.

US 52 is an east-west minor arterial road providing one lane in each direction in the vicinity of the site. At its unsignalized intersection with County Line Road, US 52 provides a combined left/through/right-turn lane on both approaches. US 52 is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of 3,650 vehicles east of County Line Road and 5,150 vehicles west of County Line Road (IDOT 2019) and has a posted speed limit of 50 miles per hour.



**Site Location**

**Figure 1**



*County Line Road* is a north-south major collector road providing one lane in each direction in the vicinity of the site. At its unsignalized intersection with US 52, County Line Road provides a combined left/through/right-turn lane on both approaches under stop sign control. County Line Road is under the jurisdiction of Seward Township in Kendall County and carries an AADT volume of 5,350 vehicles north of US 52 (IDOT 2019) and 2,150 vehicles south of US 52 (IDOT 2012).

## Existing Traffic Volumes

Traffic counts were conducted by KLOA, Inc. on Thursday, July 16, 2020 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 7:00 P.M.) peak periods at the intersection of US 52 and County Line Road. From the traffic count data, it was determined that the weekday morning peak hour generally occurs between 7:30 A.M. and 8:30 A.M. and the weekday evening peak hour generally occurs between 4:30 P.M. and 5:30 P.M. These two respective peak hours will be used for the traffic capacity analyses and are presented later in this report. Additionally, it is important to note that the traffic counts were evaluated to determine if any adjustment was needed to account for any variation in typical traffic volumes due to the ongoing Covid-19 pandemic. Traffic counts were conducted for a 24-hour period on the east leg of US 52 at its intersection with County Line Road and the results of the 24-hour two-way counts indicated that the daily traffic volumes on US 52 was comparable to the AADT traffic volumes collected by IDOT in 2019. As such, it was determined that no adjustments to the peak hour traffic volumes were necessary. The peak hour vehicle traffic volumes are shown in **Figure 2**. Copies of the traffic count summary sheets are included in the Appendix.

## Characteristics of Proposed Development

As previously indicated, Go Pro Ball will be an approximately 68,000 square feet indoor baseball facility with a future expansion of approximately 20,000 square feet of space. Based on the information provided by the operator, the proposed Go Pro Ball will have 25 traveling baseball teams over the next three to five years as well as girls' softball and soccer. The facility will have batting cages, a full indoor field for rental, retails for clothing sales, a restaurant and rehabilitation services. In addition, it will have a total of 20 to 40 part-time employees with no more than four to six employees present on-site at any time.

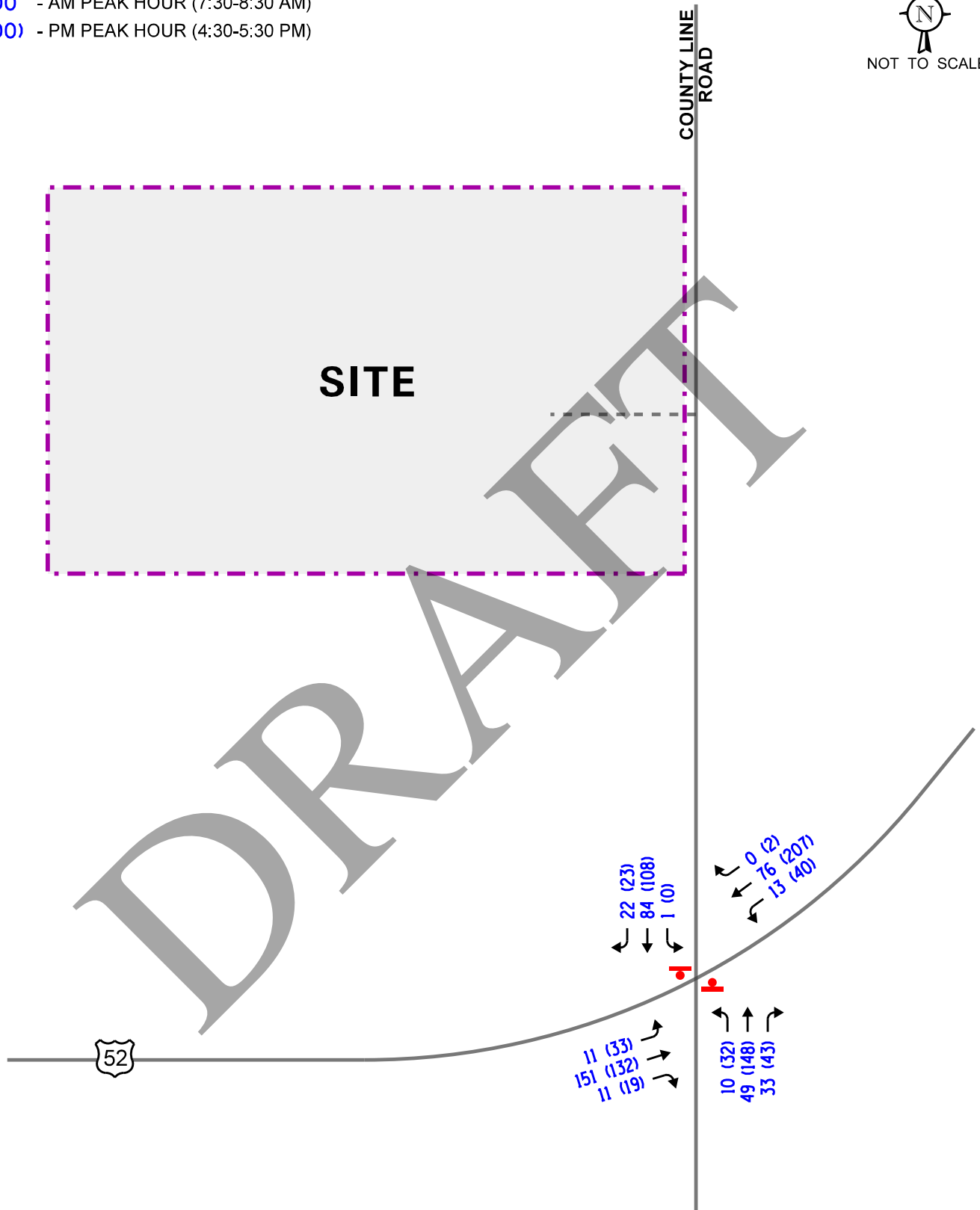
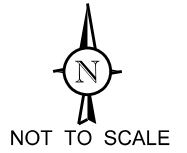
Additionally, the proposed Four Seasons storage facility will have a net rentable area of 60,450 square feet. Access to both developments site will be provided via a private road off County Line Road. This access roadway will provide one inbound lane and one outbound lane and outbound movements onto County Line Road should be under stop-sign control.

## Directional Distribution

The directions from which users of the proposed Go Pro Ball and Four Seasons storage facility will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 3** illustrates the directional distribution of the development-generated traffic.

**LEGEND**

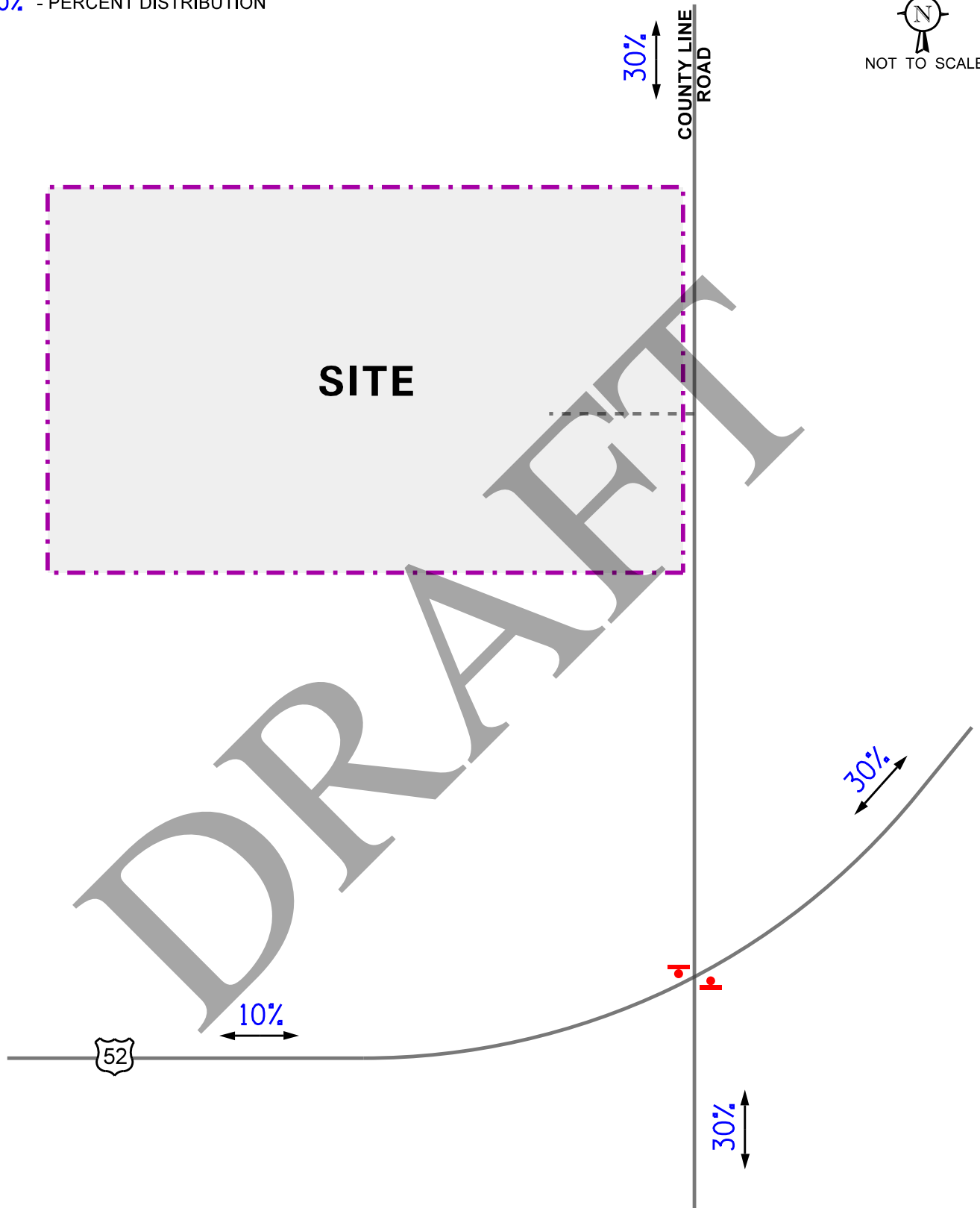
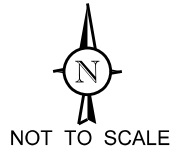
- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:30-5:30 PM)





**LEGEND**

**00%** - PERCENT DISTRIBUTION



## Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed Go Pro Ball indoor sports facility was based on surveys conducted at similar type facilities which provide indoor sports fields/courts, concessions, and physical therapy type uses. The number of peak hour vehicle trips estimated to be generated by the Four Seasons storage facility was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). The “Mini-Warehouse” (Land-Use Code 151) rate was used for the proposed Four Seasons storage facility. It should be noted that no trips were generated for the proposed restaurant separately as it was assumed that this use will be an auxiliary use to the proposed Go Pro Ball which will be utilized by patrons of the indoor sports facility, and as such, will not generate any additional trips. **Table 1** summarizes the trips projected to be generated by the proposed development.

Table 1

### ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land Use and Code	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Go Pro Ball Indoor Sports Facility (Surveys)	67	54	121	83	87	170
Four Seasons Storage Facility (60,450 square feet)	4	3	7	6	5	11
<b>Total New Trips</b>	<b>71</b>	<b>57</b>	<b>128</b>	<b>89</b>	<b>92</b>	<b>181</b>

## Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed Go Pro Ball and Four Seasons storage facility were assigned to the road system in accordance with the previously described directional distribution (Figure 3). **Figure 4** illustrates the traffic assignment of the new trips.

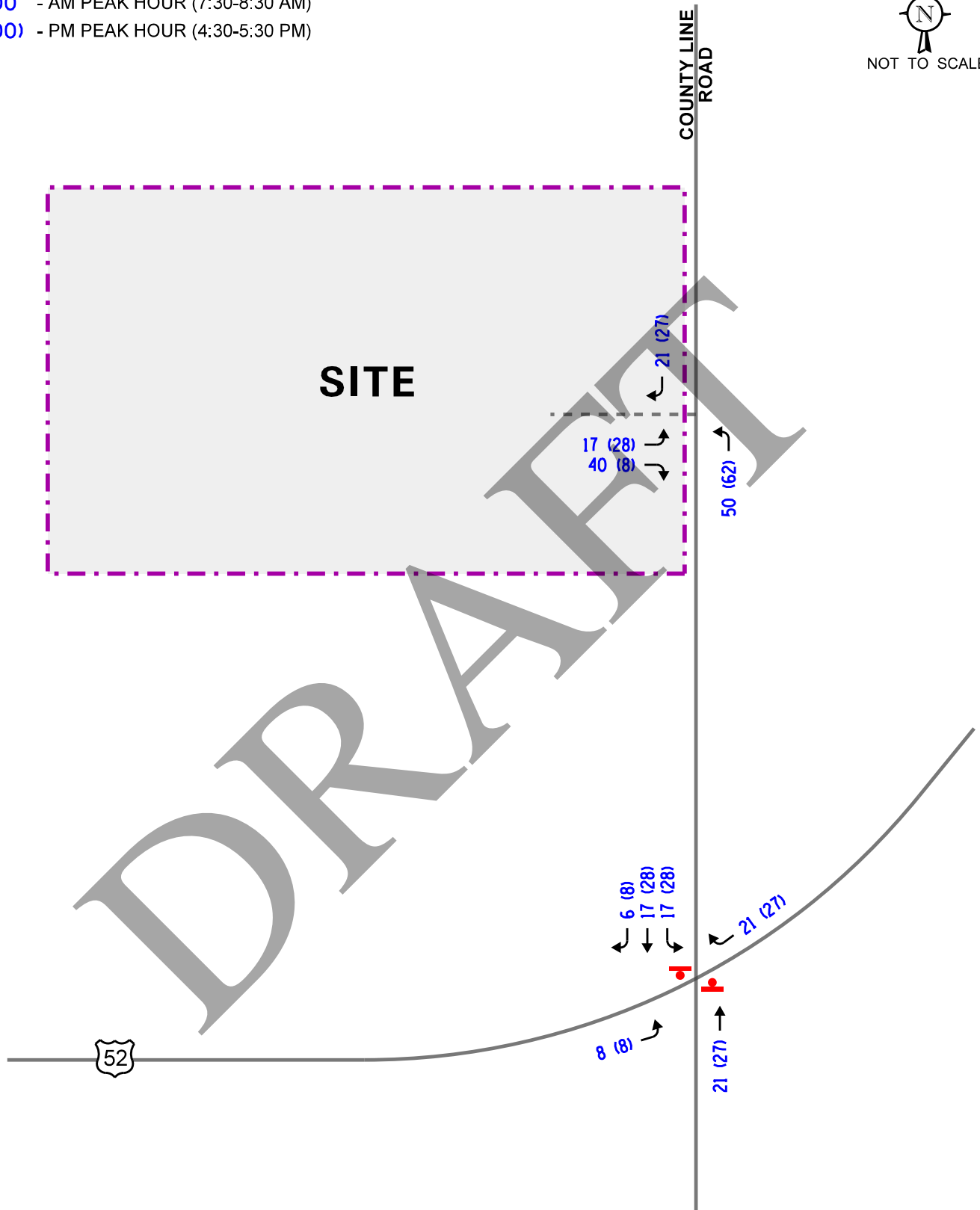
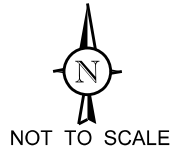
## Total Projected Traffic Volumes

The existing traffic volumes (Figure 2) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated August 4, 2020 the existing traffic volumes are projected to increase by a compound annual growth rate of 2.1 percent per year. As such, traffic volumes were increased by approximately 13.5 percent total to represent Year 2026 background conditions (one-year buildout plus five years). A copy of the CMAP projections letter is included in the Appendix. The Year 2026 no-build traffic volumes, which include the Year 2020 base traffic volumes increased by the regional growth factor, are illustrated in **Figure 5**. The development-generated traffic (Figure 4) was added to the Year 2026 no-build conditions (Figure 5) to determine the Year 2026 total projected traffic volumes, as shown in **Figure 6**.



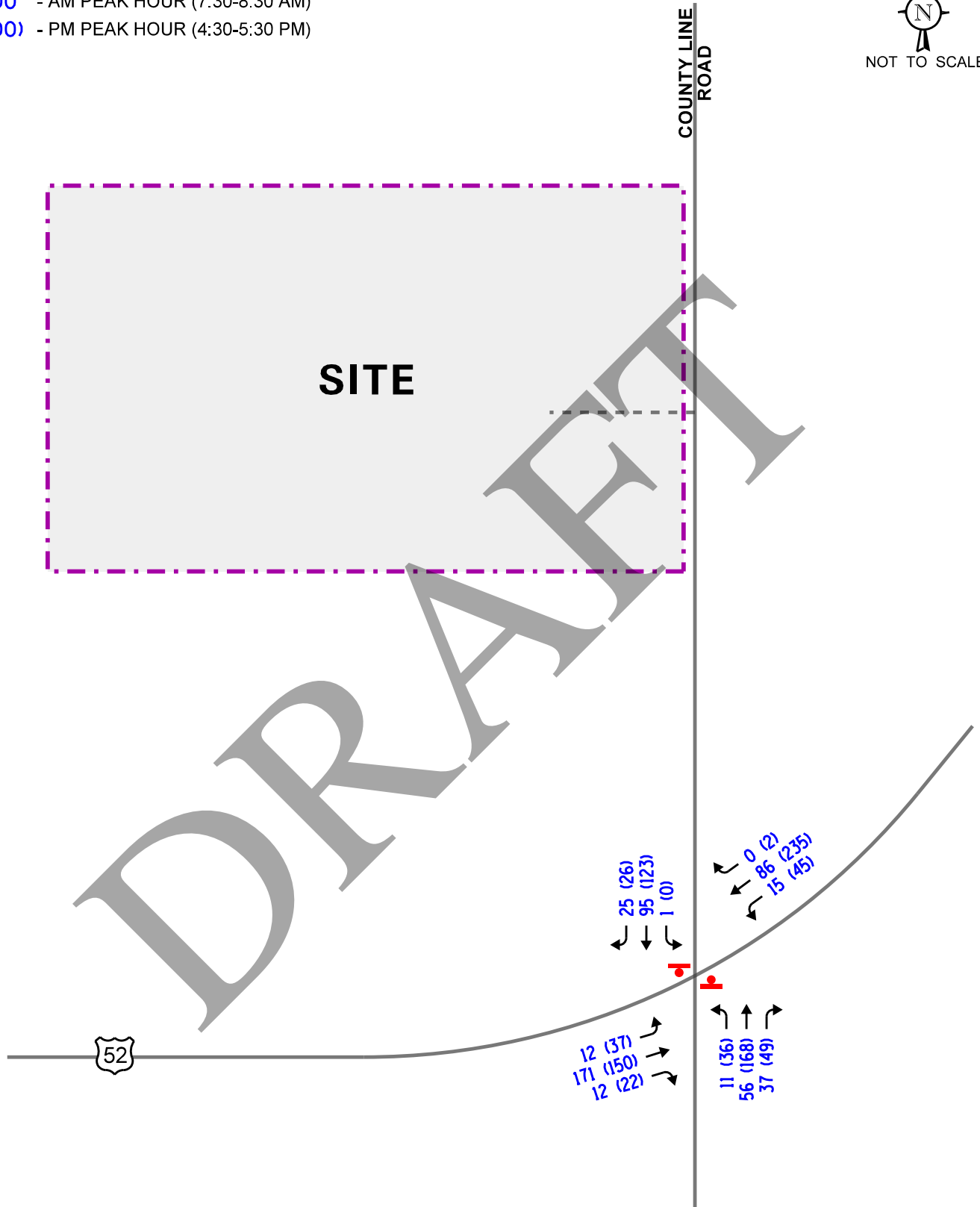
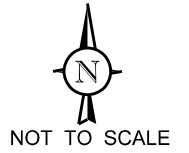
**LEGEND**

- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:30-5:30 PM)



**LEGEND**

- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:30-5:30 PM)





**LEGEND**

- 00** - AM PEAK HOUR (7:30-8:30 AM)
- (00)** - PM PEAK HOUR (4:30-5:30 PM)

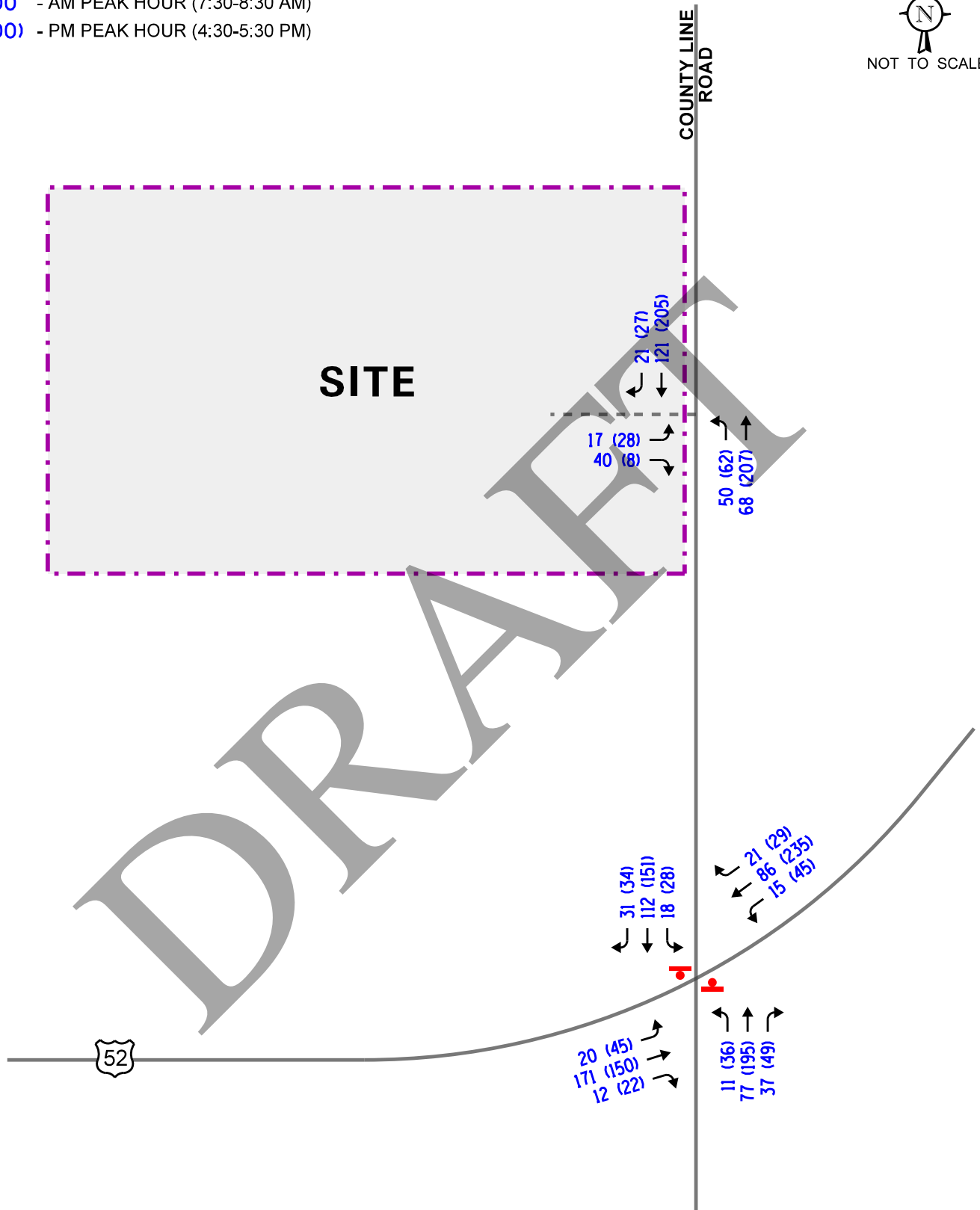
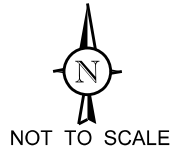


Table 2

## CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>US 52 with County Line Road</b>				
• Northbound Approach	B	11.5	C	23.0
• Eastbound Left Turns	A	7.4	A	7.7
• Westbound Left Turns	A	7.6	A	7.6
• Southbound Approach	B	11.9	C	16.4
LOS = Level of Service Delay is measured in seconds.				

Table 3

## CAPACITY ANALYSIS RESULTS – BACKGROUND CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>343US 52 with County Line Road</b>				
• Northbound Approach	B	12.2	D	34.3
• Eastbound Left Turns	A	7.4	A	7.8
• Westbound Left Turns	A	7.6	A	7.7
• Southbound Approach	B	12.6	C	19.2
LOS = Level of Service Delay is measured in seconds.				



Table 4

## CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>US 52 with County Line Road</b>				
• Northbound Approach	B	13.3	F	56.9
• Eastbound Left Turns	A	7.5	A	7.9
• Westbound Left Turns	A	7.6	A	7.7
• Southbound Approach	B	14.3	E	40.2
<b>County Line Road with Proposed Access Drive</b>				
• Eastbound Approach	A	9.9	B	13.0
• Northbound Left Turns	A	7.6	A	7.9
LOS = Level of Service Delay is measured in seconds.				

Table 5

## CAPACITY ANALYSIS RESULTS

## PROJECTED CONDITIONS WITH ALL WAY STOP SIGN CONTROL

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>US 52 with County Line Road</b>				
• Overall	A	9.5	C	15.2
• Northbound Approach	A	9.0	C	15.6
• Eastbound Approach	A	10.0	B	13.8
• Westbound Approach	A	9.1	C	16.9
• Southbound Approach	A	9.5	B	13.6
LOS = Level of Service Delay is measured in seconds.				

### *US 52 with County Line Road*

Based on the results of the capacity analysis, the northbound and southbound approaches currently operate at LOS B during the weekday morning peak hour and LOS C during the weekday evening peak hour. In addition, the eastbound and westbound left turning movements are operating at LOS A during both peak hours.

Under Year 2026 no-build conditions, the northbound and southbound approaches are projected to continue operating at LOS B during the weekday morning peak hour with increases in delay of approximately one second. Additionally, the northbound approach is projected to operate at LOS D and the southbound approach is projected to operate at LOS C during the weekday evening peak hour with increases in delay of approximately eleven and three seconds, respectively. In addition, the eastbound and westbound left turning movements will continue to operate at LOS A during both peak hours with increases in delay of less than one second.

Under Year 2026 total projected conditions, the northbound approach is projected to continue operating at LOS B during the weekday morning peak hour and at LOS F during the weekday evening peak hour with increases in delay of approximately one second and 23 seconds, respectively, over no-build conditions. However, this level of service is expected for a collector roadway that has an unsignalized intersection with a major arterial roadway such as US 52.

The southbound approach is projected to operate at LOS B during the weekday morning peak hour and at LOS E during the weekday evening peak hour with increases in delay of approximately two seconds and 20 seconds, respectively, over no-build conditions. The eastbound and westbound left-turning will continue to operate at LOS A during both peak hours with increases in delay of less than one second.

In order to improve the operations of this intersection, consideration should be given to modifying the intersection to provide all-way stop-sign control. With the provision of all-way stop-sign control, the intersection overall is projected to operate at LOS A during the weekday morning peak hour and at LOS C during the weekday evening peak hour. Furthermore, all of the approaches are projected to operate at LOS C or better during the peak hours.

As such, the Year 2026 total projected traffic volumes should be monitored in the future to determine if these traffic volumes are realized, and to determine if the provision of all-way stop control is required to improve the operations of this intersection.

### *County Line Road with Proposed Access Drive*

Based on the results of the capacity analysis, outbound movements from the access roadway onto County Line Road are projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour. In addition, northbound left turning movements will operate at LOS A during both peak hours. When the total projected traffic volumes are compared to the right-turn and left-turn warrant guidelines published in Chapter 36 of the IDOT Bureau of Design and Environment (BDE) Manual, Figure 36-3.B and Figure 36-3.G, respectively, an exclusive southbound right-turn lane and an exclusive northbound left-turn lane are not



warranted at the proposed access drive. As such, the proposed access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.

## Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made.

- The traffic that will be generated by the proposed Go Pro Ball and Four Seasons will have a limited impact on the operations of this intersection of US 52 with County Line Road.
- The intersection of US 52 with County Line Road should be monitored in the future to determine if the projected traffic volumes are realized and to determine if the provision of all-way stop sign control is required to improve the operations of this intersection.
- The proposed access system with one access off County Line Road will be adequate in accommodating site traffic.
- When compared to the turn lane warrant guidelines published in the IDOT BDE Manual, an exclusive southbound right-turn lane and an exclusive northbound left-turn lane are not warranted at the proposed access drive.

# Appendix

Traffic Count Summary Sheets  
Preliminary Site Plan  
CMAP 2050 Projections Letter  
Level of Service Criteria  
Capacity Analysis Summary Sheets



Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018  
(847)518-9990

Count Name: US 52 with County Line Road  
Site Code:  
Start Date: 07/16/2020  
Page No: 1

Turning Movement Data

Start Time	US 52 Eastbound						US 52 Westbound						County Line Road Northbound						County Line Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	3	20	4	0	27	0	1	19	0	0	20	0	4	8	5	0	17	0	1	16	4	0	21	85
7:15 AM	0	2	32	4	0	38	0	4	19	0	0	23	0	4	11	1	0	16	0	0	18	7	0	25	102
7:30 AM	0	0	44	3	0	47	0	3	15	0	0	18	0	1	12	5	0	18	0	0	35	10	0	45	128
7:45 AM	0	2	35	3	0	40	0	2	19	0	0	21	0	0	13	10	0	23	0	0	21	3	0	24	108
Hourly Total	0	7	131	14	0	152	0	10	72	0	0	82	0	9	44	21	0	74	0	1	90	24	0	115	423
8:00 AM	0	4	40	3	0	47	0	4	22	0	0	26	0	4	13	8	0	25	0	0	16	5	0	21	119
8:15 AM	0	5	32	2	0	39	0	4	20	0	0	24	0	5	11	10	0	26	0	1	12	4	0	17	106
8:30 AM	0	1	48	3	0	52	0	2	24	0	0	26	0	1	10	4	0	15	0	0	11	5	0	16	109
8:45 AM	0	5	33	1	0	39	0	2	35	0	0	37	0	5	11	7	0	23	0	0	14	3	0	17	116
Hourly Total	0	15	153	9	0	177	0	12	101	0	0	113	0	15	45	29	0	89	0	1	53	17	0	71	450
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	4	48	3	0	55	0	6	42	0	0	48	0	5	23	9	0	37	0	1	21	6	0	28	168
4:15 PM	0	9	31	6	0	46	0	7	57	1	0	65	0	9	35	11	0	55	0	0	21	10	0	31	197
4:30 PM	0	7	32	6	0	45	0	11	57	0	0	68	0	9	45	9	0	63	0	0	33	5	0	38	214
4:45 PM	0	10	31	4	0	45	0	6	53	0	0	59	0	8	34	11	0	53	0	0	25	2	0	27	184
Hourly Total	0	30	142	19	0	191	0	30	209	1	0	240	0	31	137	40	0	208	0	1	100	23	0	124	763
5:00 PM	0	7	37	5	0	49	0	8	44	1	0	53	0	7	40	9	0	56	0	0	20	8	0	28	186
5:15 PM	0	9	33	4	0	46	0	15	54	1	0	70	0	8	29	14	0	51	0	0	30	8	0	38	205
5:30 PM	0	5	27	2	0	34	0	10	50	0	0	60	0	2	34	7	0	43	0	1	27	6	0	34	171
5:45 PM	0	10	36	5	0	51	0	7	30	1	0	38	0	7	26	5	0	38	0	0	28	7	0	35	162
Hourly Total	0	31	133	16	0	180	0	40	178	3	0	221	0	24	129	35	0	188	0	1	105	29	0	135	724
6:00 PM	0	4	31	4	0	39	0	4	39	1	0	44	0	5	24	7	0	36	0	0	20	3	0	23	142
6:15 PM	0	4	34	3	0	41	0	11	34	0	0	45	0	3	23	4	0	30	0	2	28	3	0	33	149
6:30 PM	0	7	32	3	0	42	0	5	32	0	0	37	0	3	26	3	0	32	0	0	26	2	0	28	139
6:45 PM	0	2	28	2	0	32	0	5	36	1	0	42	0	3	18	7	0	28	0	0	16	3	0	19	121
Hourly Total	0	17	125	12	0	154	0	25	141	2	0	168	0	14	91	21	0	126	0	2	90	11	0	103	551
Grand Total	0	100	684	70	0	854	0	117	701	6	0	824	0	93	446	146	0	685	0	6	438	104	0	548	2911
Approach %	0.0	11.7	80.1	8.2	-	-	0.0	14.2	85.1	0.7	-	-	0.0	13.6	65.1	21.3	-	-	0.0	1.1	79.9	19.0	-	-	-
Total %	0.0	3.4	23.5	2.4	-	29.3	0.0	4.0	24.1	0.2	-	28.3	0.0	3.2	15.3	5.0	-	23.5	0.0	0.2	15.0	3.6	-	18.8	-
Lights	0	98	632	69	-	799	0	114	641	6	-	761	0	92	434	143	-	669	0	6	436	101	-	543	2772
% Lights	-	98.0	92.4	98.6	-	93.6	-	97.4	91.4	100.0	-	92.4	-	98.9	97.3	97.9	-	97.7	-	100.0	99.5	97.1	-	99.1	95.2
Buses	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	0	0	0	0	-	0	3
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.2	-	0.0	0.2	0.0	-	0.1	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	2	13	0	-	15	0	2	21	0	-	23	0	1	8	1	-	10	0	0	1	2	-	3	51
% Single-Unit Trucks	-	2.0	1.9	0.0	-	1.8	-	1.7	3.0	0.0	-	2.8	-	1.1	1.8	0.7	-	1.5	-	0.0	0.2	1.9	-	0.5	1.8

Articulated Trucks	0	0	38	1	-	39	0	0	35	0	-	35	0	0	0	3	2	-	5	0	0	1	1	-	2	81
% Articulated Trucks	-	0.0	5.6	1.4	-	4.6	-	0.0	5.0	0.0	-	4.2	-	0.0	0.0	0.7	1.4	-	0.7	-	0.0	0.2	1.0	-	0.4	2.8
Bicycles on Road	0	0	1	0	-	1	0	1	2	0	-	3	0	0	0	0	0	-	0	0	0	0	0	-	0	4
% Bicycles on Road	-	0.0	0.1	0.0	-	0.1	-	0.9	0.3	0.0	-	0.4	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-





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## Turning Movement Peak Hour Data (7:30 AM)

Start Time	US 52 Eastbound						US 52 Westbound						County Line Road Northbound						County Line Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	0	44	3	0	47	0	3	15	0	0	18	0	1	12	5	0	18	0	0	35	10	0	45	128
7:45 AM	0	2	35	3	0	40	0	2	19	0	0	21	0	0	13	10	0	23	0	0	21	3	0	24	108
8:00 AM	0	4	40	3	0	47	0	4	22	0	0	26	0	4	13	8	0	25	0	0	16	5	0	21	119
8:15 AM	0	5	32	2	0	39	0	4	20	0	0	24	0	5	11	10	0	26	0	1	12	4	0	17	106
Total	0	11	151	11	0	173	0	13	76	0	0	89	0	10	49	33	0	92	0	1	84	22	0	107	461
Approach %	0.0	6.4	87.3	6.4	-	-	0.0	14.6	85.4	0.0	-	-	0.0	10.9	53.3	35.9	-	-	0.0	0.9	78.5	20.6	-	-	-
Total %	0.0	2.4	32.8	2.4	-	37.5	0.0	2.8	16.5	0.0	-	19.3	0.0	2.2	10.6	7.2	-	20.0	0.0	0.2	18.2	4.8	-	23.2	-
PHF	0.000	0.550	0.858	0.917	-	0.920	0.000	0.813	0.864	0.000	-	0.856	0.000	0.500	0.942	0.825	-	0.885	0.000	0.250	0.600	0.550	-	0.594	0.900
Lights	0	11	135	11	-	157	0	13	66	0	-	79	0	10	48	31	-	89	0	1	83	20	-	104	429
% Lights	-	100.0	89.4	100.0	-	90.8	-	100.0	86.8	-	-	88.8	-	100.0	98.0	93.9	-	96.7	-	100.0	98.8	90.9	-	97.2	93.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	2.0	0.0	-	1.1	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	2	0	-	2	0	0	3	0	-	3	0	0	0	0	-	0	0	0	1	1	-	2	7
% Single-Unit Trucks	-	0.0	1.3	0.0	-	1.2	-	0.0	3.9	-	-	3.4	-	0.0	0.0	0.0	-	0.0	-	0.0	1.2	4.5	-	1.9	1.5
Articulated Trucks	0	0	14	0	-	14	0	0	7	0	-	7	0	0	0	2	-	2	0	0	0	1	-	1	24
% Articulated Trucks	-	0.0	9.3	0.0	-	8.1	-	0.0	9.2	-	-	7.9	-	0.0	0.0	6.1	-	2.2	-	0.0	0.0	4.5	-	0.9	5.2
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.  
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018  
(847)518-9990

Count Name: US 52 with County Line Road  
Site Code:  
Start Date: 07/16/2020  
Page No: 4

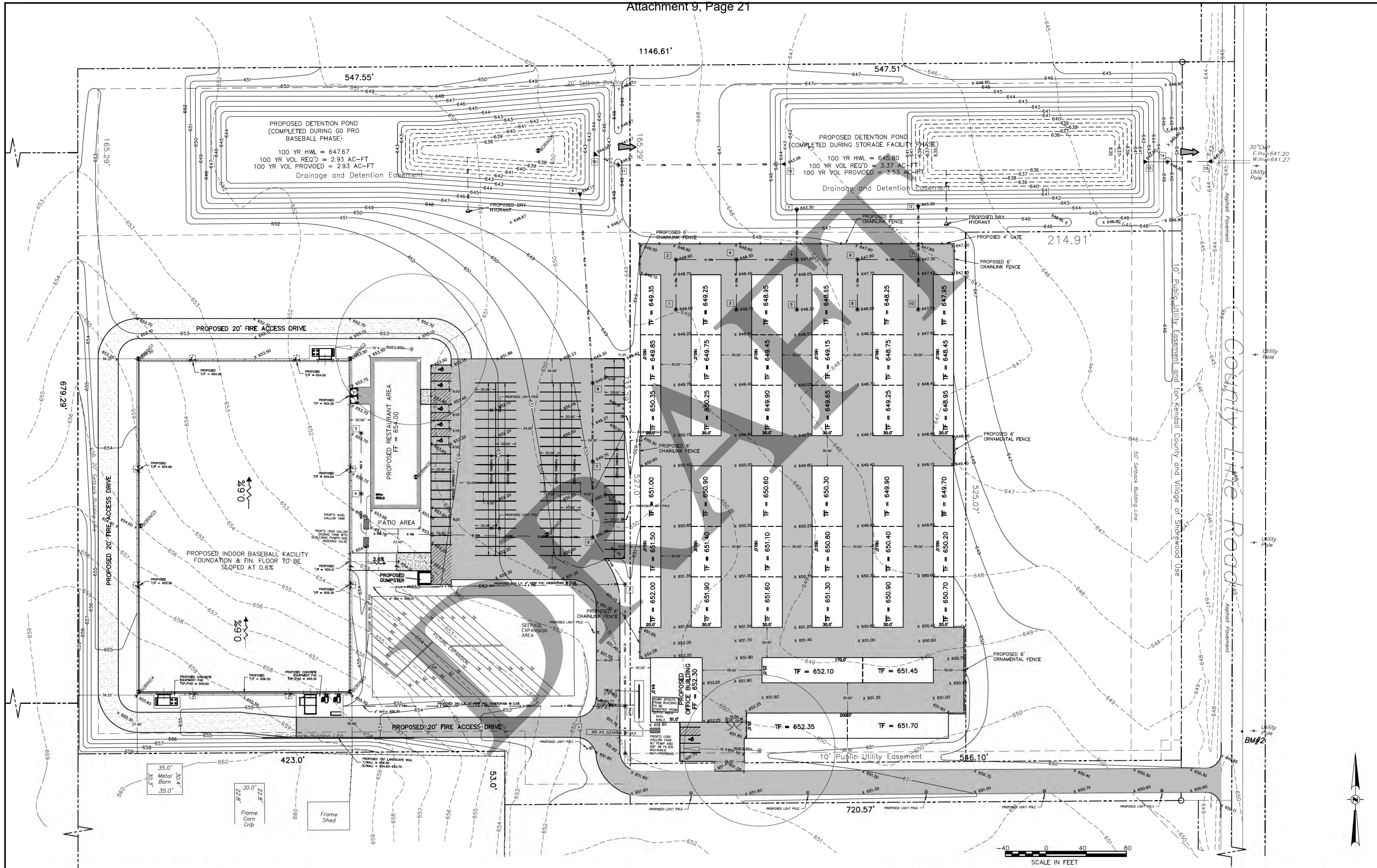
## Turning Movement Peak Hour Data (4:30 PM)

Start Time	US 52 Eastbound						US 52 Westbound						County Line Road Northbound						County Line Road Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	7	32	6	0	45	0	11	57	0	0	68	0	9	45	9	0	63	0	0	33	5	0	38	214
4:45 PM	0	10	31	4	0	45	0	6	53	0	0	59	0	8	34	11	0	53	0	0	25	2	0	27	184
5:00 PM	0	7	37	5	0	49	0	8	44	1	0	53	0	7	40	9	0	56	0	0	20	8	0	28	186
5:15 PM	0	9	33	4	0	46	0	15	54	1	0	70	0	8	29	14	0	51	0	0	30	8	0	38	205
Total	0	33	133	19	0	185	0	40	208	2	0	250	0	32	148	43	0	223	0	0	108	23	0	131	789
Approach %	0.0	17.8	71.9	10.3	-	-	0.0	16.0	83.2	0.8	-	-	0.0	14.3	66.4	19.3	-	-	0.0	0.0	82.4	17.6	-	-	-
Total %	0.0	4.2	16.9	2.4	-	23.4	0.0	5.1	26.4	0.3	-	31.7	0.0	4.1	18.8	5.4	-	28.3	0.0	0.0	13.7	2.9	-	16.6	-
PHF	0.000	0.825	0.899	0.792	-	0.944	0.000	0.667	0.912	0.500	-	0.893	0.000	0.889	0.822	0.768	-	0.885	0.000	0.000	0.818	0.719	-	0.862	0.922
Lights	0	32	126	19	-	177	0	40	195	2	-	237	0	32	140	43	-	215	0	0	107	23	-	130	759
% Lights	-	97.0	94.7	100.0	-	95.7	-	100.0	93.8	100.0	-	94.8	-	100.0	94.6	100.0	-	96.4	-	-	99.1	100.0	-	99.2	96.2
Buses	0	0	0	0	-	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	-	0	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	1.0	0.0	-	0.8	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.3
Single-Unit Trucks	0	1	2	0	-	3	0	0	6	0	-	6	0	0	6	0	-	6	0	0	0	0	-	0	15
% Single-Unit Trucks	-	3.0	1.5	0.0	-	1.6	-	0.0	2.9	0.0	-	2.4	-	0.0	4.1	0.0	-	2.7	-	-	0.0	0.0	-	0.0	1.9
Articulated Trucks	0	0	4	0	-	4	0	0	4	0	-	4	0	0	2	0	-	2	0	0	1	0	-	1	11
% Articulated Trucks	-	0.0	3.0	0.0	-	2.2	-	0.0	1.9	0.0	-	1.6	-	0.0	1.4	0.0	-	0.9	-	-	0.9	0.0	-	0.8	1.4
Bicycles on Road	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	2
% Bicycles on Road	-	0.0	0.8	0.0	-	0.5	-	0.0	0.5	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	-	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

DRAFT

Preliminary Site Plan





CMAP 2050 Projections Letter



## Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606  
  
312 454 0400  
www.cmap.illinois.gov

August 5, 2020

Elise Purguette  
Consultant  
Kenig, Lindgren, O'Hara and Aboona, Inc.  
9575 West Higgins Road  
Suite 400  
Rosemont, IL 60018

**Subject: County Line Road @ US 52**  
IDOT

Dear Ms. Purguette:

In response to a request made on your behalf and dated August 4, 2020, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
County Line Rd south of US 52	2,150	5,800
County Line Rd north of US 52	5,350	9,600
US 52 east of County Line Rd	3,650	7,000
US 52 west of County Line Rd	5,150	9,100

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2020 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP  
Senior Planner, Research & Analysis

cc: Quigley (IDOT)  
S:\AdminGroups\ResearchAnalysis\2020\_TrafficForecast\ke-03-20\ke-03-20.docx



## Level of Service Criteria

## LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Summary Sheets  
Existing Weekday Morning Peak Hour Conditions



## HCM 6th TWSC

## 1: County Line Road &amp; US 52

08/11/2020

Intersection												
Int Delay, s/veh	5.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	151	11	13	76	0	10	49	33	1	84	22
Future Vol, veh/h	11	151	11	13	76	0	10	49	33	1	84	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	11	0	0	13	0	0	2	6	0	1	9
Mvmt Flow	12	168	12	14	84	0	11	54	37	1	93	24
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	84	0	0	180	0	0	369	310	174	356	316	84
Stage 1	-	-	-	-	-	-	198	198	-	112	112	-
Stage 2	-	-	-	-	-	-	171	112	-	244	204	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.52	6.26	7.1	6.51	6.29
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.018	3.354	3.5	4.009	3.381
Pot Cap-1 Maneuver	1526	-	-	1408	-	-	591	605	859	603	602	956
Stage 1	-	-	-	-	-	-	808	737	-	898	805	-
Stage 2	-	-	-	-	-	-	836	803	-	764	735	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1526	-	-	1408	-	-	499	594	859	529	591	956
Mov Cap-2 Maneuver	-	-	-	-	-	-	499	594	-	529	591	-
Stage 1	-	-	-	-	-	-	801	730	-	890	797	-
Stage 2	-	-	-	-	-	-	712	795	-	671	728	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			1.1			11.5			11.9		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	653	1526	-	-	1408	-	-	641				
HCM Lane V/C Ratio	0.157	0.008	-	-	0.01	-	-	0.185				
HCM Control Delay (s)	11.5	7.4	0	-	7.6	0	-	11.9				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.6	0	-	-	0	-	-	0.7				

Capacity Analysis Summary Sheets  
Existing Weekday Evening Peak Hour Conditions

# HCM 6th TWSC1: County Line Road & US 52

08/10/2020

Intersection												
Int Delay, s/veh	10											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	33	132	19	40	207	2	32	148	43	0	108	23
Future Vol, veh/h	33	132	19	40	207	2	32	148	43	0	108	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	4	0	0	6	0	0	5	0	0	1	0
Mvmt Flow	36	143	21	43	225	2	35	161	47	0	117	25
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	227	0	0	164	0	0	609	539	154	642	548	226
Stage 1	-	-	-	-	-	-	226	226	-	312	312	-
Stage 2	-	-	-	-	-	-	383	313	-	330	236	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.55	6.2	7.1	6.51	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.045	3.3	3.5	4.009	3.3
Pot Cap-1 Maneuver	1353	-	-	1427	-	-	410	445	897	390	445	818
Stage 1	-	-	-	-	-	-	781	711	-	703	659	-
Stage 2	-	-	-	-	-	-	644	652	-	687	712	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1353	-	-	1427	-	-	297	417	897	247	417	818
Mov Cap-2 Maneuver	-	-	-	-	-	-	297	417	-	247	417	-
Stage 1	-	-	-	-	-	-	758	690	-	683	637	-
Stage 2	-	-	-	-	-	-	492	630	-	485	691	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			23			16.4		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	437	1353	-	-	1427	-	-	456				
HCM Lane V/C Ratio	0.555	0.027	-	-	0.03	-	-	0.312				
HCM Control Delay (s)	23	7.7	0	-	7.6	0	-	16.4				
HCM Lane LOS	C	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	3.3	0.1	-	-	0.1	-	-	1.3				



Capacity Analysis Summary Sheets  
No-Build Weekday Morning Peak Hour Conditions

## HCM 6th TWSC

## 1: County Line Road &amp; US 52

08/10/2020

Intersection												
Int Delay, s/veh	5.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	171	12	15	86	0	11	56	37	1	95	25
Future Vol, veh/h	12	171	12	15	86	0	11	56	37	1	95	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	11	0	0	13	0	0	2	6	0	1	9
Mvmt Flow	13	190	13	17	96	0	12	62	41	1	106	28
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	96	0	0	203	0	0	420	353	197	404	359	96
Stage 1	-	-	-	-	-	-	223	223	-	130	130	-
Stage 2	-	-	-	-	-	-	197	130	-	274	229	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.52	6.26	7.1	6.51	6.29
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.018	3.354	3.5	4.009	3.381
Pot Cap-1 Maneuver	1510	-	-	1381	-	-	547	572	834	561	569	942
Stage 1	-	-	-	-	-	-	784	719	-	878	791	-
Stage 2	-	-	-	-	-	-	809	789	-	736	717	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1510	-	-	1381	-	-	446	559	834	480	556	942
Mov Cap-2 Maneuver	-	-	-	-	-	-	446	559	-	480	556	-
Stage 1	-	-	-	-	-	-	776	712	-	869	781	-
Stage 2	-	-	-	-	-	-	670	779	-	632	710	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.5			1.1			12.2			12.6		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	615	1510	-	-	1381	-	-	607				
HCM Lane V/C Ratio	0.188	0.009	-	-	0.012	-	-	0.221				
HCM Control Delay (s)	12.2	7.4	0	-	7.6	0	-	12.6				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.7	0	-	-	0	-	-	0.8				

Capacity Analysis Summary Sheets  
No-Build Weekday Evening Peak Hour Conditions



## HCM 6th TWSC

## 1: County Line Road &amp; US 52

08/10/2020

Intersection												
Int Delay, s/veh	13.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	37	150	22	45	235	2	36	168	49	0	123	26
Future Vol, veh/h	37	150	22	45	235	2	36	168	49	0	123	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	4	0	0	6	0	0	5	0	0	1	0
Mvmt Flow	40	163	24	49	255	2	39	183	53	0	134	28
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	257	0	0	187	0	0	690	610	175	727	621	256
Stage 1	-	-	-	-	-	-	255	255	-	354	354	-
Stage 2	-	-	-	-	-	-	435	355	-	373	267	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.55	6.2	7.1	6.51	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.045	3.3	3.5	4.009	3.3
Pot Cap-1 Maneuver	1320	-	-	1399	-	-	362	405	874	342	405	788
Stage 1	-	-	-	-	-	-	754	691	-	667	632	-
Stage 2	-	-	-	-	-	-	604	624	-	652	690	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1320	-	-	1399	-	-	239	375	874	188	375	788
Mov Cap-2 Maneuver	-	-	-	-	-	-	239	375	-	188	375	-
Stage 1	-	-	-	-	-	-	728	668	-	644	606	-
Stage 2	-	-	-	-	-	-	435	598	-	430	667	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.4			1.2			34.3			19.2		
HCM LOS							D			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	386	1320	-	-	1399	-	-	413				
HCM Lane V/C Ratio	0.712	0.03	-	-	0.035	-	-	0.392				
HCM Control Delay (s)	34.3	7.8	0	-	7.7	0	-	19.2				
HCM Lane LOS	D	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	5.4	0.1	-	-	0.1	-	-	1.8				

Capacity Analysis Summary Sheets  
Projected Weekday Morning Peak Hour Conditions

# HCM 6th TWSC1: County Line Road & US 52

08/10/2020

Intersection												
Int Delay, s/veh	6.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	20	171	12	15	86	21	11	77	37	18	112	31
Future Vol, veh/h	20	171	12	15	86	21	11	77	37	18	112	31
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	11	0	0	13	0	0	2	6	0	1	9
Mvmt Flow	22	190	13	17	96	23	12	86	41	20	124	34
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	119	0	0	203	0	0	462	394	197	446	389	108
Stage 1	-	-	-	-	-	-	241	241	-	142	142	-
Stage 2	-	-	-	-	-	-	221	153	-	304	247	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.52	6.26	7.1	6.51	6.29
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.52	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.018	3.354	3.5	4.009	3.381
Pot Cap-1 Maneuver	1482	-	-	1381	-	-	513	542	834	526	548	927
Stage 1	-	-	-	-	-	-	767	706	-	866	781	-
Stage 2	-	-	-	-	-	-	786	771	-	710	704	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1482	-	-	1381	-	-	396	526	834	428	532	927
Mov Cap-2 Maneuver	-	-	-	-	-	-	396	526	-	428	532	-
Stage 1	-	-	-	-	-	-	754	694	-	851	771	-
Stage 2	-	-	-	-	-	-	626	761	-	582	692	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.7			0.9			13.3			14.3		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	572	1482	-	-	1381	-	-	563				
HCM Lane V/C Ratio	0.243	0.015	-	-	0.012	-	-	0.318				
HCM Control Delay (s)	13.3	7.5	0	-	7.6	0	-	14.3				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.9	0	-	-	0	-	-	1.4				



## HCM 6th TWSC

## 2: County Line Road &amp; Proposed Access Drive

08/10/2020

Intersection						
Int Delay, s/veh	3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	RT			LT	RT	
Traffic Vol, veh/h	17	40	50	68	121	21
Future Vol, veh/h	17	40	50	68	121	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	19	44	56	76	134	23
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	334	146	157	0	-	0
Stage 1	146	-	-	-	-	-
Stage 2	188	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	665	906	1435	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	638	906	1435	-	-	-
Mov Cap-2 Maneuver	638	-	-	-	-	-
Stage 1	850	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	9.9	3.2		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1435	-	805	-	-	
HCM Lane V/C Ratio	0.039	-	0.079	-	-	
HCM Control Delay (s)	7.6	0	9.9	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-	

Capacity Analysis Summary Sheets  
Projected Weekday Evening Peak Hour Conditions

## HCM 6th TWSC

## 1: County Line Road &amp; US 52

08/10/2020

Intersection												
Int Delay, s/veh	24.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	45	150	22	45	235	29	36	195	49	28	151	34
Future Vol, veh/h	45	150	22	45	235	29	36	195	49	28	151	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	4	0	0	6	0	0	5	0	0	1	0
Mvmt Flow	49	163	24	49	255	32	39	212	53	30	164	37
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	287	0	0	187	0	0	743	658	175	775	654	271
Stage 1	-	-	-	-	-	-	273	273	-	369	369	-
Stage 2	-	-	-	-	-	-	470	385	-	406	285	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.55	6.2	7.1	6.51	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.55	-	6.1	5.51	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4.045	3.3	3.5	4.009	3.3
Pot Cap-1 Maneuver	1287	-	-	1399	-	-	334	380	874	318	387	773
Stage 1	-	-	-	-	-	-	737	678	-	655	623	-
Stage 2	-	-	-	-	-	-	578	606	-	626	678	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1287	-	-	1399	-	-	191	348	874	145	355	773
Mov Cap-2 Maneuver	-	-	-	-	-	-	191	348	-	145	355	-
Stage 1	-	-	-	-	-	-	705	649	-	627	597	-
Stage 2	-	-	-	-	-	-	382	581	-	379	649	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.6			1.1			56.9			40.2		
HCM LOS							F			E		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	348	1287	-	-	1399	-	-	322				
HCM Lane V/C Ratio	0.875	0.038	-	-	0.035	-	-	0.719				
HCM Control Delay (s)	56.9	7.9	0	-	7.7	0	-	40.2				
HCM Lane LOS	F	A	A	-	A	A	-	E				
HCM 95th %tile Q(veh)	8.3	0.1	-	-	0.1	-	-	5.2				



## HCM 6th TWSC

## 2: County Line Road &amp; Proposed Access Drive

08/10/2020

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			W	W	
Traffic Vol, veh/h	28	8	62	207	205	27
Future Vol, veh/h	28	8	62	207	205	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	30	9	67	225	223	29
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	597	238	252	0	-	0
Stage 1	238	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	469	806	1325	-	-	-
Stage 1	806	-	-	-	-	-
Stage 2	711	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	442	806	1325	-	-	-
Mov Cap-2 Maneuver	442	-	-	-	-	-
Stage 1	759	-	-	-	-	-
Stage 2	711	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	13	1.8		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1325	-	491	-	-	
HCM Lane V/C Ratio	0.051	-	0.08	-	-	
HCM Control Delay (s)	7.9	0	13	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-	

Capacity Analysis Summary Sheets  
Projected Weekday Morning Peak Hour  
Conditions (With AWSC)

# HCM 6th AWSC1: County Line Road & US 52

08/11/2020

Intersection												
Intersection Delay, s/veh	9.5											
Intersection LOS	A											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	20	171	12	15	86	21	11	77	37	18	112	31
Future Vol, veh/h	20	171	12	15	86	21	11	77	37	18	112	31
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	0	11	0	0	13	0	0	2	6	0	1	9
Mvmt Flow	22	190	13	17	96	23	12	86	41	20	124	34
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	10			9.1			9			9.5		
HCM LOS	A			A			A			A		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %		9%	10%	12%	11%							
Vol Thru, %		62%	84%	70%	70%							
Vol Right, %		30%	6%	17%	19%							
Sign Control		Stop	Stop	Stop	Stop							
Traffic Vol by Lane		125	203	122	161							
LT Vol		11	20	15	18							
Through Vol		77	171	86	112							
RT Vol		37	12	21	31							
Lane Flow Rate		139	226	136	179							
Geometry Grp		1	1	1	1							
Degree of Util (X)		0.187	0.302	0.184	0.241							
Departure Headway (Hd)		4.842	4.821	4.874	4.854							
Convergence, Y/N		Yes	Yes	Yes	Yes							
Cap		735	740	729	733							
Service Time		2.917	2.887	2.949	2.925							
HCM Lane V/C Ratio		0.189	0.305	0.187	0.244							
HCM Control Delay		9	10	9.1	9.5							
HCM Lane LOS		A	A	A	A							
HCM 95th-tile Q		0.7	1.3	0.7	0.9							



Capacity Analysis Summary Sheets  
Projected Weekday Evening Peak Hour Conditions  
(With AWSC)

## HCM 6th AWSC

## 1: County Line Road &amp; US 52

08/11/2020

Intersection												
Intersection Delay, s/veh	15.2											
Intersection LOS	C											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	45	150	22	45	235	29	36	195	49	28	151	34
Future Vol, veh/h	45	150	22	45	235	29	36	195	49	28	151	34
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	4	0	0	6	0	0	5	0	0	1	0
Mvmt Flow	49	163	24	49	255	32	39	212	53	30	164	37
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	13.8			16.9			15.6			13.6		
HCM LOS	B			C			C			B		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	13%	21%	15%	13%								
Vol Thru, %	70%	69%	76%	71%								
Vol Right, %	17%	10%	9%	16%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	280	217	309	213								
LT Vol	36	45	45	28								
Through Vol	195	150	235	151								
RT Vol	49	22	29	34								
Lane Flow Rate	304	236	336	232								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.518	0.413	0.567	0.405								
Departure Headway (Hd)	6.128	6.305	6.081	6.301								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	587	571	591	570								
Service Time	4.179	4.359	4.13	4.357								
HCM Lane V/C Ratio	0.518	0.413	0.569	0.407								
HCM Control Delay	15.6	13.8	16.9	13.6								
HCM Lane LOS	C	B	C	B								
HCM 95th-tile Q	3	2	3.5	2								