MINUTES – UNOFFICIAL UNTIL APPROVED KENDALL COUNTY

ZONING BOARD OF APPEALS MEETING

111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560

February 28, 2022 – 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Randy Mohr, and Anne Vickery

Members Absent: Dick Thompson and Dick Whitfield

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: Andrew Doyle and Patti Bernhard

Chairman Mohr swore in Andrew Doyle and Patti Bernhard prior to the start of the public hearings.

PETITIONS

The Zoning Board of Appeals started their review of Petition 22-04 at 7:29 p.m.

Petition 22 – 04 – John and Laura Gay

Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance

2019-33 by Changing the Site Plan

PIN: 03-28-100-004

Location: 3601 Plainfield Road, Oswego Township

Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on

Plainfield Road, Move the Parking Area, and Change the Layout of the Turnaround Area;

Property is Zoned A-1

Mr. Asselmeier summarized the request.

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

- 1. Shifting the building orientation; the proposed building size remains the same.
- 2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
- 3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
- 4. Modifying the emergency access road to include a one hundred percent (100%) concrete

surface area and hammerhead turnaround.

The application materials, Engineering Plans, Ordinance 2019-33, survey, building elevations, and updated landscaping plan were provided.

The property is located at 3601 Plainfield Road.

The area for the special use is approximately four point seven (4.7) acres.

The Future Land Use Map calls for the property to be Suburban Residential (Max 1.0 DU/Acre).

Plainfield Road is a County Road Classified as a Major Collector.

No trails are planned in the area.

There are no floodplains or wetlands on the property, but Morgan Creek runs along the northeastern boundary of the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for this area to be Suburban Residential and Commercial.

Zoning Districts within one half (1/2) mile include A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on December 21, 2021, and consultation was terminated.

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on December 23, 2021.

Oswego Fire Protection District was emailed information on December 23, 2021. On January 3, 2022, the Oswego Fire Protection District submitted an email noting that the building had to be alarmed and have sprinklers. The email also requested an auto-turn exhibit and that the proposed turnaround area was sixty feet (60') short on the right side. The Petitioners submitted an auto-turn exhibit on January 19, 2022. The Oswego Fire Protection District requested that no landscaping or obstructions be in the area, a block or stop be installed to prevent apparatus from falling off the hard surfaced area, low growth or height landscaping in the area beyond the parking stop, and "No Parking-Fire Lane" markings or signage in the area. The Petitioners submitted updated plans on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were provided.

The Village of Oswego was emailed information on December 23, 2021.

ZPAC reviewed the proposal on January 4, 2022. Discussion occurred regarding the new driveway. It was clarified that the existing eastern access point would be removed. The Petitioners' Engineer agreed to provide the information requested by the Oswego Fire Protection District. The Sheriff's Department expressed concerns regarding traffic congestion and that the sign be placed in an appropriate location to prevent lines-of-sight issues. The septic system was still under design. The Planning, Building and Zoning Department requested improved area calculations because, based on the information provided, the area of improvement was close to the threshold for requiring a stormwater permit, if the berms were not installed. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. The Petitioners were offering grooming and daycare services on the property presently. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were provided.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were provided.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
- B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.

- D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
- F. A maximum of one hundred (100) pets may be on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

Neither the Sheriff's Department nor the Planning, Building and Zoning Department had received complaints against the kennel operation at this property.

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the

site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the engineering plans, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According to the building elevations, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area. The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22'). The plans show the removal of the existing southeastern access point.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

The Petitioners plan to install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall packs will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that location of these lights can be found on the elevations. The exact light fixtures are not known.

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan. The Petitioners were allowed to have one (1) sign per their original special use permit.

The Petitioners plan to install approximately eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials in substantially the sizes and locations as shown on the landscaping plan. The landscaping plan also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

Seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was provided.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates.

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan.

The proposed Findings of Fact were as follows:

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. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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 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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.

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 recommended approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

- 1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan, elevations, and landscaping plan.
- 2. The vegetation and berm outlined in the landscaping plan shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
- 3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
- 4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
- 5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 6. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Mohr clarified that the proposal only addressed the site layout. He noted that the building was more centered on the property.

Chairman Mohr asked how far the outdoor play area would be located from the neighboring house. Mr. Asselmeier noted the variance for the original special use permit. Chairman Mohr was concerned that the outdoor area was facing the neighboring property to the south. Discussion occurred about dogs barking outdoors versus barking indoors.

Chairman Mohr opened the public hearing at 7:45 p.m.

Patti Bernhard, Attorney for the Petitioner, noted the proposed changes. She also said that notices were mailed as required, but to date, nobody has commented on the proposal. She noted a smaller run had been proposed on the south side of the property. She discussed the Petitioner's vehicle that will be used to pick up and drop off pets. The Petitioner agreed to all of the conditions proposed in the amendment and the existing conditions on the special use permit.

Chairman Mohr asked why the Petitioner proposed the amendment. Ms. Bernhard responded that the Petitioner ran into cost issues and operational concerns by sharing the driveway with the house and kennel.

Chairman Mohr closed the public hearing at 7:49 p.m.

Chairman Mohr asked if any neighbors had commented on the proposal. Mr. Asselmeier responded that no comments have been received from neighbors.

Member Vickery made a motion, seconded by Member LeCuyer, to approve the Findings of Fact for the amendment to the special use permit.

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery

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

Absent (2): Thompson and Whitfield

The motion passed.

Member LeCuyer made a motion, seconded by Member Fox, to recommend approval of the amendment to an existing special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (5): Cherry, Fox, LeCuyer, Mohr, and Vickery

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

Absent (2): Thompson and Whitfield

The motion passed.

The proposal will go to the Kendall County Planning, Building and Zoning Committee on Monday, March 7, 2022.

The Zoning Board of Appeals completed their review of Petition 22-04 at 7:53 p.m.

PUBLIC COMMENTS

For the March hearing, there will be a request from Seward Township for a moratorium on certain applications and a request from the Kendall County Planning, Building and Zoning Committee adding definitions of landscaping businesses and excavating businesses to the Zoning Ordinance.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Vickery, to adjourn.

With a voice vote of five (5) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 8:19 p.m.

The next hearing/meeting will be on March 28, 2022.

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

Exhibits

- 1. Memo on Petition 22-04 Dated February 24, 2022
- 2. Certificate of Publication and Certified Mail Receipts for Petition 22-04 (Not Included with Report but on file in Planning, Building and Zoning Office)



KENDALL COUNTY ZONING BOARD OF APPEALS FEBRUARY 28, 2022

In order to be allowed to present any testimony, make any comment, engage in cross-examination, or ask any question during this public hearing, you must enter your name, address, and signature on this form prior to the commencement of the public hearing. By signing this registration sheet, you agree that you understand that anything you say will be considered sworn testimony, and that you will tell the truth, the whole truth and nothing but the truth

| but the truth. | | |
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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

Petition 22-04
John and Laura Gay
Major Amendment to an Existing
A-1 Special Use – Kennel

INTRODUCTION

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

- 1. Shifting the building orientation; the proposed building size remains the same.
- 2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
- 3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
- 4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials are included as Attachment 1. The updated Engineering Plans, submitted on January 19, 2022, are included as Attachment 2. Ordinance 2019-33 is included as Attachment 3. The survey is included as Attachment 4. Building elevations are included as Attachment 5. The Petitioners submitted an updated landscaping plan on January 19, 2022, which is included as Attachment 6.

SITE INFORMATION

PETITIONER John and Laura Gay

ADDRESS 3601 Plainfield Road

LOCATION



TOWNSHIP Oswego

PARCEL # 03-28-100-004

LOT SIZE 5.18 Acres (Gross) 4.77 (Proposed Special Use Area)

EXISTING LAND Agricultural/Farmstead USE

ZONING A-1 Agricultural District with a Special Use Permit for a Kennel

LRMP

| Current | Agricultural and Single-Family Residential |
|-------------|---|
| Land Use | |
| Future | Suburban Residential (Max 1.0 Du/Acre) |
| Land Use | |
| Roads | Plainfield Road is a County Road Classified as a Major Collector. |
| Trails | None |
| Floodplain/ | None, but Morgan Creek runs along the Northeastern Boundary of |
| Wetlands | the Property. |

REQUESTED ACTION APPLICABLE REGULATIONS

Major Amendment to an Existing Special Use Permit by Changing the Site Plan Section 7:01.D.29 – A-1 Special Uses – Permits Kennels to be Located in the A-1 District with Restrictions

Section 13:08.O - Major Amendments to Exist Special Use

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|------------------------------|--------------------|----------------------------------|------------------------------|
| North | Agricultural | A-1 | Suburban Residential | A-1 (County) |
| | | | (Max 1.0 DU/Acre) | R-2 (Oswego) |
| South | Agricultural/Farmstead | A-1 | Commercial | A-1 and R-1 |
| East | Agricultural | A-1 | Suburban Residential | A-1 |
| West | Single-Family Residential | A-1 | Suburban Residential | A-1 (County) R-2 (Oswego) |

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on December 21, 2021, and consultation was terminated (see Attachment 1, Page 8).

NATURAL RESOURCES INVENTORY

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report is included as Attachment 7.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed information on December 23, 2021.

OSWEGO FIRE PROTECTION DISTRICT

Oswego Fire Protection District was emailed information on December 23, 2021. On January 3, 2022, the Oswego Fire Protection District submitted an email noting that the building had to be alarmed and have sprinklers. The email also requested an auto-turn exhibit and that the proposed turnaround area was sixty feet (60') short on the right side. The Petitioners submitted an auto-turn exhibit on January 19, 2022. The Oswego Fire Protection District requested that no landscaping or obstructions be in the area, a block or stop be installed to prevent apparatus from falling off the hard surfaced area, low growth or height landscaping in the area beyond the parking stop, and "No Parking-Fire Lane" markings or signage in the area. The Petitioners submitted updated plans (Attachment 2) on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were included as Attachment 8.

VILLAGE OF OSWEGO

The Village of Oswego was emailed information on December 23, 2021.

ZPAC

ZPAC reviewed the proposal on January 4, 2022. Discussion occurred regarding the new driveway. It was clarified that the existing eastern access point would be removed. The Petitioners' Engineer agreed to provide the information requested by the Oswego Fire Protection District. The Sheriff's Department expressed concerns regarding traffic congestion and that the sign be placed in an appropriate location to prevent lines-of-sight issues. The septic system was still under design. The Planning, Building and Zoning Department requested improved area calculations because, based on the information provided, the area of improvement was close to the threshold for requiring a stormwater permit, if the berms were not installed. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition with

three (3) members absent. The minutes of the meeting were included as Attachment 9.

RPC

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022. The Kendall County Regional Planning Commission reviewed this proposal at their meeting on February 23, 2022. The Petitioners were offering grooming and daycare services on the property presently. The Kendall County Regional Planning Commission recommended approval of the proposal with the conditions proposed by Staff by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of the January 26, 2022, gathering and the February 23, 2022 meeting were included as Attachments 12 and 13.

ZBA

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting are included as Attachment 11.

GENERAL

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

- 1. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
- 2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- 3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
- 4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- 5. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
- 6. A maximum of one hundred (100) pets may be on the subject property at any time.
- 7. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- 8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- 9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- 10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- 11. Any construction on the property related to the use allowed by this special use permit shall not

- be considered as agricultural purposes and shall secure applicable permits.
- 12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- 13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 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 permit.
- 16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

As of the date of this memo, neither the Sheriff's Department nor the Planning, Building and Zoning Department have received complaints against the kennel operation at this property.

BUSINESS OPERATION

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

BUILDING AND BUILDING CODES

As noted in the engineering plans (see Attachment 2), the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According to the building elevations included as Attachment 5, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

ENVIRONMENTAL HEALTH

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area (See Attachment 2, Pages 7 and 8). The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

ROAD ACCESS

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22') per Attachment 2, Page 6. This document also shows the removal of the existing southeastern access point.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

LIGHTING

The Petitioners plan to install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The description of the types of lighting that location of these lights can be found on the elevations (See Attachment 5, Pages 5 and 6). The exact light fixtures are not known.

SIGNAGE

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan (Attachment 6). The Petitioners were allowed to have one (1) sign per their original special use permit.

LANDSCAPING

The Petitioners plan to install approximately eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials in substantially the sizes and locations as shown on the landscaping plan (Attachment 6). The landscaping plan also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

As noted on Attachment 2, Page 5, seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

STORMWATER

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was included as Attachment 10.

NOISE CONTROL

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

REFUSE PLAN

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates per Attachment 2, Page 6.

SECURITY

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan (Attachment 6).

FINDINGS OF FACT

§ 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. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six

foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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 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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.

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."

RECOMMENDATION

Staff recommends approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

- 1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan included as Attachment 2, elevations included as Attachment 5, and landscaping plan included as Attachment 6.
- 2. The vegetation and berm outlined in the landscaping plan included as Attachment 6 shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
- 3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
- 4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
- 5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

6. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

- 1. Application Materials (Including Business Plan)
- 2. Engineer Plans
- 3. Ordinance 2019-33
- 4. Plat of Survey
- 5. Elevations
- 6. Landscaping Plan
- 7. NRI Report
- 8. Oswego Fire Protection District Emails and Auto-Turn Exhibit
- 9. January 4, 2022 ZPAC Minutes (This Petition Only)
- 10. Stormwater Related Correspondence
- 11. January 31, 2022 Kendall County Zoning Board of Appeals Minutes
- 12. January 26, 2022 Kendall County Regional Planning Commission Minutes
- 13. February 23, 2022 Kendall County Regional Planning Commission Minutes (This Petition Only)



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

| TO INDIE | PROJECT NAME The Pet's Home | FILE #: |
|---|---|---|
| NAME OF APPLICANT | | |
| John Gay and Laura Gay | | |
| CURRENT LANDOWNER/NAME John Gay and Laura Gay | | |
| SITE INFORMATION | | |
| | ADDRESS OR LOCATION | ASSESSOR'S ID NUMBER (PIN) |
| 4.773 3601 | Plainfield Road, Oswego, II | 03-28-100-004 |
| EXISTING LAND USE | CURRENT ZONING LAND CLASS | SIFICATION ON LRMP |
| Agricultural/Residential | A-1 | |
| REQUESTED ACTION (Check A | Il That Apply): | |
| SPECIAL USE | MAP AMENDMENT (Rezone to) | VARIANCE |
| ADMINISTRATIVE VARIAN | NCE A-1 CONDITIONAL USE for: | SITE PLAN REVIEW |
| TEXT AMENDMENT | RPD (Concept; Preliminary; Final) | ADMINISTRATIVE APPEAL |
| PRELIMINARY PLAT | FINAL PLAT | OTHER PLAT (Vacation, Dedication, etc.) |
| X AMENDMENT TO A SPEC | CIAL USE (X Major; Minor) | |
| PRIMARY CONTACT | PRIMARY CONTACT MAILING ADDRESS | PRIMARY CONTACT EMAIL |
| Patti A. Bernhard | | |
| PRIMARY CONTACT PHONE # | PRIMARY CONTACT FAX # | PRIMARY CONTACT OTHER #(Cell, etc.) |
| ² ENGINEER CONTACT | ENGINEER MAILING ADDRESS | ENGINEER EMAIL |
| Lee Bryan | | |
| ENGINEER PHONE # | ENGINEER FAX # | ENGINEER OTHER # (Cell, etc.) |
| COUNTY STAFF & BOAR | Y SIGNING THIS FORM, THAT THE PROPERTY D/ COMMISSION MEMBERS THROUGHOUT T I LISTED ABOVE WILL BE SUBJECT TO ALL C | THE PETITION PROCESS AND THAT |
| | FORMATION AND EXHIBITS SUBMITTED ARE GE AND THAT I AM TO FILE THIS APPLICATION | |
| SIGNATURE OF APPLICA | ANT | DATE /2/21/2021 |
| | FEE PAID:\$ | |

Primary Contact will receive all correspondence from County

CHECK #:

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

DETAILED DESCRIPTION OF PROPOSED USE

Petitioner is seeking to construct a Kennel facility on the property commonly known as 3601 Plainfield Road, Oswego, IL (the "Property"). On November 19, 2019, Kendall County (the "County") passed Ordinance Number 2019-33 granting a special use and an associated variance to permit the operation of a kennel on the Property (the "Special Use").

Since approval of the Special Use, the anticipated operations of the kennel have not changed. The kennel will primarily offer pet daycare, boarding, and grooming services such as bathing, teeth cleaning and nail services. Petitioner plans to hire five (5) employees to assist with the day-to-day operations and the business hours of operation will be from 6:00am to 6:00pm Monday through Friday. The primary goal of this use is to provide a much-needed service of pet daycare in the community while pet owners are at work, boarding services while the pet owner is out of town, and pet grooming. The peak hours for the use will be during morning and evening rush hours, which is when the pet owners are expected to drop off and pick up their pet. Petitioner's property is situated on approximately 4.773 acres and the Kennel facility will be approximately 4,150 square feet consisting of separate play areas for small, medium, and large dogs. Each of the play areas will have access to outdoor play areas for the corresponding pet size and the outdoor play area will be enclosed in by a 6-foot tall privacy fence. In addition, Petitioner is proposing "pet suites" to board the pets comfortably. As illustrated on the site plan submitted herewith, the refuse enclosure will be 6 feet tall and enclosed with a wood privacy fence and gate.

The current request before the County is for a major amendment to the Special Use to allow changes to the approved site plan as detailed on the plans submitted herewith. Additional details regarding the request for a major amendment may be found in the Petition for Development Relief, which has been submitted with the corresponding application materials.

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28. THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.



WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

201800008546

DEBBIE GILLETTE RECORDER - KENDALL COUNTY, IL

> RECORDED: 6/21/2018 10:50 AM WD: 39.80 RHSPS FEE: 10.60 STATE TAX: 355.50 COUNTY TAX: 177.75 PAGES: 4

FIRST AMERICAN TITLE FILE # 2913639

Preparer File: 2913639 FATIC No.: 2913639

THE GRANTOR(S) Richard J. Zwart Jr. and Beaty Zwart, husband and wife, of the Village of Oswego, County of KENDALL, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable, consideration in hand paid, CONVEY(S) and WARRANT(S) to John Gay and Laura Gay, husband and wife, as tenants by the entirety, of following described Real Estate situated in the County of KENDALL in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

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

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(s): 03-28-100-004

First American
Title Insurance Company

0035550 FP326656

.... nty Deed - Individual

201800008546 1/4

JUN.21.18

REAL ESTATE TRANSFER TAX

4

STATE OF ILLINOIS COUNTY OF KENDALL SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard J. Zwart Jr. and Beaty Zwart, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this

LISA A COFFEY
Official Seal
Notary Public - State of Hisnois
My Commission Expires Jun 14, 2020

Nodery - dono

Prepared by: Law Office of Lisa A. Coffey, P.C. 3408 Orchard Road Oswego, IL 60543

Mail to:

John & Laura Gay

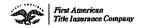
Name and Address of Taxpayer. John & Laura Gay



Warranty Deed - Individual

Exhibit "A" - Legal Description

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT TO A POINT OF TANGENCY THENCE FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST



Warranty Deed - Individual

201800008546 3/4

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

| STATE OF ILLINOIS |) | | | |
|--|----------------------|--------------------|-------------------------------|----------------|
| COUNTY OF KENDALL |) | | | |
| Richard Jr. and dily sworn on oath, states that he/sh | Beary | ZWaxT | , the grantor or his/he | r agent, being |
| duly sworn on oath, states that he/she | e resides at | | | |
| Affiant states that the attached deed i | s not a violation of | 765 ILCS 205/1 | or reason given below: | G. |
| A. The sale or exchange is of an in the same manner as title w | n entire tract of l | and not being a pa | art of a larger tract of land | and described |

- B. One of the following exemptions from 765 ILCS 205/1 (b) applies;
 - The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - The division is of lots or blocks of less than 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 is between owners of adjoining and contiguous land.
 - 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 easements of access.
 - The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - The conveyance is of land or highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
 - 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.
 - 9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other; _____
- C. The division does not meet any of the above criteria and must have county approval (page 2).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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



201800008546 4/4





12/21/2021

313-348

IDNR Project Number: 2208084

Date:

Alternate Number:

Applicant: Civil & Environmental Consultants, Inc

Contact: Thomas Green

Address:

Project: The Pets Home Resort and Spa Address: 3601 Plainfield Road, Oswego

Description: Construction of a proposed single story commercial building with parking lot and associated site utilities.

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:

37N, 8E, 28

IL Department of Natural Resources Contact

Kyle Burkwald 217-785-5500 Division of Ecosystems & Environment



Government Jurisdiction

Kendal County Planning, Building & Zoning Dept Matt Asselmeier 111 West Fox Street Yorkville, Illinois 60560 -1498

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.

| STATE OF ILLINOIS |) |
|-------------------|---|
| |) |
| COUNTY OF KENDALL |) |

PETITION TO KENDALL COUNTY

FOR A MAJOR AMENDMENT TO A SPECIAL USE

THE UNDERSIGNED Petitioner, John Gay & Laura Gay (hereinafter the "Petitioner(s)"), as the owner of the property legally described on Exhibit A (hereinafter the "Property"), respectfully petitions Kendall County (the "County") to (i) approve a major amendment to an existing special use; and (ii) to approve such other relief from the Kendall County Zoning Ordinance (the "Code") as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

- 1. The Property consists of approximately 4.773 acres, commonly known as 3601 Plainfield Road, Oswego, Illinois 60543;
- 2. The existing land uses surrounding the Property are as follows:
 - a. North: A-1 Zoning in unincorporated Kendall County: vacant farmland & residential home
 - b. East: A-1 Zoning in unincorporated Kendall County: vacant farmland
 - c. Southeast: A-1 Zoning in unincorporated Kendall County: vacant farmland
 - d. Southwest: A-1 Zoning in unincorporated Kendall County: Farm & residential homes
 - e. West: R-2 Single-Family Residence District in Oswego: Residential homes
- 3. The Property is zoned A-1 (Agricultural) in unincorporated Kendall County;
- 4. The Property is currently improved with a single-family home in which- the Petitioners reside;
- 5. Petitioner seeks to develop a portion of the Property into a Kennel offering pet daycare,

- boarding, and grooming services;
- 6. The County passed Ordinance Number 2019-33 approving a Special Use on the Property and an associated variance to permit the operation of a Kennel on the Property (the "Special Use").
- 7. The Petitioner now seeks to amend the site plan that was approved along with the Special Use to provide a more efficient design as depicted on Exhibit B.
- 8. The modifications to the site plan are as follows:
 - a. Building orientation shifted, though the size of the proposed building remains the same.
 - b. The access to the Special Use shifted slightly southeast to provide separation between the residence and business.
 - c. The designated parking area has been moved from the northwest side of the building to the southwest side of the building. The number of parking spaces provided remains unchanged.
 - d. The emergency access road has been modified to include 100% concrete surface and a hammer-head turn around.
- 9. The intent of the Special Use is not altered by the amendments made to the site plan.
- 10. Petitioner's amendment to the Special Use does not alter the standards for a special use, which Petitioner met as a result of the Special Use approval as follows:
 - a. The establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare; and

Upon granting the Special Use, the County determined the Special use would not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties to the north, east, and southeast are vacant farmland also zoned A-1 in Kendall County. There are no existing structures on adjacent properties within 100 feet of the Property line. Taking into account the residential properties to the west and southwest of the Property, Petitioner thoughtfully planned the proposed kennel location to be situated on the east end of the Property, thereby well-exceeding the 250' setback requirement from any residential district set forth in the Code. In addition, Petitioner has a waste management plan as well as a noise management plan in connection with the operation of the special use. Petitioner will install 6-foot tall fencing surrounding the perimeter of the proposed Kennel and its outdoor play area. The aforementioned modifications to the approved site plan under the Special Use are minor in scope. The re-orientation of the proposed building, parking, and access will not endanger the public health, safety, morals, comfort, or general welfare.

b. That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values 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; and

Petitioner's plan for the special use involves taking measures above and beyond what is otherwise required pursuant to the Code. As previously mentioned, the Property is essentially surrounded by vacant farmland similarly zoned A-1 in Kendall County.

Taking into consideration the nearby residential zoned properties in Oswego, Petitioner thoughtfully positioned the proposed kennel further east, thereby exceeding the 250' setback requirement from properties zoned residential. In addition, 6-foot privacy

fencing will be provided around the perimeter of the Kennel facility to ensure the safety of the animals as well as maintain privacy from the nearby properties. Petitioner will also install any necessary security lighting and will not allow animals to be located outside at times other than during the hours of operation, which will comply with the standards set forth in the Code. The modifications to the site plan will not alter these conditions.

c. That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided; and

Petitioner is not proposing new access points to the Property for ingress and egress. Petitioner's home is currently located on the west end of the Property fronting Plainfield Road. Since there is already an existing curb cut, Petitioner's plan shows a driveway extending to the single-family home, as well as an extension of the driveway leading to the rear of the Property for customer access to the Kennel. Petitioner will provide adequate parking for its employees and customers in compliance with County requirements.

As it relates to plumbing, Petitioner is working with the Health Department to ensure all plumbing will comply with the Health Department's standards. In addition, the modifications made to the site plan ensure the Special Use will not require additional drainage facilities for stormwater.

d. 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; and

Along with the Special Use, the County previously approved a variance from the 150' setback requirement from any property not zoned Residential due to the unique lot configuration of the Property. In all other respects, the special use conforms to the

applicable regulations set forth in the Code and the modifications to the site plan do not require any additional variances. In addition, Petitioner's hours of operation will be from 6:00am-6:00pm, and Petitioner will ensure the animals will be indoors by sunset in compliance with the Code.

e. 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.

The County found the Special Use is consistent with the Land Resource Management Plan (LRMP) in that the Property will still be used as a residence for the Petitioners who will be the sole owners and operators of the Kennel and these conditions will not change as a result of the proposed modifications to the approved site plan. The LRMP identifies specific goals and objectives with respect to Agricultural uses and specifically encourages opportunities for locally owned businesses while protecting the existing character of rural areas (LRMP – Kendall County Northern Three Townships p. 34 & 44). Traditional agricultural uses in Kendall County encourage farm animals and dairy and livestock farming. The Special Use involves animals, but is limited to household pets and will operate on a much smaller scale of less intensity than traditional farming operations. Therefore, the special use is consistent with the LRMP goals and objectives as it relates to Agricultural uses.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner respectfully petitions the County to (i) approve a major amendment to an existing special use; and (ii) to approve such other relief from the Kendall Zoning Ordinance as may be deemed necessary and appropriate to develop the Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 21st day of December, 2021

PETITIONER:

John Gay & Laura Gay

By:

Rosanova & Whitaker, Ltd. Attorney for Petitioners

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING: THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

AD CON PETS 3601 OSW

LINDBL

OF 10

FINAL ENGINEERING PLANS

Attachment 2 Page 1

THE PETS' HOME PET RESORT & SPA

3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543



SITE MAP

SCALE: 1" = 500"

ABBREVIATIONS (NOT ALL USED)

RECORD DATA MEAS. MEASURED DATA DEED DEEDED DATA RADIUS ARC DATA RIGHT OF WAY PROPERTY LINE CENTERLINE PUBLIC UTILITY & DRAINAGE EASEMENT BACK OF CURB TOP OF CURB FLOWLINE EDGE OF PAVEMENT PAVEMENT EDGE OF GRAVEL EDGE OF CONCRETE EDGE OF PAVER BRICK SIDEWALK BACK OF WALK FRONT OF WALK WINDOW WELL GROUND TELEPHONE ELECTRIC CABLE TELEVISION INVERT TOP OF WALL BOTTOM OF WALL TOP OF FOUNDATION LOOK OUT WALK OUT GARAGE FLOOR HIGH WATER LEVEL NORMAL WATER LEVEL

LIMITS OF NATURAL AREA



ILLINOIS LAW REQUIRES ANYONE DIGGING TO CALL JULIE AT 1-800-892-0123 AT LEAST 48 HOURS/TWO WORKING DAYS PRIOR TO THE START OF EXCAVATION AND THE PROJECT MUST BEGIN WITHIN Know what's below. 14 CALENDAR DAYS FROM THE CALL.

ARCHITECT

PROJECT TEAM

| OWNER | |
|-------|--|
| OWNER | |
| | |
| | |

JOHN AND LAURA GAY 3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543

CONTACT: JOHN GAY

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 1230 EAST DIEHL ROAD, SUITE 200

NAPERVILLE, ILLINOIS 60563 PH: (630) 963-6026 FX: (630) 963-6027 CONTACT: TOM GREEN, P.E., P.L.S., CFM

CONTRACTOR

635 TROTTER DRIVE

PH: (815) 210-8089

COAL CITY, ILLINOIS 60416

LINBLAD CONSTRUCTION COMPANY OF JOLIET, INC. 717 E. CASS STREET JOLIET, IL 60432

PH: (815) 726-6254 CONTACT: LEE BRYAN

GREGORY E. LYONS - ARCHITECT, INC.

CONTACT: GREGORY E. LYONS, PRINCIPAL

| Sheet List Table | | |
|------------------|--------------------------------------|--|
| Sheet Number | Sheet Title | |
| C000 | COVER SHEET | |
| C100 | GENERAL NOTES - 1 | |
| C101 | GENERAL NOTES - 2 | |
| C200 | TOPOGRAPHIC EXHIBIT | |
| C300 | DEMOLITION PLAN | |
| C400 | DIMENSION PLAN | |
| C500 | GRADING PLAN | |
| C600 | UTILITY PLAN | |
| C700 | STORMWATER POLLUTION PREVENTION PLAN | |
| C800 | DETAILS | |

SITE BENCHMARKS SET USING TRIMBLE VRS GPS RTK NETWORK

HORIZONATAL DATUM ILLINOIS STATE PLANE-EAST ZONE (NAD83)

VERTICAL DATUM NAVD 88, GEOID 12A

SITE BENCHMARKS:

1. MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 3598 PLAINFIELD ROAD. SAID DRIVEWAY IS OPPOSITE THE SOUTH DRIVEWAY ENTRANCE TO THE SUBJECT SITE.

ELEVATION=669.33

2. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD SOUTH OF FIELD ENTRANCE TO SOUTH PROPERTY ADJACENT TO SUBJECT SITE. SAID MAG NAIL IS 35.6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT SITE.

ELEVATION=670.56

3. MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD 13.5± FEET SOUTH OF THE CENTER LINE OF THE HEADWALL OF MORGAN CREEK ALONG THE NORTH PROPERTY LINE OF THE SUBJECT SITE, SAID MAG NAIL IS 23.6 FEET WET OF FOUND 3/4-INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.

ELEVATION=668.28

STATE OF ILLINOIS COUNTY OF DUPAGE SS

I, THOMAS J. GREEN, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF FEBRUARY, 2022.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. REGISTRATION VALID THROUGH NOVEMBER 30, 2023 (NOT VALID WITHOUT ORIGINAL SIGNATURE)



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REFERENCE:

1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 08/23/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

EXISTING

5.00%

DESCRIPTIONS

EXISTING WOOD FENCE LINE

EDGE OF PAVEMENT

OVERHEAD WIRE ELECTRIC LINE

PROPOSED CONCRETE PROPOSED PAVEMENT PROPOSED RIPRAP PROPOSED STRIPING

PROPOSED SLOPE LABEL

PROPOSED SPOT ELEVATION

BOTTOM OF WALL ELEVATION TOP OF CURB ELEVATION

STORM CATCH BASIN (ROUND LID)

STORM CATCH BASIN (CURB LID)

FLOWLINE ELEVATION

FLARED END SECTION

STORM CURB INLET

STORM INLET (CIRCULAR)

STORM INLET (SQUARE)

STORM BEEHIVE INLET

WATER VALVE VAULT

ELECTRIC HANDHOLE

WATER VALVE BOX

FIRE HYDRANT

TRANSFORMER

ELECTRIC METER

LIGHT STANDARD

TRAFFIC MANHOLE

CABLE MANHOLE

FIBER OPTIC MANHOLE

MANHOLE (UNKNOWN)

OVERLAND FLOOD ROUTE

DIRECTION OF FLOW

GAS LINE MARKER

UTILITY POLE

(

T

STORM DRAIN OR DOWNSPOUT

ELECTRIC CONTROL CABINET (ABOVE GRADE)

TELEPHONE PULL BOX (FLUSH WITH GRADE)

TELEPHONE BOX/CABINET (ABOVE GRADE)

FIBER OPTIC BOX/CABINET (ABOVE GRADE)

STORM MANHOLE

SANITARY MANHOLE

CLEANOUT

PROPOSED

THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON GPS TRIMBLE VRS RTK NETWORK (GEOID 12A, NAVD 88 DATUM).

UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS.

(a) GOVERNING AGENCY: GOVERNMENT OR REGULATORY ENTITY WITH AUTHORITY TO IMPLEMENT AND ENFORCE SPECIFIC LAWS, PERMIT REQUIREMENTS, OR CONSTRUCTION REQUIREMENTS (b) OWNER: ENTITY OR INDIVIDUAL FOR WHOM THE PROJECT IS BEING PERFORMED

(c) CONTRACTOR: ENTITY OR INDIVIDUAL RESPONSIBLE FOR PERFORMING CONSTRUCTION ACTIVITIES AND FURNISHING ALL LABOR, MATERIALS, EQUIPMENT AND OTHER INCIDENTAL WORK NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE PROJECT AND FOR CARRYING OUT ALL DUTIES AND OBLIGATIONS IMPOSED BY THE CONTRACT (d) ENGINEER: LICENSED PROFESSIONAL ENGINEERING ENTITY, OR LICENSED PROFESSIONAL ENGINEER AND/OR AUTHORIZED

AGENT(S), WHO REPRESENTS THE OWNER DURING THE CONSTRUCTION PHASE OF THE PROJECT WORK (e) GEOTECHNICAL ENGINEER: LICENSED PROFESSIONAL ENGINEERING ENTITY, OR LICENSED PROFESSIONAL ENGINEER AND/OR AUTHORIZED AGENT(S), WHO, IN REPRESENTING THE OWNER, IS INVOLVED WITH THE PRINCIPLES, PROPERTIES AND BEHAVIOR OF

EARTH MATERIALS WITH REGARD TO THE PROJECT WORK (f) PROJECT DRAWINGS / PLANS: THE DRAWINGS THAT DEFINE THE REQUIRED SITE DEVELOPMENT ACTIVITIES AND IMPROVEMENTS (g) IDOT STANDARD SPECIFICATIONS: THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S (IDOT) "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" INCLUDING ALL APPLICABLE CURRENT SUPPLEMENTAL SPECIFICATIONS

(1) ALL PROJECT ACTIVITIES AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY REGULATIONS IN THE EVENT OF CONFLICT WITH THESE PROJECT TECHNICAL SPECIFICATIONS, OR THE INDICATED REFERENCE SPECIFICATIONS, THE GOVERNING AGENCY REGULATIONS SHALL APPLY

(1) SITE DEVELOPMENT ACTIVITIES AND IMPROVEMENTS, INCLUDING SITE PREPARATION AND DEMOLITION, EARTHWORK, SANITARY SEWERS, STORM DRAINAGE, WATER SUPPLY, PAVEMENT, LIGHTING, LANDSCAPE IMPROVEMENTS, AND EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REFERENCE SPECIFICATIONS INDICATED THROUGHOUT THESE PROJECT TECHNICAL SPECIFICATIONS ALL REFERENCE SPECIFICATIONS SHALL BE INCORPORATED INTO AND MADE A PART OF THE PROJECT TECHNICAL SPECIFICATIONS WHEN THE REFERENCE SPECIFICATIONS CONFLICT WITH PROJECT TECHNICAL SPECIFICATIONS, PROJECT TECHNICAL

(1) THESE PROJECT TECHNICAL SPECIFICATIONS SUPPLEMENT THE ENGINEERING PLANS, THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND OTHER SUPPLEMENTAL DOCUMENTS THAT COMPRISE THE OVERALL PROJECT CONTRACT THESE PROJECT TECHNICAL SPECIFICATIONS ADDRESS THE TECHNICAL REQUIREMENTS OF THE PROJECT DESIGN AS INDICATED ON THE PROJECT DRAWINGS (PLANS) UNLESS SPECIFICALLY ADDRESSED IN THE PLANS OR THESE PROJECT TECHNICAL SPECIFICATIONS, GENERAL CONDITIONS SUCH AS BID ITEMS, QUANTITIES, UNIT PRICES, TERMS OF PAYMENT, CHANGE MANAGEMENT, CONSTRUCTION SCHEDULE, SUBMITTALS, AND OTHER CONDITIONS ARE DEFINED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR

(2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. TOGETHER WITH EXERCISING PRECAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK (3) THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ENGINEER FOR ANY AND ALL INJURIES AND/OR

DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE SITE IMPROVEMENT CONSTRUCTION WORK DESCRIBED IN THE PLANS AND THESE PROJECT TECHNICAL SPECIFICATIONS (4) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL

(5) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FOLLOWING FINAL ACCEPTABLE BY THE OWNER AND THE GOVERNING AGENCIES

(1) MATERIALS SHALL BE INSPECTED, SAMPLED, AND TESTED BEFORE, DURING, AND AFTER THEY ARE INCORPORATED INTO THE WORK THE TIMING OF THESE ACTIVITIES SHALL BE AS APPROPRIATE FOR THE MATERIALS BEING PLACED AND THE PROPERTIES (COMPOSITION, GRADATION, DENSITY, STRENGTH, COMPACTION, ETC.) BEING EXAMINED THE REQUIREMENTS FOR QUALITY TESTING

ARE SPECIFIED WITHIN THE APPLICABLE SECTIONS OF THESE PROJECT TECHNICAL SPECIFICATIONS (2) MATERIALS NOT CONFORMING TO THE REQUIREMENTS OF THE PROJECT TECHNICAL SPECIFICATIONS AT THE TIME THEY ARE USED OR INSTALLED WILL BE CONSIDERED UNACCEPTABLE AND SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS PROPERLY INSTALLED IN PLACE AT THE CONTRACTOR'S EXPENSE

(3) WHEN MATERIAL TEST RESULTS ARE NOT WITHIN SPECIFICATION TOLERANCES, THE SUPPLIER SHALL MAKE APPROPRIATE ADJUSTMENTS AT ITS SOURCE TO CORRECT THE ISSUE (4) MATERIAL INSPECTIONS, SAMPLING, AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY/LABORATORY WITH SUITABLE CAPABILITIES AND EXPERIENCE THE TESTING ENTITY SHALL BE RETAINED BY CONTRACTOR OR OWNER, AS REQUIRED OR AS SPECIFIED IN THE CONTRACT DOCUMENTS

EXISTING CONDITIONS & SITE PREPARATION

(1) EXISTING CONDITIONS AS DEPICTED ON THE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION CONDITIONS ARE ENCOUNTERED, BEFORE OR DURING CONSTRUCTION, THAT ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY (2) IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE PLANS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE

PROJECT THE CONTRACTOR SHALL BE FAMILIAR WITH ALL SHEETS IN THE PLANS FOR CONSTRUCTION CONTRACTOR SHALL SIMILARLY BE FAMILIAR WITH ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR OTHER PLANS, AS NECESSARY, FOR (3) CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER PINS, PERMANENT MONUMENTS, AND PERMANENT BENCHMARKS DURING

CONSTRUCTION IF DISTURBED, CONTRACTOR SHALL HAVE ITEMS RESET BY A LICENSES SURVEYOR AT CONTRACTOR EXPENSE (4) CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR EXPENSE

(1) UNDERGROUND UTILITY INFORMATION SHOWN ON THE PLANS MAY BE BASED UPON A COMBINATION OF TOPOGRAPHIC SURVEY DATA, FIELD OBSERVATIONS, HISTORICAL UTILITY MAPS, OWNER-PROVIDED INFORMATION, OR OTHER AVAILABLE DATA FOR THE SITE THE

PLANS CONSTITUTE A REPRESENTATION OF UTILITY LOCATIONS FROM BEST-KNOWN INFORMATION AVAILABLE TO THE ENGINEER THERE IS NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR (2) CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES, UTILITY COMPANIES, AND PIPELINE COMPANIES KNOWN OR SUSPECTED TO HAVE BURIED CABLE, DUCT, SEWER, PIPES, ETC., WHICH MAY CONFLICT WITH THE PROJECT IMPROVEMENTS TO

DETERMINE THE LOCATION AND DEPTH OF THE EXISTING UTILITIES SHALL IMMEDIATELY NOTIFY ENGINEER AND EITHER (a) ADJUST THE LOCATION AND DEPTH OF THE PROPOSED IMPROVEMENTS AS DIRECTED BY ENGINEER IN COOPERATION WITH THE

(b) IF RELOCATION OF PROPOSED IMPROVEMENTS IS NOT FEASIBLE, CONTRACTOR SHALL WORK WITH OWNER AND ENGINEER TO MAKE

ARRANGEMENTS WITH THE AFFECTED UTILITY COMPANIES TO HAVE THEIR UTILITIES PROTECTED OR RELOCATED (4) ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING, AND/OR ABANDONMENT SHALL BE COORDINATE WITH THE APPROPRIATE UTILITY COMPANY / AGENCY

(1) EROSION/SEDIMENTATION CONTROL MEASURES, AS INDICATED ON THE PLANS AND AS REQUIRED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS, SHALL BE EMPLOYED DURING THE COURSE OF CONSTRUCTION OPERATIONS AND UNTIL SUITABLE GROUND COVERS ARE ESTABLISHED ON ALL CONSTRUCTION SITE AREAS (2) EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY INSTALLED AND FUNCTIONAL PRIOR TO ANY EARTH DISTURBING

(1) CONSTRUCTION INGRESS-EGRESS SHALL BE LIMITED TO DEFINED CONNECTIONS TO ADJACENT DRIVEWAYS AND PUBLIC ROADWAYS. AND AS INDICATED ON THE PLANS AND AS REQUIRED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS

(1) THE CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK PERFORMED IN ACTIVE TRANSPORTATION AREAS, INCLUDING ANY SPECIFIC TRAFFIC CONTROL REQUIREMENTS AS INDICATED ON THE PLANS

(1) TEMPORARY CONSTRUCTION FENCES SHALL BE INSTALLED WHERE INDICATED ON THE PLANS AND WHERE REQUIRED BY THE ENGINEER TO RESTRICT ACCESS TO AND FROM CERTAIN AREAS SUCH FENCES SHALL BE MAINTAINED DURING CONSTRUCTION AND REMOVED WHEN ALL WORK ACTIVITIES ARE COMPLETED

(2) TEMPORARY CONSTRUCTION FENCES SHALL CONSIST OF 48_INCH-HIGH PLASTIC FABRIC, METAL FABRIC, OR WOOD LATHE FENCE

MATERIAL (APPROVED BY THE ENGINEER, PRIOR TO PLACEMENT) ATTACHED TO SUITABLE METAL POSTS THAT ARE SET AT 6_FOOT (OR LESS) INTERVALS AND ANCHORED AT LEAST 18 INCHES INTO THE GROUND (3) TEMPORARY CHAIN LINK CONSTRUCTION FENCES SHALL BE PROVIDED WHERE INDICATED ON THE PLANS

G MATERIAL DISPOSAL

(1) ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (2) THE FOLLOWING SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND PROPERLY DISPOSED OF IN A LEGAL MANNER UNLESS

OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE COST OF REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE FIXED OR UNIT PRICES FOR THE VARIOUS CONTRACT PAY ITEMS AND NO ADDITIONAL PAYMENT WILL BE ALLOWED (b) CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS BUILDING MATERIALS, ASPHALT AND CONCRETE PAVEMENT MATERIALS, CULVERT AND SEWER PIPE, UTILITY AND DRAINAGE STRUCTURES, RETAINING WALLS (CONCRETE, STONE AND TIMBER), TREES,

SHRUBS, AND MISCELLANEOUS LANDSCAPE FEATURES REMOVED DURING THE INSTALLATION OF THE PROJECT IMPROVEMENTS (3) IF CONTRACTOR INTENDS TO DISPOSE OF GENERATED CONSTRUCTION / DEMOLITION DEBRIS MATERIALS OR EXCAVATED SOILS AT A REGULATED CLEAN CONSTRUCTION / DEMOLITION DEBRIS (CCDD) OR UNCONTAMINATED SOIL FILL OPERATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL ACTIONS AND PREPARING ALL DOCUMENTS REQUIRED BY 35 ILLINOIS ADMINISTRATIVE CODE 1100 PRIOR TO TRANSPORT OF THE MATERIALS / SOIL TO THE DISPOSAL FACILITY MATERIALS AND SOILS THAT DO NOT MEET CCDD AND UNCONTAMINATED SOIL CONSTITUENT LIMIT REQUIREMENTS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL FACILITY THE COST OF TESTING AND DOCUMENTATION TO EVALUATE THE MATERIALS / SOILS AND DETERMINE PROPER DISPOSAL REQUIREMENTS SHALL BE AS DEFINED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR

(4) SEE EARTHWORK OPERATIONS SPECIFICATION SECTION FOR ADDITIONAL REQUIREMENTS

EARTHWORK OPERATIONS

(1) EXCEPT WHERE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL SPECIFICATIONS, ALL EARTHWORK OPERATION AND COMPACTION REQUIREMENTS SHALL BE IN CONFORMANCE WITH THE MATERIAL, INSTALLATION AND TESTING REQUIREMENTS OF THE IDOT (2) EARTHWORK SHALL INCLUDE SITE CLEARING, TREE AND HEDGE REMOVAL, TOPSOIL AND ROOTMAT STRIPPING AND STOCKPILING, EARTH AND FILL MATERIAL EXCAVATION, CONSTRUCTION OF EMBANKMENTS AND SLOPES, PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILL AREAS, PAVEMENT AREAS, AND STRUCTURAL FILL AREAS, REMOVAL AND DISPOSAL OF SURPLUS AND UNSUITABLE EXCAVATED MATERIALS, TOPSOIL PLACEMENT, AND FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES

(3) PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS, CONTRACTOR SHALL NOTIFY ANY UTILITY PROTECTION SERVICE OR OTHER GOVERNING AGENCY, AS MAY BE REQUIRED

(1) EXISTING TOPSOIL SHALL BE REMOVED FROM PROPOSED PAVEMENT AND BUILDING AREAS, NON-STRUCTURAL FILL AREAS, AND STRUCTURAL FILL AREAS SUFFICIENT EXISTING TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE AS TOPSOIL REPLACEMENT WHEN APPROVED BY GEOTECHNICAL ENGINEER, STRIPPED TOPSOIL MAY BE USED AS NON-STRUCTURAL FILL TO DESIGN ELEVATIONS TOPSOIL NOT USED FOR REPLACEMENT OR FOR NON-STRUCTURAL FILL SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, UNLESS DIRECTED BY OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY

(2) TOPSOIL SUPPLIED FROM OFF-SITE SOURCES SHALL BE NATURAL, FERTILE AGRICULTURAL SOIL MATERIAL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH IT SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER, AS DETERMINED IN ACCORDANCE WITH AASHTO T194 IT SHALL CONTAIN NOT LESS THAN 12% NOR MORE THAN 50% CLAY AND THE SAND CONTENT SHALL NOT EXCEED 55%, BOTH AS DETERMINED IN ACCORDANCE WITH AASHTO T88 THE PH SHALL BE BETWEEN 5 0 AND 8 0 TOPSOIL MATERIAL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN 1-INCH IN DIAMETER, OR OTHER LITTER OR WASTE PRODUCTS IT SHALL BE A LOAMY MIXTURE HAVING AT LEAST 90% PASSING THE NO 10 SIEVE

(3) WITHIN PROPOSED PAVEMENT AND BUILDING AREAS WHERE THERE IS NO EXISTING TOPSOIL. THE SURFACE LAYER OF ORGANIC MATERIAL (FRIABLE SOIL CONTAINING ROOTS OR OTHER VEGETATIVE MATTER) SHALL BE REMOVED BEFORE STARTING FILL AND COMPACTION OPERATIONS SUCH REMOVED MATERIAL MAY BE USED AS NON-STRUCTURAL FILL IF THIS MATERIAL IS NOT USED AS NON-STRUCTURAL FILL, IT SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF

(1) EXISTING EARTH AND FILL MATERIALS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE EXCAVATED AS NECESSARY TO ESTABLISH THE ELEVATIONS, CONTOURS, AND DRAINAGE PATTERNS INDICATED ON THE PLANS EXCAVATED MATERIALS CLASSIFIED BY GEOTECHNICAL ENGINEER AS SUITABLE STRUCTURAL FILL MATERIAL SHALL BE USED TO CONSTRUCT COMPACTED SUBGRADES WITHIN THE PROJECT BUILDING AND PAVEMENT AREAS EXCESS MATERIALS NOT NEEDED FOR FILLING OR FOR THE CONSTRUCTION OF BERMS OR EMBANKMENTS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, UNLESS DIRECTED BY THE ENGINEER OR

OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER (2) ROCK MATERIALS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE EXCAVATED TO A MINIMUM OF 6 INCHES BELOW SUBGRADE LEVELS OF PROPOSED PAVEMENTS AND PIPE BEDDING ROCK MATERIALS SHALL BE REMOVED TO A MINIMUM OF 18 INCHES BELOW BUILDING AND STRUCTURE FOUNDATIONS ROCK MATERIALS SHALL BE DEFINED AS BOULDERS ONE CUBIC YARD OR GREATER IN VOLUME AND ALL MATERIALS IN LEDGES, BEDDED DEPOSITS, AND CONGLOMERATE DEPOSITS THAT EXHIBIT THE PHYSICAL CHARACTERISTICS OF ROCK, AS DETERMINED BY GEOTECHNICAL ENGINEER EXCAVATED ROCK MATERIALS NOT USED FOR FILLING OR FOR THE CONSTRUCTION OF BERMS OR EMBANKMENTS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, UNLESS DIRECTED BY

THE ENGINEER OR OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER (3) EXCAVATED MATERIALS CLASSIFIED BY THE GEOTECHNICAL ENGINEER AS UNSTABLE OR UNSUITABLE FOR STRUCTURAL FILL PURPOSES AND NOT NEEDED FOR NON-STRUCTURAL FILL, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, UNLESS DIRECTED BY THE ENGINEER OR OWNER TO STOCKPILE ON-SITE FOR FUTURE USE STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED

(4) EXCAVATIONS SHALL BE MAINTAINED IN A WELL-DRAINED CONDITION AT ALL TIMES TEMPORARY DRAINAGE (DEWATERING) FACILITIES SHALL BE PROVIDED WHERE SURFACE RUNOFF IS NOT POSSIBLE OR EFFECTIVE SUCH FACILITIES SHALL BE OPERATED DURING THE ENTIRE COURSE OF EARTHWORK OPERATIONS DEWATERING FACILITIES SHALL INCLUDE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES, AS INDICATED ELSEWHERE IN THESE PROJECT TECHNICAL SPECIFICATIONS UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. THE COST OF TEMPORARY DRAINAGE FACILITIES AND DEWATERING ACTIVITIES SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK

D FILL PLACEMENT (1) BEFORE PLACING ANY FILL WITHIN PAVEMENT OR STRUCTURAL AREAS, THE EXISTING SUBGRADE SHALL BE COMPACTED AS INDICATED IN THE "COMPACTION" SECTION OF THESE PROJECT TECHNICAL SPECIFICATIONS PAVEMENT SUBGRADE AREAS SHALL BE PROOF-ROLLED TO CHECK FOR SOFT. UNSTABLE, OR OTHERWISE UNSUITABLE MATERIALS AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PAVING OPERATIONS WHERE POSSIBLE, PROOF-ROLLING SHALL BE ACCOMPLISHED WITH AT LEAST FOUR PASSES OF A FULLY LOADED TANDEM AXLE DUMP TRUCK BELOW-GRADE FOOTING OR FOUNDATION AREAS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION INSTALLATION SOFT, UNSTABLE, OR OTHERWISE UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED AS DIRECTED BY GEOTECHNICAL ENGINEER (2) STRUCTURAL FILL MATERIALS SHALL BE SOIL MATERIALS THAT CAN BE COMPACTED TO DEVELOP A STABILITY SATISFACTORY TO THE

(3) MATERIAL TYPES FOR STRUCTURAL FILL PURPOSES: (a) SUITABLE FINE-GRAINED SOILS - SOIL MATERIALS THAT COMPLY WITH ASTM D2487 SOIL CLASSIFICATION GROUP CL AND MEET THE FOLLOWING REQUIREMENTS: (I) LABORATORY MAXIMUM MODIFIED DRY DENSITY OF 110 PCF OR GREATER WHEN DETERMINED IN ACCORDANCE WITH ASTM (II) PLASTICITY INDEX GREATER THAN 12

GEOTECHNICAL ENGINEER STRUCTURAL FILL MATERIALS SHALL NOT CONTAIN FROZEN MATERIAL OR ANY MATERIAL WHICH, BY

(III) LIQUID LIMIT LESS THAN 45 (IV) PARTICLE SIZE DISTRIBUTION WITH GREATER THAN 50% PASSING THE NO 200 SIEVE

DECAY OR OTHERWISE. MIGHT RESULT IN SITE OR FOUNDATION SETTLEMENT

(b) SUITABLE COARSE-GRAINED SOILS - SOIL MATERIALS THAT COMPLY WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, (c) BITUMINOUS CONCRETE AND GRANULAR BASE MATERIALS REMOVED FROM EXISTING PAVEMENT AREAS MAY BE USED AS

STRUCTURAL FILL, SUBJECT TO GRADATION, PLACEMENT, AND COMPACTION CONTROL BY GEOTECHNICAL ENGINEER (d) IMPERVIOUS CLAY LAYERS (LINERS) SHALL BE CONSTRUCTED OF FINE-GRAINED SOILS WITHIN THE CL CLASSIFICATION THAT HAVE A PLASTIC INDEX GREATER THAN 15 AND A MOISTURE CONTENT GREATER THAN OPTIMUM AND ARE FREE OF STONES BIGGER THAN

1-INCH AVERAGE SIZE (4) UNSUITABLE FILL - SOIL MATERIALS THAT ARE NOT IN CONFORMANCE WITH THE STATED CRITERIA FOR STRUCTURAL FILL MATERIAL SHALL NOT BE USED AS STRUCTURAL FILL

(5) INSTALLED FILL LAYERS SOFTENED OR OTHERWISE DAMAGED BY RAIN, PONDED WATER, OR CONSTRUCTION ACTIVITIES SHALL BE SCARIFIED, DRIED, AND RECOMPACTED, OR REMOVED AND REPLACED THIS WORK, EVEN IF PERFORMED AFTER LIFT OR FILL ACCEPTANCE, SHALL BE INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK

(a) WITHIN AREAS OF NEW OR RECONSTRUCTED PAVEMENTS, SPECIFIC REQUIREMENTS FOR REMOVAL AND REMEDIAL PROCEDURES SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER SOFT OR OTHERWISE UNACCEPTABLE SUBGRADE MATERIALS SHALL TYPICALLY BE REMOVED TO A DEPTH WHERE THE MINIMUM IN SITU UNCONFINED COMPRESSIVE STRENGTH IS 2 0 TSF AND THE IN SITU MOISTURE CONTENT IS NO MORE THAN 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT PER ASTM D1557 WHEN THE DEPTH OF UNSUITABLE MATERIAL IS EXCESSIVE AND DOES NOT WARRANT COMPLETE REMOVAL, REMEDIAL PROCEDURES WILL TYPICALLY REQUIRE PARTIAL REMOVAL OF UNSUITABLE SUBGRADE MATERIAL, PLACEMENT OF A GEOTEXTILE FABRIC (MIRAFI 600X OR APPROVED EQUAL), AND SUFFICIENT AGGREGATE FILL (IDOT CA-1 OR ALTERNATE ACCEPTABLE GRANULAR MATERIAL) TO THE REQUIRED SUBGRADE LEVEL DEPTHS OF UNSUITABLE SUBGRADE REMOVAL WILL BE AS DIRECTED BY THE GEOTECHNICAL ENGINEER ALTERNATIVE PROCEDURES MAY BE REQUIRED DEPENDING ON THE CONDITIONS

(b) REMOVAL OF UNSUITABLE MATERIALS AND INSTALLATION OF REPLACEMENT FILL MATERIAL UNDER AND ADJACENT TO PROPOSED BUILDINGS AND STRUCTURES SHALL BE AS SPECIFIED BY GEOTECHNICAL ENGINEER (c) PAYMENT FOR REMOVAL AND REPLACEMENT OF UNACCEPTABLE MATERIALS AND THE INSTALLATION OF GEOTEXTILE FABRIC AND

AGGREGATE FILL SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR SUCH PAYMENT SHALL INCLUDE ALL WORK NECESSARY FOR REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS, SUPPLY AND PLACEMENT OF FABRIC AND AGGREGATE MATERIALS, SUPPLY, PLACEMENT AND COMPACTION OF ADDITIONAL STRUCTURAL FILL MATERIAL, IF REQUIRED, AND ANY DEWATERING REQUIRED DURING THESE ACTIVITIES

(7) WHERE NECESSARY, STRUCTURAL FILL MATERIALS SHALL BE PLACED AND COMPACTED UNDER PROPOSED PAVEMENTS, BUILDINGS, AND STRUCTURES COMPACTED STRUCTURAL FILL SHALL BE PLACED TO REQUIRED SUBGRADE ELEVATIONS (8) UNSUITABLE MATERIALS MAY BE PLACED WITHIN NON-STRUCTURAL FILL AREAS ONLY WHERE FILL IS REQUIRED TO OBTAIN FINAL SUBGRADE LEVELS IF BORROW PITS ARE USED TO OBTAIN STRUCTURAL FILL MATERIAL, UNSUITABLE MATERIALS MAY BE USED TO BRING THE BORROW AREAS TO GRADE PLACEMENT OF SUCH MATERIALS SHALL BE LIMITED TO AREAS AND DEPTHS AUTHORIZED BY

THE GEOTECHNICAL ENGINEER IF SUFFICIENT ACCEPTABLE PLACEMENT AREAS ARE NOT AVAILABLE, REMAINING UNSTABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF (9) IF NECESSARY, CONTRACTOR SHALL PROVIDE SUFFICIENT SUITABLE STRUCTURAL FILL MATERIAL FROM OFF-SITE SOURCES AS NECESSARY TO COMPLETE EARTHWORK OPERATIONS TO THE REQUIRED LEVELS AND ELEVATIONS INDICATED ON THE PLANS STRUCTURAL FILL MATERIALS SHALL BE IN CONFORMANCE WITH THE STATED CRITERIA FOR STRUCTURAL FILL CONTRACTOR SHALL PROVIDE THE GEOTECHNICAL ENGINEER ACCESS TO THE PROPOSED OFF-SITE SOURCES TO TAKE SAMPLES AND EVALUATE MATERIALS

(1) FILL MATERIALS SHALL BE PLACED IN LAYERS (LIFTS) AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING SPECIFIED REQUIREMENTS LIFT THICKNESS SHALL NOT EXCEED 8 INCHES (LOOSE CONDITION) AND THE FILL MATERIAL (WHEN COMPACTED) SHALL HAVE A MOISTURE CONTENT WITHIN THE LIMITS OF -1 TO +3 PERCENTAGE POINTS OF OPTIMUM VALUE SPECIFIC LIFT THICKNESS AND MOISTURE CONTENT SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER TO OBTAIN THE REQUIRED

COMPACTION AND STRENGTH OF MATERIAL IN PLACE COHESIVE SOILS AND WELL GRADED AGGREGATE MIXTURES SHALL BE SAMPLED AND TESTED TO DETERMINE THE LARORATOR MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT (CONTROL VALUES) OF THE MATERIAL THE TEST METHOD SHALL BE THE ASTM STANDARD AS INDICATED BELOW

(3) FREE-DRAINING COHESIONLESS SOILS AND AGGREGATE MIXTURES SHALL BE SAMPLED AND TESTED TO DETERMINE THE LABORATORY RELATIVE DENSITY (CONTROL VALUE) OF THE MATERIAL (4) LABORATORY DENSITY AND MOISTURE TESTS SHALL BE PERFORMED TO DETERMINE THE CONTROL VALUES FOR EACH TYPE AND SOURCE OF MATERIAL TO BE USED ONE TEST OF LABORATORY MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT SHALL BE PERFORMED FOR EACH 300 CUBIC YARDS OF FILL AND BACKFILL MATERIAL, AND WHEN ANY CHANGE IN MATERIAL OCCURS THAT MAY

(5) AGGREGATE SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE AGGREGATE GRADATION AND QUALITY CONFORMS TO THE PROJECT REQUIREMENTS IF A CERTIFICATION IS NOT PROVIDED, GRADATION AND QUALITY TESTS SHALL BE PERFORMED FOR

EACH 300 CUBIC YARDS OF STOCKPILED OR IN-PLACE SOURCE MATERIAL (6) NON-STRUCTURAL AREAS: THE TOP 6 INCHES OF EXISTING SUBGRADE AND ALL LAYERS OF COHESIVE SOIL AND WELL-GRADED GRANULAR FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D4253 & D4254) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER

(7) PAVEMENT AREAS: THE TOP 6 INCHES OF EXISTING SUBGRADE AND ALL LAYERS OF COHESIVE SOIL AND WELL-GRADED GRANULAR FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D4253 & D4254) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY GEOTECHNICAL ENGINEER

(8) BUILDING AREAS: THE TOP 6 INCHES OF EXISTING SUBGRADE AND ALL LAYERS OF COHESIVE SOIL AND WELL-GRADED GRANULAR FILL MATERIALS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) FREE-DRAINING AGGREGATE AND SOIL MATERIALS (ASTM D4253 & D4254) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY GEOTECHNICAL ENGINEER (9) IMPERVIOUS CLAY LINERS: ALL LAYERS OF CLAY FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 92% MAXIMUM DRY DENSITY, AS

DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) (10)SOIL AND AGGREGATE FILL MATERIALS COMPACTED IN PLACE SHALL BE FIELD TESTED TO DETERMINE IN-PLACE DENSITY AND MOISTURE VALUES A NUCLEAR DENSITY GAUGE SHALL BE USED IN ACCORDANCE WITH ASTM D6938 TO MEASURE IN-PLACE DENSITY/MOISTURE VALUES OF COHESIVE SOILS AND WELL-GRADED AGGREGATE MATERIALS, UNLESS GEOTECHNICAL ENGINEER DETERMINES OTHER TESTING EQUIPMENT IS MORE SUITABLE FOR THE TYPE OF MATERIAL BEING TESTED THE DRY UNIT WEIGHT OF THE IN-PLACE COMPACTED MATERIAL SHALL BE COMPARED TO ITS CONTROL VALUE TO DETERMINE THE PERCENT COMPACTION

(11)FREQUENCY OF FILL MATERIAL MOISTURE CONTENT AND COMPACTION TESTS SHALL BE AS FOLLOWS, UNLESS OTHERWISE ADJUSTED (a) WHEN USING MATERIALS FROM EXPOSED STOCKPILE, EXCAVATION, OR BORROW AREA SOURCES, A MINIMUM OF TWO MOISTURE CONTENT TESTS PER DAY SHALL BE PERFORMED FOR EACH TYPE AND SOURCE OF MATERIAL BEING PLACED DURING STABLE WEATHER DURING UNSTABLE WEATHER, MOISTURE CONTENT TESTS SHALL BE PERFORMED AS DETERMINED BY GEOTECHNICAL

(b) WITHIN PAVEMENT AREAS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 6,000 SQUARE FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY

(c) UNDER BUILDING/STRUCTURE GROUND SLABS AND MAT FOUNDATIONS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 3,000 SQUARE FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY (d) UNDER BUILDING/STRUCTURE WALL FOOTINGS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH 100 LINEAL FEET, OR

FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY (e) UNDER BUILDING/STRUCTURE COLUMN FOOTINGS, ONE IN-PLACE DENSITY TEST SHALL BE PERFORMED FOR EACH FOOTING, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY

(1) WHERE THE SUBGRADE, OR OTHER LAYER OF SOIL, MUST BE MOISTURE-CONDITIONED BEFORE COMPACTION, THE TOP 12 INCHES OF THE MATERIAL SHALL BE SCARIFIED OR DISKED AND THEN DRIED OR MOISTENED AS REQUIRED TO ACHIEVE COMPACTION WATER SHALL BE APPLIED UNIFORMLY IN A MANNER THAT PREVENTS FREE WATER FROM APPEARING ON THE SURFACE DURING, OR SUBSEQUENT TO, COMPACTION OPERATIONS MATERIAL THAT IS TOO WET TO AIR DRY AND COMPACT TO THE SPECIFIED DENSITY

(1) SURFACE ELEVATIONS SHALL BE WITHIN THE FOLLOWING INDICATED TOLERANCES

AFFECT THE MAXIMUM DENSITY OR OPTIMUM MOISTURE CONTENT VALUES

(a) UNDER VEHICLE, PEDESTRIAN, AND DRAINAGE CONTROL PAVEMENTS, AND BUILDING FLOOR SLABS: _0 08 TO +0 04 (b) DRAINAGE SWALES AND STORMWATER BASINS: -0 10 TO +0 10

(c) EMBANKMENTS AND SLOPES OTHER THAN (B) ABOVE: -0 15 TO +0 15

(2) UNLESS OTHERWISE NOTED, GRADES AND CONTOURS SHOWN ON THE PLANS ARE FINAL TOPSOIL AND PAVEMENT SURFACE ELEVATIONS ALL EXCAVATED AND FILLED AREAS NOT WITHIN THE LIMITS OF BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL BE GRADED TO 6 INCHES BELOW THE INDICATED ELEVATIONS TO ALLOW FOR TOPSOIL PLACEMENT, UNLESS OTHERWISE INDICATED ON

(1) PREVIOUSLY PREPARED EARTH SUBGRADE AREAS THAT ARE DAMAGED BY SOIL EROSION OR CONSTRUCTION ACTIVITIES SHALL BE

REPAIRED AND GRADED TO DESIGN CONTOURS AND ELEVATIONS BEFORE PLACEMENT OF PAVEMENT MATERIALS OR TOPSOIL (2) AREAS NOT OTHERWISE SUBJECT TO DISTURBANCE THAT ARE DAMAGED BY MOVEMENT OR STORAGE OF CONSTRUCTION VEHICLES, EQUIPMENT, OR MATERIALS, OR OTHER CONSTRUCTION ACTIVITIES SUCH AS THE DISCHARGE OF WATER FROM THE CONSTRUCTION SITE, SHALL BE RESTORED TO ORIGINAL CONDITIONS

(1) TOPSOIL SHALL BE PLACED ON ALL OF THE FOLLOWING AREAS MINIMUM TOPSOIL DEPTH SHALL BE 6 INCHES UNLESS OTHERWISE INDICATED ON THE PLANS TOPSOIL PLACEMENT SHALL INCLUDE GRADING AND SHAPING TO REQUIRED FINAL CONTOURS AND (a) ALL PROJECT GRASS, LANDSCAPE, OR OTHER VEGETATED AREAS INDICATED ON THE PLANS

(b) ALL UNPAVED OFFSITE AREAS DAMAGED BY INSTALLATION OF PROJECT ASSOCIATED UTILITIES OR PAVEMENTS

GEOTECHNICAL ENGINEER ACCESS TO PROPOSED OFF-SITE SOURCES TO TAKE SAMPLES AND EVALUATE THE MATERIALS

(c) ALL UNPAVED OFFSITE AREAS DISTURBED BY PROJECT-ASSOCIATED ACTIVITIES (2) WITHIN NEW WETLAND AREAS, TOPSOIL SHALL BE PLACED IN A MANNER TO MINIMIZE COMPACTION OF THE MATERIAL MINIMUM LIFT THICKNESS SHALL BE 12 INCHES UNLESS OTHERWISE INDICATED ON THE PLANS THE PLACED MATERIAL SHALL BE DISKED OR TILLED TO A DEPTH OF AT LEAST 8 INCHES ONCE THE TOPSOIL IS PLACED, NO VEHICLES EXCEPT THE DISKING/TILLING EQUIPMENT SHALL BE ALLOWED ON THE MATERIAL (3) IF REQUIRED OR AS INDICATED ON THE PLANS, CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY TOPSOIL MATERIAL FROM

OFF-SITE SOURCES (ANY STOCKPILED TOPSOIL ON THE SITE SHALL ALSO BE USED) THE SUITABILITY OF MATERIAL SUPPLIED BY

CONTRACTOR SHALL BE AS DEFINED ELSEWHERE IN THESE EARTHWORK SPECIFICATIONS CONTRACTOR SHALL PROVIDE THE

J DISPOSAL OF MATERIALS

(1) SURPLUS SOIL MATERIALS REMAINING AFTER COMPLETION OF FILL PLACEMENT AND CONSTRUCTION OF BERMS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN LEGAL MANNER, UNLESS DIRECTED BY THE OWNER TO STOCKPILE ON-SITE FOR FUTURE USE

STOCKPILE LOCATIONS SHALL BE AS AUTHORIZED BY THE OWNER (2) REMOVAL AND DISPOSAL OF EXISTING UTILITY PIPES AND STRUCTURES, CONSTRUCTION DEBRIS, OR OTHER OBSTRUCTIONS WHICH

INTERFERE WITH PROPOSED CONSTRUCTION AND WHICH ARE NOT INDICATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR AS A SEPARATE PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE EARTHWORK OPERATIONS (3) CONTRACTOR SHALL BE RESPONSIBLE FOR FINDING LOCATIONS AND OBTAINING APPROVALS FOR THE OFF SITE DISPOSAL OF DEMOLITION AND CONSTRUCTION DEBRIS, RUBBISH, PAVEMENT MATERIALS, SHRUBS, TREES, AND SURPLUS, UNSUITABLE EXCAVATED

SOIL MATERIALS OWNER SHALL BE ADVISED, IN WRITING, OF THE SPECIFIC LOCATIONS OF ALL OFF-SITE DISPOSAL SITES

4 SANITARY SEWERS, STORM DRAINAGE AND WATER SUPPLY SYSTEMS

(1) REFERENCE SPECIFICATIONS (a) SANITARY SEWERS, STORM DRAINAGE, AND WATER SUPPLY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL. INSTALLATION AND TESTING REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," CURRENT EDITION; EXCEPT WHERE SAID REQUIREMENTS ARE MODIFIED BY THESE PROJECT

(b) REFERENCES TO "IDOT" REQUIREMENTS OR STANDARDS SHALL MEAN IN CONFORMANCE TO THE MATERIAL, INSTALLATION, AND TESTING REQUIREMENTS OF THE CURRENT EDITION OF THE IDOT STANDARD SPECIFICATIONS

(a) WHEN UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED UNDER PIPES OR STRUCTURES THAT REQUIRE THE REMOVAL OF UNSUITABLE MATERIALS BELOW THE DEPTH OF THE STANDARD BEDDING, THE CONTRACTOR SHALL REPLACE THE MATERIAL REMOVED WITH GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER DEPTH AND EXTENT OF REMOVAL SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER (b) UNLESS DEFINED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, PAYMENT FOR UNSUITABLE SOIL

REMOVAL SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF SOIL REMOVED AND REPLACED WITH GRANULAR MATERIAL UNLESS DEFINED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE COST OF REMOVING AND DISPOSING OF THE UNSUITABLE MATERIAL AND SUPPLYING AND PLACING THE GRANULAR FILL AND ANY DEWATERING REQUIRED DURING THESE ACTIVITIES SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS PAY ITEMS OF THE WORK (3) PIPE BEDDING, HAUNCH SUPPORT & INITIAL BACKFILL

(a) CONCRETE PIPE, CLAY PIPE, DUCTILE IRON PIPE, CAST IRON PIPE, AND OTHER TYPES OF PIPE CLASSIFIED AS RIGID SHALL BE PLACED ON A 4-INCH LAYER OF COMPACTED GRANULAR BEDDING MATERIAL THIS GRANULAR MATERIAL SHALL ALSO BE PLACED ON EACH SIDE OF THE PIPE (HAUNCH SUPPORT) FROM THE TOP OF BEDDING UP TO THE HORIZONTAL MIDPOINT OF THE PIPE GRANULAR BEDDING AND HAUNCH MATERIAL SHALL CONSIST OF GRADED CRUSHED STONE 1/4 INCH TO 3/4 INCH IN SIZE (IDOT EQUIVALENT CA-11), UNLESS OTHERWISE SPECIFIED ON THE PLANS

(b) THERMOPLASTIC PIPE (E.G., PVC AND HDPE), CORRUGATED METAL PIPE, AND OTHER TYPES OF PIPE CLASSIFIED AS FLEXIBLE SHALL BE SUPPORTED WITH GRANULAR BEDDING, HAUNCHING, AND INITIAL BACKFILL IN ACCORDANCE WITH ASTM D2321, EXCEPT AS HEREBY MODIFIED CLASS I EMBEDMENT MATERIAL (ANGULAR GRADED STONE) 1/4 INCH TO 3/4 INCH IN SIZE (IDOT EQUIVALENT CA_11) SHALL BE USED AS BEDDING, HAUNCHING, AND INITIAL BACKFILL MATERIAL AND INITIAL BACKFILL MATERIAL SHALL BE INSTALLED TO 12 INCHES ABOVE THE TOP OF THE PIPE (c) WHERE A PIPE PROJECTS FROM AN EMBANKMENT OR NATURAL GROUND, THE LAST 3 FEET OF BEDDING AND BACKFILL AT THE PIPE

END SHALL BE IMPERVIOUS MATERIAL COMPACTED IN PLACE (d) UNLESS OTHERWISE STATED IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, THE COST OF PROVIDING AND PLACING GRANULAR BEDDING, HAUNCH SUPPORT, AND INITIAL BACKFILL MATERIAL SHALL BE INCLUDED AS PART OF THE FIXED PRICE OR UNIT PRICES FOR SEWER / CULVERT OR MAIN CONSTRUCTION OF THE SIZES AND TYPES SPECIFIED

(a) SELECTED GRANULAR MATERIAL SHALL BE USED TO BACKFILL EXCAVATED TRENCHES UNDER ALL EXISTING AND PROPOSED VEHICLE PAVEMENTS AND SIDEWALKS, TRENCHES WITH EDGES CLOSER THAN 2 FEET FROM EDGES OF EXISTING AND PROPOSED VEHICLE PAVEMENTS AND SIDEWALKS, AND WHERE SPECIFICALLY INDICATED ON THE PLANS SELECTED GRANULAR MATERIAL FOR BACKFILLING TRENCHES SHALL BE IDOT GRADATION CA-6, UNLESS OTHERWISE INDICATED (b) POROUS (FREE-DRAINING) GRANULAR MATERIAL, IDOT GRADATION CA_7 OR CA-11, SHALL BE USED TO BACKFILL UNDERDRAIN

(c) WELL-GRADED GRANULAR BACKFILL MATERIAL PLACED IN TRENCHES UNDER EXISTING AND PROPOSED PAVEMENTS SHALL BE PLACED IN LIFTS (12-INCH MAXIMUM LOOSE THICKNESS) AND MECHANICALLY COMPACTED TO NOT LESS THAN 92% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D1557) POROUS (FREE-DRAINING) GRANULAR

MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER (d) GRANULAR BACKFILL PLACED IN TRENCHES LOCATED ADJACENT TO PAVEMENTS SHALL BE JETTED AND WATER SOAKED, IN LIEU OF MECHANICAL COMPACTION, IF AND WHERE INDICATED ON THE PLANS

B SEPARATION OF WATER MAINS AND SEWERS (1) HORIZONTAL SEPARATION

(a) WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY (EDGE TO EDGE) FROM EXISTING OR PROPOSED SANITARY

(b) WATER MAINS MAY BE LOCATED CLOSER THAN 10 FEET TO A SEWER WHEN: (I) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET AND

(II) THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER AND (III) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN EARTH SHELF LOCATED TO ONE SIDE OF

(c) WHEN IT IS IMPOSSIBLE TO MEET (I) OR (II) ABOVE, THE SEWER SHALL BE ENCASED IN A WATERTIGHT PIPE OR CONSTRUCTED OF PRESSURE PIPE MEETING WATER MAIN STANDARDS THE SEWER SHALL ALSO BE PRESSURE TESTED TO MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING

(d) THESE REQUIREMENTS SHALL ALSO APPLY TO WATER SERVICE LINES (2) VERTICAL SEPARATION

(a) WHENEVER A WATER MAIN CROSSES A SANITARY SEWER OR A STORM SEWER. THE WATER MAIN SHALL BE SEPARATED FROM THE SEWER SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER THIS VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN 10 FEET HORIZONTALLY (MEASURED PERPENDICULAR, EITHER DIRECTION) OF THE O.D. OF THE SEWER CROSSED

(b) WHENEVER THE REQUIRED 18-INCH VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN A SEWER AND A WATER MAIN, THE WATER MAIN SHALL BE PROTECTED BY MEANS OF ONE OF THE FOLLOWING METHODS: (I) CONSTRUCT THE SEWER OF PRESSURE PIPE MEETING WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET EACH SIDE (MEASURED PERPENDICULAR) OF THE O D OF THE WATER MAIN

(II) INSTALL EITHER THE SEWER OR WATER MAIN WITHIN A WATERTIGHT CASING PIPE FOR A DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING (MEASURED PERPENDICULAR TO THE LINE NOT PROVIDED WITH THE CASING PIPE) SEAL BOTH ENDS OF THE CASING WITH HYDRAULIC GROUT

(III) THE METHOD TO BE USED AT EACH SPECIFIC LOCATION SHALL BE AS INDICATED ON THE PLANS IN THE EVENT THAT A CLEARANCE PROBLEM IS NOT DISCOVERED UNTIL AFTER CONSTRUCTION IS UNDERWAY, ENGINEER SHALL DETERMINE WHICH

(c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE SEWER AND THE TOP OF THE WATER MAIN SHALL BE MAINTAINED WHEREVER A WATER MAIN CROSSES UNDER A SEWER (d) CONSTRUCTION REQUIREMENTS (REGARDING VERTICAL SEPARATION, MATERIALS AND STRUCTURAL SUPPORT) AT SEWER-WATER MAIN CROSSINGS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS

(e) THESE REQUIREMENTS SHALL ALSO APPLY FOR WATER SERVICE LINES

C SANITARY SEWERS SYSTEMS (1) PIPE MATERIALS

(a) MANHOLE TYPE 1 (PROPOSED SEWERS):

(a) SANITARY SEWER MAINS SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AND SHALL MEET THE SPECIFICATIONS NOTED THE TYPE OF PIPE MATERIAL SHALL BE AS INDICATED ON THE PLANS (I) EXTRA-STRENGTH VITRIFIED CLAY PIPE (ASTM C700) WITH FACTORY APPLIED PVC COLLAR (ASTM D1784) AND FLEXIBLE GASKET JOINTS MEETING THE PERFORMANCE REQUIREMENTS OF ASTM C425

(II) PVC GRAVITY SEWER PIPE (ASTM D3034, SDR26) WITH RUBBER GASKET JOINTS (ASTM D3212 & F477) (III) PVC PRESSURE-RATED PIPE (ASTM D2241, SDR26) WITH RUBBER GASKET JOINTS (ASTM D3139 & F477) (IV) ABS COMPOSITE SEWER PIPE (ASTM D2680) WITH SOLVENT WELD (ASTM D2235, D2564 AND D3138)) OR RUBBER GASKET (ASTM D3212 AND F477) IOINTS

(V) DUCTILE IRON PIPE, CLASS 52 (AWWA C151), WITH CEMENT-MORTAR LINING AND ASPHALTIC PRIME COAT (AWWA C104) WITH RUBBER GASKET PUSH-ON JOINTS (AWWA C111) (b) SANITARY BUILDING SERVICE SEWERS SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE SANITARY SEWER MAIN UNLESS DUCTILE IRON PIPE (CLASS 52, AWWA C151) WITH RUBBER GASKET PUSH-ON JOINTS (AWWA C111) OR ANOTHER MATERIAL IS

SHALL BE ABS SOLID WALL PIPE (ASTM D2751, SDR 23 5), UNLESS OTHERWISE INDICATED ON THE PLANS (c) ON-SITE SEWAGE DISPOSAL PIPING SYSTEMS SHALL BE OF THE FOLLOWING MATERIALS AND SHALL MEET THE SPECIFICATIONS (I) DISTRIBUTION PIPING (BETWEEN SEPTIC TANK AND OTHER SYSTEM COMPONENTS TO LEACHING PIPING OR CHAMBERS) SHALL BE STANDARD PVC SEWER PIPE AND FITTINGS (ASTM D3034, SDR35) WITH ELASTOMERIC GASKET JOINTS (II) LEACHING PIPING (PLACED IN ABSORPTION TRENCH OR FIELD) SHALL BE PERFORATED PVC SEWER PIPE AND FITTINGS (ASTM

INDICATED ON THE PLANS IF THE SEWER MAIN IS OF ABS COMPOSITE PIPE (ASTM D2680), 4-INCH AND 6-INCH SEWER SERVICES

D2729) WITH SOLVENT-CEMENT JOINTS OR PERFORATED, CORRUGATED POLYETHYLENE TUBE AND FITTINGS (ASTM F405) WITH MATCHING CONNECTION COUPLINGS THAT PROVIDE SILT-TIGHT JOINTS (III) CLEANOUT PIPING SHALL BE STANDARD PVC PIPE AND FITTINGS (ASTM D3034, SDR35 OR ASTM D2729) WITH ELASTOMERIC GASKET OR SOLVENT-CEMENT JOINTS

SANITARY MANHOLES SHALL BE OF PRECAST CONCRETE UNIT CONSTRUCTION (ASTM C478) WITH AN OFFSET CONE AND WITH TONGUE AND GROOVE, WATERTIGHT, RUBBER GASKET JOINTS (ASTM C443) MANHOLES SHALL BE 48-INCH INSIDE DIAMETER (UNLESS OTHERWISE INDICATED ON THE DRAWINGS) AND (EXCEPT FOR PUMP STATION MANHOLES) SHALL HAVE A SINGLE UNIT PRECAST INVERT, BENCH AND BASE (b) MANHOLE TYPE 2 (EXISTING SEWERS):

MANHOLES INSTALLED ON EXISTING SEWERS SHALL BE THE SAME AS (A) ABOVE EXCEPT THAT THEY SHALL BE CONSTRUCTED

WITH A PRECAST BASE SLAB SET UNDER THE SEWER, A BOTTOM RISER SECTION WITH WALL OPENINGS TO MATCH THE SIZE AND LOCATION OF THE SEWER PIPES AND POURED IN PLACE CONCRETE TO CREATE A FLOW CHANNEL AND SLOPED BENCHES PRIOR TO PLACING THE CONCRETE, RUBBER GASKETS SHALL BE PLACED AROUND THE SEWER PIPES AT ALL WALL OPENINGS (c) DROP MANHOLE CONNECTIONS SHALL BE AS INDICATED ON THE PLANS (d) WHERE FRAME CASTING ADJUSTMENT TO FINAL GRADE IS NECESSARY, ONLY PRECAST CONCRETE ADJUSTMENT RINGS (24-INCH

INSIDE DIAMETER) AND MANHOLE RISER SECTIONS (FULL DIAMETER) SHALL BE USED, EXCEPT THAT HDPE OR RUBBER ADJUSTING RINGS SHALL BE USED WHERE INDICATED ON THE PLANS MAXIMUM HEIGHT OF ADJUSTMENT RINGS SHALL BE 12 INCHES NO MORE THAN TWO ADJUSTMENT RINGS SHALL BE USED NO MORE THAN ONE 2-INCH (MINIMUM THICKNESS) CONCRETE ADJUSTMENT RING (e) WATERTIGHT RESILIENT RUBBER GASKET ASSEMBLIES (ASTM C923) SHALL BE PROVIDED AT SANITARY SEWER-MANHOLE

CONNECTIONS THESE GASKETS SHALL BE FASTENED TO THE SEWER PIPES WITH STAINLESS STEEL CLAMPS (ASTM A20) (f) FRAME AND LID CASTINGS SHALL BE NEENAH R 1772 CASTING LIDS SHALL BE NEENAH TYPE B. "SELF SEALING" WITH THE WORD "SANITARY" IMPRINTED WATERTIGHT CASTINGS (NEENAH R 1755-C) SHALL BE PROVIDED WHERE INDICATED ON THE PLANS (g) FRAME AND LID CASTINGS AND ALL ADJUSTMENT RINGS SHALL BE SET ON A CONTINUOUS LAYER OF NON-HARDENING PREFORMED

BITUMINOUS MASTIC MATERIAL PLACED BETWEEN THE TWO ADJACENT COMPONENTS (b) AN EXTERNAL TYPE RUBBER SLEEVE AND STEEL BAND ASSEMBLY (MANHOLE CHIMNEY SEAL) SHALL BE INSTALLED TO SEAL ALL JOINTS BETWEEN ADJUSTMENT RINGS, FRAME CASTING AND TOP RISER SECTION CHIMNEY SEALS SHALL BE AS MANUFACTURED BY CRETEX SPECIALTY PRODUCTS OR AN APPROVED EQUIVALENT

(3) GREASE INTERCEPTOR AND SEPTIC SYSTEM STRUCTURES (a) GREASE INTERCEPTOR TANKS AND SEPTIC SYSTEM STRUCTURES (SEPTIC TANKS, DOSING TANKS, SURGE TANKS, AND DISTRIBUTION BOXES) SHALL BE OF MONOLITHIC OR SECTIONAL PRECAST CONCRETE CONSTRUCTION ALL SUCH STRUCTURES SHALL BE DESIGNED FOR STRUCTURAL LOADING ACCORDING TO ASTM C890 GREASE INTERCEPTOR TANKS SHALL BE MADE ACCORDING TO ASTM C1613 SEPTIC TANKS SHALL BE MADE ACCORDING TO ASTM C1227 OTHER STRUCTURES SHALL BE MADE ACCORDING TO

(b) ACCESS MANHOLES AND FRAME/LID CASTINGS SHALL BE IN ACCORDANCE WITH THE MANHOLES SECTION ABOVE

(c) ACCESS MANHOLES SHALL BE PROVIDED WITH STEPS AND EXTERNAL TYPE CHIMNEY SEALS IN ACCORDANCE WITH THE MANHOLES SECTION ABOVE (d) WALL OPENINGS AT PIPE CONNECTIONS SHALL BE SEALED WITH RUBBER GASKET ASSEMBLIES IN ACCORDANCE WITH THE MANHOLES SECTION ABOVE

(e) TOP SLABS OF SEPTIC SYSTEM STRUCTURES SHALL BE PROVIDED WITH A 24-INCH-DIAMETER OPENING AND ACCESS LID (WITH TWO STEEL LIFT RINGS) IN THE CENTER OF EACH CHAMBER (f) ALL INTERIOR CONCRETE SURFACES ABOVE THE WATER LINE AND EXTENDING AT LEAST 4 INCHES BELOW THE WATER LINE SHALL BE COVERED WITH A 15-MIL (MINIMUM THICKNESS) COAL-TAR EPOXY COATING

(4) CONNECTIONS (a) CONNECTIONS OF SEWER PIPES OF DISSIMILAR MATERIALS SHALL BE MADE WITH ADAPTER COUPLINGS SPECIFICALLY DESIGNED FOR THE MATERIALS BEING CONNECTED OR WITH A FLEXIBLE RUBBER COUPLING SEALED WITH STAINLESS STEEL CLAMPS (b) CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE WALL AND INSTALLING WATERTIGHT

(c) SERVICE CONNECTIONS TO EXISTING SEWER MAINS SHALL BE MADE BY CORE DRILLING THE SEWER MAIN AND INSTALLING A PVC

HUB, RUBBER SLEEVE AND STAINLESS STEEL BAND ASSEMBLY (INSERTA TEE™ BY FOWLER MANUFACTURING CO OR AN APPROVED

(d) TEE FITTINGS SHALL BE PROVIDED ON SANITARY SEWER MAINS FOR ALL BUILDING SERVICE SEWER CONNECTIONS, EXCEPT THOSE THAT ARE MADE DIRECTLY TO A MANHOLE (e) SERVICE CONNECTIONS INTO NEW MANHOLES SHALL BE MADE WITH UNIFORM SEMI-CIRCULAR FLOW CHANNELS AT THE INVERT

RESILIENT RUBBER GASKET ASSEMBLIES (ASTM D923) COMPLETE WITH STAINLESS STEEL CLAMPS (ASTM A20)

(f) RISER PIPES SHALL BE PROVIDED ON BUILDING SERVICE SEWERS, WHERE INDICATED ON THE PLANS, TO CONNECT THE SERVICE SEWERS TO A DEEP SEWER MAIN

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ILLINOIS FOR CORRECTIVE PROCEDURE IF ALLOWABLE DEFLECTION IS EXCEEDED AT ANY LOCATION (c) SANITARY SEWERS SHALL BE SUBJECT TO A TELEVISION INSPECTION IF REQUIRED BY THE GOVERNING AGENCY

(d) SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE AND WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969-94, ASTM C1244-93 OR AS OTHERWISE REQUIRED BY THE GOVERNING AGENCY $\hbox{ (e) THE COST OF LEAKAGE TESTING, AIR, AND DEFLECTION TESTING SHALL BE INCLUDED AS PART OF THE FIXED PRICE OR UNIT PRICES \\$ FOR SEWER CONSTRUCTION OF THE SIZES AND TYPES SPECIFIED

WATER SUPPLY SYSTEMS

WATER MAINS AND SERVICE LINES SHALL BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS AND SHALL MEET THE SPECIFICATIONS NOTED THE TYPE OF PIPE MATERIAL SHALL BE AS INDICATED ON THE PLANS (a) WATER MAINS AND SERVICES LINES OF 3 INCH OR LARGER DIAMETER - DUCTILE IRON PIPE. CLASS 52 (AWWA C151) WITH CEMENT MORTAR LINING (AWWA C104) AND RUBBER GASKET, PUSH_ON JOINTS (AWWA C111) FITTINGS SHALL BE OF DUCTILE IRON WITH

CEMENT MORTAR LINING AND MECHANICAL JOINTS AND CONFORM TO AWWA C153 OR AWWA C110 (b) WATER MAINS AND SERVICE LINES OF 4 INCHES OR LARGER DIAMETER -- POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FITTINGS (4-12 AWWA C900, DR 18 OR LESS; 14-48 AWWA C905, DR 26 OR LESS) WITH RUBBER GASKET JOINTS (ASTM D3139 AND F477) DUCTILE IRON FITTINGS (AWWA C153 OR AWWA C110) SHALL BE PROVIDED IF INDICATED ON THE PLANS

(c) WATER MAINS AND SERVICE LINES OF 4 INCH AND LARGER DIAMETER -- POLYETHYLENE (PE) PRESSURE PIPE AND FITTINGS (AWWA C906, DR 17 OR LESS FOR PE 3408 AND DR 13 5 FOR PE 2406 AND PE 3406) WITH THERMAL BUTT FUSION PIPE AND FITTING CONNECTIONS (EXCEPT WHERE A MECHANICAL JOINING METHOD IS NECESSARY TO CONNECT PE PIPES TO VALVES AND OR OTHER

(d) WATER SERVICE LINES OF LESS THAN 3 INCHES IN DIAMETER - SEAMLESS COPPER WATER TUBE, TYPE K, SOFT TEMPER, FOR ${\tt UNDERGROUND\ INSTALLATION\ CONFORMING\ TO\ ASTM\ B88\ AND\ B251\ \ FITTINGS\ SHALL\ BE\ COMPRESSION\ TYPE\ ONLY }$ (e) WATER SERVICE LINES OF 3 INCHES OR LESS DIAMETER - POLYETHYLENE (PE) PRESSURE PIPE AND TUBING (AWWA C901, DR 11 OR LESS FOR PE 3408 AND DR 9 OR LESS FOR PE 2406 AND PE 3406) WITH BUTT FUSION PIPE AND FITTING CONNECTIONS (EXCEPT WHERE A MECHANICAL JOINING METHOD IS NECESSARY TO CONNECT PE PIPES TO VALVES OR OTHER MATERIAL PIPES/FITTINGS)

(a) DUCTILE IRON PIPE AND FITTINGS, AND OTHER DUCTILE IRON APPURTENANCES IN CONTACT WITH SOILS, SHALL BE ENCASED IN A WRAPPING OF POLYETHYLENE FILM, EXCEPT AS INDICATED IN (C) BELOW (b) MATERIAL SPECIFICATIONS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH AWWA C105

(c) POLYETHYLENE ENCASEMENT SHALL NOT BE REQUIRED IF A SOILS INVESTIGATION AND ANALYSIS INDICATES THAT EXISTING SUBGRADE MATERIALS ALONG THE WATER LINE ROUTE WILL NOT CAUSE CORROSION OF DUCTILE IRON PIPE IF CORROSIVE SOIL CONDITIONS ARE DISCOVERED DURING INSTALLATION OF THE PIPE, THEN ALL PIPE AND APPURTENANCES WITHIN THE LIMITS OF THE CORROSIVE MATERIALS SHALL BE ENCASED IN POLYETHYLENE FILM

(a) WATER MAIN VALVES AND SERVICE LINE VALVES (3 INCH AND LARGER) SHALL BE RESILIENT SEATED GATE VALVES MANUFACTURED TO MEET ALL REQUIREMENTS OF AWWA C509 OR AWWA C515 AND SHALL HAVE A NON RISING STEM (OPEN LEFT). 2-INCH SQUARE OPERATING NUT AND TWO O-RING PACKING SEALS BONDING OR RUBBER SEALING SURFACES TO CAST IRON WEDGE SHALL MEET ASTM D429 VALVE ENDS SHALL HAVE MECHANICAL JOINTS, EXCEPT FOR HYDRANT AUXILIARY VALVES THAT SHALL (b) VALVES USED FOR PRESSURE CONNECTIONS TO EXISTING WATER MAINS SHALL BE "TAPPING" RESILIENT SEATED GATE VALVES SPECIFICALLY MANUFACTURED FOR THIS PURPOSE AND SHALL MEET THE REQUIREMENTS OF AWWA C509 OR AWWA C515 TAPPING VALVES SHALL HAVE ONE FLANGE END AND ONE MECHANICAL JOINT END AND SHALL BE FURNISHED COMPLETE WITH A TWO-SECTION MECHANICAL JOINT "TAPPING" SLEEVE (c) VALVES INSTALLED ON EXISTING WATER LINES (OTHER THAN PRESSURE CONNECTIONS) SHALL BE "CUT-IN" GATE VALVES

SPECIFICALLY MANUFACTURED FOR THIS PURPOSE CUT-IN VALVES SHALL BE FURNISHED COMPLETE WITH A CUT-IN SLEEVE VALVE ENDS AND ONE END OF THE SLEEVE SHALL BE OF MECHANICAL JOINT CONSTRUCTION (d) INSERTION VALVES OR LINE STOPS, INSTALLED WITH WATER MAIN UNDER PRESSURE, SHALL BE INSTALLED IF AND AS INDICATED (4) VALVE VAULTS

(a) ALL VALVES 6 INCHES AND LARGER (EXCEPT HYDRANT AUXILIARY VALVES) SHALL BE PLACED IN VALVE VAULTS VALVE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS (ASTM C478) WITH A CONE SECTION AND MASTIC JOINTS VAULT DIAMETER AND TYPE OF CONE SECTION SHALL BE AS SPECIFIED ON THE STANDARD DETAIL DRAWINGS INCLUDED IN THE PLANS (b) WHERE FRAME CASTING ADJUSTMENT TO FINAL GRADE IS NECESSARY, ONLY PRECAST CONCRETE ADJUSTMENT RINGS (24-INCH INSIDE DIAMETER) AND MANHOLE RISER SECTIONS (FULL DIAMETER) SHALL BE USED. EXCEPT THAT HDPE OR RUBBER ADJUSTING RINGS SHALL BE USED WHERE INDICATED ON THE PLANS MAXIMUM HEIGHT OF ADJUSTMENT RINGS SHALL BE 12 INCHES NO

MORE THAN TWO ADJUSTMENT RINGS SHALL BE USED NO MORE THAN ONE 2-INCH (MINIMUM THICKNESS) CONCRETE ADJUSTMENT RING SHALL BE USED (c) ALL JOINTS BETWEEN THE VARIOUS STRUCTURE COMPONENTS (BASE, RISERS, CONE, ADJUSTMENT RINGS AND FRAME CASTING) SHALL BE SEALED WITH A CONTINUOUS LAYER OF NON_HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL PLACED BETWEEN THE TWO ADJACENT COMPONENTS

(d) ANNULAR SPACES BETWEEN THE VAULT WALL AND WATER PIPES SHALL BE FILLED WITH HYDRAULIC GROUT TO PROVIDE A WATERTIGHT SEAL (e) FRAME AND LID CASTINGS SHALL BE NEENAH R_1772 LIDS SHALL BE TYPE B "SELF_SEALING" WITH THE WORD "WATER" IMPRINTED (5) SERVICE LINE APPURTENANCES (a) SERVICE LINE VALVES OF 3-INCH AND 4-INCH SIZE SHALL BE PROVIDED WITH A SCREW TYPE ADJUSTABLE CAST IRON VALVE BOX

SET OVER THE OPERATING NUT THE VALVE BOX SHALL BE THE TWO_PIECE BUFFALO TYPE WITH A 51/4-INCH SHAFT THE WORD "WATER" SHALL BE IMPRINTED ON THE LID (b) WATER SERVICES OF LESS THAN 3-INCH DIAMETER SHALL HAVE A CORPORATION STOP, CURB STOP AND CURB BOX AS SPECIFIED ON THE DETAIL DRAWINGS INCLUDED IN THE PLANS. IF THESE ITEMS ARE NOT SPECIFIED ON THE PLANS, THEY SHALL BE AS REQUIRED BY THE GOVERNING AUTHORITY

(a) PROCEDURES AND SCHEDULES FOR SHUTTING DOWN AND DRAINING SECTIONS OF EXISTING WATER MAIN (FOR CONNECTION OR RECONSTRUCTION PURPOSES) AND FOR OPENING THE WATER MAIN SECTIONS FOR USE AGAIN SHALL BE AS REQUIRED BY THE WATER SYSTEM AUTHORITY (b) CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE WATER SYSTEM AUTHORITY AND FOR MAKING ALL NECESSARY ARRANGEMENTS

(7) PRESSURE CONNECTIONS (a) WHERE SO INDICATED ON THE PLANS, CONNECTIONS TO EXISTING WATER MAINS SHALL BE PRESSURE CONNECTIONS UTILIZING A TAPPING SLEEVE AND VALVE FOR NEW LINES OF 3-INCH OR LARGER DIAMETER (b) WATER SERVICES OF LESS THAN 3-INCH DIAMETER SHALL BE CONNECTED TO EXISTING MAINS BY MEANS OF A CORPORATION STOP A STRAP SADDLE SHALL BE PROVIDED IF REQUIRED BY THE WATER SYSTEM AUTHORITY

(a) ALL FITTINGS AND HYDRANTS SHALL BE PROPERLY BRACED BY MEANS OF CONCRETE THRUST BLOCKS WHERE CONDITIONS PREVENT THE USE OF THRUST BLOCKS, RESTRAINED JOINTS OR TIE RODS OF A TYPE APPROVED BY ENGINEER SHALL BE USED. (b) ALL JOINTS ON VERTICAL BENDS OF 111/4 DEGREES OR GREATER AND ALL PIPE AND FITTING JOINTS WITHIN 20 FEET OF THE VERTICAL BEND SHALL BE PROPERLY ANCHORED BY MEANS OF A DUCTILE IRON RETAINER GLAND OR OTHER RESTRAINT DEVICE

AS SHOWN ON THE PLANS OR APPROVED BY ENGINEER (9) DEPTH OF COVER (a) MINIMUM DEPTH OF PIPE COVER FOR MAINS AND SERVICE LINES SHALL BE 5½ FEET MAXIMUM PIPE COVER AT VALVES AND HYDRANTS SHALL BE 7½ FEET, EXCEPT WHERE A GREATER DEPTH IS INDICATED ON THE PLANS

(b) WHERE THE REQUIRED MINIMUM DEPTH OF COVER CANNOT BE PROVIDED, AN ENVELOPE OF THERMAL INSULATION MATERIAL SHALL BE PLACED AROUND THE WATER PIPE INSULATION MATERIAL SHALL BE "GELLSULATE 500 XR" OR APPROVED EQUAL INSTALLATION DETAILS SHALL BE IN ACCORDANCE WITH THE MATERIAL MANUFACTURER'S REQUIREMENTS AND

(a) ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSIG FOR A DURATION OF AT LEAST 2 HOURS IN ACCORDANCE WITH WATER SYSTEM AUTHORITY REQUIREMENTS (b) AFTER COMPLETION OF THE PRESSURE TEST, A LEAKAGE TEST SHALL BE PERFORMED EACH LEAKAGE TEST SHALL BE FOR A DURATION OF 1 HOUR (MINIMUM) IN ADDITION TO THE PRESSURE TEST PERIOD ALLOWABLE LEAKAGE SHALL BE AS INDICATED IN SECTION 41 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS (c) DISINFECTION OF WATER MAINS SHALL BE IN ACCORDANCE WITH AWWA C651 AND ACCOMPLISHED BY THE LIQUID CHLORINE

PAVEMENT CONSTRUCTION

A GENERAL (1) ALL ROADWAY, DRIVEWAY, PARKING AREA, STORAGE AREA, AND SIDEWALK PAVEMENTS (INCLUDING CURBS AND SHOULDERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MATERIAL AND INSTALLATION REQUIREMENTS OF THE CURRENT EDITION OF THE IDOT STANDARD SPECIFICATIONS, EXCEPT WHERE SAID REQUIREMENTS ARE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL

(2) PAVEMENT MARKINGS AND MARKERS, AND TRAFFIC CONTROL SIGNS AND DEVICES, SHALL BE PROVIDED, INSTALLED, AND REMOVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS, EXCEPT WHERE SAID REQUIREMENTS ARE MODIFIED BY THE FOLLOWING PROJECT TECHNICAL SPECIFICATIONS

PAVEMENT REPLACEMENT/REPAIR

(6) WATER MAIN SHUTDOWN AND REOPENING

(1) EXISTING PAVEMENTS REMOVED FOR EXCAVATION PURPOSES OR DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED IN CONFORMANCE TO THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE SUBSEQUENT PORTIONS OF THIS SPECIFICATION SECTION (2) ASPHALT AND CONCRETE PAVEMENTS SHALL BE SAWCUT PRIOR TO EXCAVATION DAMAGED OR JAGGED PAVEMENT EDGES SHALL BE NEATLY SAWCUT AND REMOVED PRIOR TO INSTALLING NEW PAVEMENT

(3) REPLACEMENT MATERIAL TYPES AND THICKNESS SHALL BE AS INDICATED ON THE PLANS (4) PAVEMENT REPAIR LIMITS SHALL BE AS INDICATED ON THE PLANS PAVEMENT REPAIRS OUTSIDE OF THESE LIMITS SHALL BE AT THE

CONTRACTOR'S EXPENSE SUBGRADE PREPARATION

(1) PRIOR TO PLACEMENT OF PAVEMENT MATERIAL, ALL SUBGRADE AREAS SHALL BE PROOF-ROLLED TO CHECK FOR POSSIBLE UNSUITABLE OR UNSTABLE SOIL CONDITIONS PROOF-ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER SHOULD UNSUITABLE OR UNSTABLE MATERIAL BE ENCOUNTERED WITHIN PAVEMENT AREAS, UNSUITABLE/UNSTABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS DESCRIBED IN THE EARTHWORK SECTION OF THESE PROJECT TECHNICAL SPECIFICATIONS SUCH MATERIALS SHALL BE REPLACED WITH SUITABLE STRUCTURAL FILL MATERIAL AND COMPACTED IN PLACE AS SPECIFIED BY GEOTECHNICAL ENGINEER WHEN COMPLETE REMOVAL OF THE UNSUITABLE MATERIAL IS NOT WARRANTED OR FEASIBLE, REMEDIAL PROCEDURES (AS REQUIRED BY GEOTECHNICAL ENGINEER) SHALL BE USED (2) INSTALLED STRUCTURAL FILL AND EXCAVATED SUBGRADE DAMAGED BY CONSTRUCTION TRAFFIC, PONDED WATER, OR OTHER

CAUSES WITHIN CONTRACTOR'S CONTROL SHALL BE REPLACED OR REPAIRED AT CONTRACTOR'S SOLE EXPENSE GEOTEXTILE FABRIC

(1) WHERE INDICATED ON THE PLANS, A GROUND STABILIZATION GEOTEXTILE FABRIC (MIRAFI 600X OR APPROVED EQUAL) SHALL BE PLACED ON THE SUBGRADE PRIOR TO INSTALLATION OF THE AGGREGATE PAVEMENT MATERIAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES (2) PRIOR TO PLACING THE FABRIC, THE EARTH SUBGRADE SHALL BE ROLLED AND COMPACTED WITH A SMOOTH ROLLER TO SEAL THE

SUBGRADE SURFACE (3) IN THE EVENT OF EXCAVATION WITHIN OR ACROSS PREVIOUSLY INSTALLED AGGREGATE BASE MATERIAL, NEW GEOTEXTILE FABRIC SHALL BE INSTALLED TO REPLACE THE FABRIC REMOVED REPLACEMENT PROCEDURES SHALL BE AS REQUIRED BY THE ENGINEER

(1) VARIOUS PAVEMENT TYPES, MATERIALS, AND THICKNESSES SHALL BE AS INDICATED ON THE PLANS (2) AGGREGATE BASE COURSES SHALL BE AGGREGATE, TYPE B (100% CRUSHED) AGGREGATE GRADATION SHALL BE CA-6, EXCEPT WHERE

PERMEABLE BASE COURSE MATERIAL GRADATION IS SPECIFIED ON THE PLANS AGGREGATE MATERIALS SHALL CONFORM TO IDOT

SPECIFICATIONS ARTICLE 1004 04, EXCEPT THAT THE USE OF CRUSHED CONCRETE SHALL NOT BE ALLOWED (3) PERMEABLE BASE COURSE MATERIAL SHALL BE AGGREGATE, TYPE C (100% CRUSHED) AGGREGATE GRADATION SHALL BE CA-7, EXCEPT WHERE ALTERNATE MATERIAL GRADATION IS SPECIFIED ON THE PLANS AGGREGATE MATERIALS SHALL CONFORM TO IDOT SPECIFICATIONS ARTICLE 1004 04, EXCEPT THAT THE USE OF CRUSHED CONCRETE SHALL NOT BE ALLOWED

(4) HOT-MIX ASPHALT (HMA) PAVEMENT MATERIALS AND MIXTURES SHALL BE IN ACCORDANCE WITH SECTIONS 406 AND 407 OF THE IDOT STANDARD SPECIFICATIONS (5) HMA MIXTURE REQUIREMENTS

MIXTURE ACTYPE VOIDS MAX RAP HMA, MIX D, N50 PG 64-22 4% 15%

FOLLOWS WITH THE REQUIRED RATE TO BE AS SPECIFIED BY THE ENGINEER:

HMA, IL-19, N50 PG 64-22 4% 25% BINDER COURSE (6) AGGREGATE MATERIALS SHALL MEET OR EXCEED THE FOLLOWING STRENGTH REQUIREMENTS:

AGGREGATE, TYPE B (100% CRUSHED)80 IBR GRANULAR MATERIAL, TYPE B 30 IBR

(7) BINDER AND SURFACE COURSE MIXTURES MAY CONTAIN RECLAIMED ASPHALT PAVEMENT (RAP) MATERIAL RESULTING FROM THE COLD MILLING OR CRUSHING OF EXISTING HOT_MIX ASPHALT (HMA) PAVEMENTS USE OF RAP MATERIAL IN NEW PAVEMENT COURSES SHALL BE IN CONFORMANCE WITH APPLICABLE IDOT REQUIREMENTS (8) BITUMINOUS PRIME COATS SHALL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS ARTICLE 406 05 APPLICATION RATES SHALL BE AS

HMA BINDER OR BASE - 0.05 TO 0.10 GALLONS/S Y (9) PORTLAND CEMENT CONCRETE (PCC) FOR CURBING, VEHICLE PAVEMENTS, SIDEWALKS AND SUPPORT SLABS ON-GRADE SHALL CONFORM TO IDOT REQUIREMENTS (3500 PSI AT 14 DAYS, 5% TO 8% AIR-ENTRAINMENT) AND SHALL BE PROPERLY CURED IN-PLACE

VEHICLE PAVEMENTS SHALL BE CLASS PV CURBING, SIDEWALKS AND SUPPORT SLABS SHALL BE CLASS SI

(10)PCC PAVEMENTS OTHER THAN SIDEWALKS SHALL BE PROVIDED WITH CONTRACTION, CONSTRUCTION, AND ISOLATION JOINTS COMPLETE WITH LOAD TRANSFER DOWEL ASSEMBLIES, TIE BARS, AND JOINT MATERIAL (POURED SEALER, PREFORMED FILLER, OR ELASTOMERIC COMPRESSION SEAL) AS INDICATED ON THE PLANS JOINT COMPONENTS, MATERIALS, AND CONSTRUCTION SHALL BE IN CONFORMANCE TO APPLICABLE IDOT STANDARD SPECIFICATIONS AND IDOT STANDARD 420001 (11)WELDED WIRE FABRIC SHALL BE PLACED IN PCC PAVEMENTS WHERE INDICATED ON THE PLANS WELDED WIRE FABRIC SHALL

CONFORM TO THE REQUIREMENTS OF AASHTO M55 (12) WHERE INDICATED ON THE PLANS, PCC PAVEMENT SHALL BE REINFORCED WITH POLYPROPYLENE FIBRILLATED FIBERS (ASTM C1116 TYPE 111 413) SPECIFICALLY MANUFACTURED TO AN OPTIMUM GRADATION FOR USE AS CONCRETE SECONDARY REINFORCEMENT FIBERS SHALL BE ADDED TO THE CONCRETE MIX AT THE RATE OF 1 5 POUNDS PER CUBIC YARD MIXING TIMES AND SPEEDS SHALL BE

PAVEMENT MATERIAL QUALITY CONTROL (1) HOT MIX ASPHALT PAVEMENT

(a) THE HMA SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE HMA MATERIAL CONFORMS TO THE PROJECT TECHNICAL SPECIFICATIONS

FEET, OR FRACTION THEREOF, OF EACH LIFT OF MATERIAL PLACED DURING EACH DAY

FOR EACH 4,000 SQUARE FEET OF THE INSTALLED PAVEMENT AREA

(b) SPECIFIED IN-PLACE PERCENT COMPACTION VALUES SHALL BE BASED ON THE REPRESENTATIVE LABORATORY DENSITIES PROVIDED BY THE HMA SUPPLIER FOR THE VARIOUS HMA DESIGN MIXES TO BE INSTALLED (c) THE INSTALLATION OF ALL HMA PAVEMENT COMPONENTS (BASE, BINDER, AND SURFACE COURSES) AND PLACEMENT LIFTS SHALL

BE INSPECTED AND TESTED TO VERIFY COMPLIANCE WITH THE SPECIFIED MATERIAL COMPACTION, TEMPERATURE, AND LIFT THICKNESS REQUIREMENTS (d) ONE IN-PLACE DENSITY TEST, TO DETERMINE IN-PLACE PERCENT COMPACTION, SHALL BE PERFORMED FOR EACH 2,000 SQUARE

(e) MEASUREMENTS TO DETERMINE HMA TEMPERATURES AT TIME OF COMPACTION AND LIFT THICKNESSES SHALL BE PERFORMED ON A PERIODIC BASIS DURING THE HMA INSTALLATION OPERATIONS THE NUMBER OF TEMPERATURE AND LIFT MEASUREMENTS SHALL BE NOT LESS THAN THE NUMBER OF DENSITY TESTS PERFORMED DURING THE OPERATIONS (f) IF THE PROJECT TECHNICAL SPECIFICATIONS REQUIRE PAVEMENT CORES OF THE COMPLETED WORK, ONE CORE SHALL BE TAKEN

(2) PORTLAND CEMENT CONCRETE PAVEMENT (a) THE CONCRETE SUPPLIER SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONCRETE MIX IS IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATIONS (b) CONCRETE DELIVERED TO THE WORK SITE SHALL BE FIELD-TESTED BEFORE PLACEMENT TO VERIFY THAT THE SLUMP,

TEMPERATURE, AND AIR CONTENT VALUES OF THE MATERIAL COMPLIES WITH THE PROJECT TECHNICAL SPECIFICATIONS AIR CONTENT, SLUMP, AND TEMPERATURE SHALL BE PERFORMED EACH TIME A SET OF TEST CYLINDERS IS PREPARED IF THE AIR CONTENT DOES NOT CONFORM TO THE PROJECT TECHNICAL SPECIFICATIONS, ADDITIONAL TESTS SHALL BE PERFORMED ON EACH TRUCKLOAD OF CONCRETE UNTIL THE AIR CONTENT IS DETERMINED TO BE WITHIN THE SPECIFIED TOLERANCE RANGE IF SLUMP VALUES EXCEED THE MAXIMUM SPECIFIED AMOUNT, WHEN EXCESSIVE VARIATION IN THE WORKABILITY OF THE CONCRETE IS OBSERVED, OR WHEN EXCESSIVE CRUMBLING OR CLUMPING IS OBSERVED ALONG THE EDGES OF SLIP-FORMED CONCRETE, ADDITIONAL SLUMP TESTS SHALL BE PERFORMED ON THE SAME, OR SUBSEQUENT, TRUCKLOADS UNTIL SLUMP IS DETERMINED TO BE WITHIN THE SPECIFIED TOLERANCE RANGE

(c) REPRESENTATIVE SAMPLES OF THE CONCRETE MIX SHALL BE PLACED IN A SET OF FIVE STANDARD CYLINDERS FOR COMPRESSIVE STRENGTH TESTING THE CYLINDER SETS SHALL BE DELIVERED TO THE MATERIAL TESTING LABORATORY WITHIN 32 HOURS OF TAKING THE SAMPLES TWO CYLINDERS SHALL BE TESTED FOR COMPRESSIVE STRENGTH 7 DAYS AFTER THE SAMPLES WERE TAKEN TWO CYLINDERS SHALL BE TESTED 14 DAYS AFTER THE SAMPLES WERE TAKEN ONE CYLINDER SHALL BE HELD IN RESERVE A SAMPLE SET (FIVE CYLINDERS) FOR STRENGTH TESTING SHALL BE TAKEN FOR EACH CLASS OF CONCRETE NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 100 CUBIC YARDS OF EACH CLASS OF CONCRETE POURED IN PLACE

(d) CONCRETE DELIVERED TO THE WORK SITE SHALL BE SUBJECT TO GOVERNING AGENCY LIMITATIONS FOR HAUL TIME AND MATERIAL TEMPERATURE

 WHERE INDICATED ON THE PLANS. A HIGH TENSILE STRENGTH POLYMER GEOGRID SHALL BE INSTALLED TO CREATE A REINFORCED COMPOSITE PAVEMENT SYSTEM THE PAVEMENT SYSTEM DETAILS AND GEOGRID TYPES AND SPECIFICATIONS SHALL BE AS INDICATED ON THE PLANS GEOGRID INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES

(1) AGGREGATE BASE COURSE AND HMA MATERIAL SHALL BE PLACED IN LAYERS AND COMPACTED LAYER THICKNESSES SHALL BE AS INDICATED IN THE APPLICABLE IDOT STANDARD SPECIFICATIONS FOR THE VARIOUS PAVEMENT COMPONENTS AND MATERIALS WHERE LAYER THICKNESS VARIATION IS PERMITTED, THICKNESSES INSTALLED SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER TO OBTAIN REQUIRED COMPACTION AND STRENGTH OF MATERIAL IN PLACE.

(2) AGGREGATE BASE COURSE AND GRANULAR SUB-BASE MATERIALS SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH THE MODIFIED PROCTOR METHOD (ASTM D1557) (3) FREE-DRAINING GRANULAR MATERIALS (POROUS GRANULAR EMBANKMENT AND PERMEABLE BASE COURSE MATERIAL) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER (4) HMA BINDER AND SURFACE COURSE MIXTURES, HMA BASE COURSE, AND HMA SHOULDER MIXTURES SHALL BE PLACED AND

COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE IDOT STANDARD SPECIFICATIONS

(5) AGGREGATE BASE COURSE MATERIAL SHALL BE GRADED AND COMPACTED THE SAME DAY IT IS PLACED ON THE SUBGRADE

(1) SURFACE ELEVATIONS OF COMPLETED AGGREGATE BASES AND SUB-BASES SHALL NOT EXCEED DESIGN SURFACE ELEVATIONS BY MORE THAN 1/4 INCH SURFACE ELEVATIONS LESS THAN DESIGN VALUE SHALL BE CORRECTED BY ADDING AGGREGATE OR BY INSTALLING ADDITIONAL THICKNESS OF REQUIRED HMA OR PCC PAVEMENT MATERIAL SUCH ADDITIONAL HMA OR PCC PAVEMENT SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE

(2) ALLOWABLE FINAL SURFACE VARIATIONS OF HMA AND PCC PAVEMENTS (TESTED WITH A 10_FOOT STRAIGHTEDGE) SHALL NOT EXCEED 1/4 INCH, BUT ENGINEER HAS THE RIGHT TO REQUIRE CORRECTIVE MEASURES WHEN VARIATIONS LESS THAN THE SPECIFIED TOLERANCE CAUSE OBVIOUS DRAINAGE PROBLEMS CORRECTIVE MEASURES REQUIRED WHEN THE ALLOWABLE VARIATION IS EXCEEDED SHALL BE AS INDICATED IN IDOT SPECIFICATIONS ARTICLES 407 09 AND 420 10

(1) HMA PAVEMENTS THAT HAVE A THICKNESS DEFICIENCY OF MORE THAN 10% SHALL BE REMOVED AND REPLACED IF REQUIRED BY (2) PCC PAVEMENTS (INCLUDING SIDEWALKS AND SLABS ON-GRADE) THAT HAVE A THICKNESS DEFICIENCY OF MORE THAN 1/2 INCH OR 10%

(WHICHEVER IS LESS) SHALL BE REMOVED AND REPLACED IF REQUIRED BY ENGINEER (3) DETERMINATION OF PAVEMENT THICKNESS SHALL BE AS INDICATED IN IDOT SPECIFICATIONS ARTICLES 407 10 (HMA) AND 420 15 (PCC) (4) THIN PAVEMENT REMOVAL AND REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE

(1) PCC VEHICLE PAVEMENTS AND PCC SIDEWALKS IMMEDIATELY ADJACENT TO VEHICLE PAVEMENTS SHALL BE GIVEN A LINSEED OIL MIXTURE PROTECTIVE COAT TREATMENT (TWO COATS, EACH AT AN APPLICATION RATE OF NOT MORE THAN 50 S Y PER GALLON OF MIXTURE) IN ACCORDANCE WITH IDOT SPECIFICATIONS ARTICLE 420 18 AND SECTION 1023

(1) PCC PAVEMENT AND SIDEWALKS TO RECEIVE A PROTECTIVE COAT TREATMENT SHALL BE CURED BY MEANS OF METHODS (1), (2), OR (3)

OF IDOT SPECIFICATIONS ARTICLE 1020 13 (WATERPROOF PAPER, POLYETHYLENE SHEETING, OR WETTED BURLAP) (2) CONCRETE SURFACES NOT TO RECEIVE SUCH TREATMENT CAN BE SEALED WITH MEMBRANE CURING COMPOUND - METHOD (4) 3) THE CURING PERIOD IN ALL CASES SHALL BE AT LEAST 72 HOURS

(4) HOT OR COLD WEATHER CONCRETE CURING METHODS AND TIME PERIODS SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306 FOR HOT AND COLD WEATHER RESPECTIVELY

M PAVEMENT MARKINGS AND MARKERS (1) PAVEMENT MARKINGS AND MARKERS SHALL BE AS INDICATED ON THE PLANS PARKING SPACES SHALL BE DEFINED WITH 4 INCH-WIDE LINES STOP LINES ON PRIVATE DRIVES SHALL BE 16 INCHES WIDE

(2) PAVEMENT MARKINGS ON DRIVEWAYS AND PARKING AREAS SHALL BE OF A PAINT SUITABLE FOR SUCH USE ACCORDING TO IDOT STANDARD SPECIFICATIONS MATERIALS, INSTALLATION, AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS SECTION 780 REQUIRED MARKINGS SHALL BE AS INDICATED ON THE PLANS

(3) PAVEMENT LANE AND AUXILIARY MARKINGS ON PUBLIC ROADWAYS SHALL BE REFLECTORIZED THERMOPLASTIC MATERIAL CONFORMING TO IDOT STANDARD SPECIFICATIONS MATERIALS, INSTALLATION, AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS SECTION 780 (4) PAVEMENT MARKING WORDS AND SYMBOLS SHALL CONFORM TO THE DIMENSIONS AND SPACING SPECIFIED IN THE ILLINOIS MANUAL

ON UNIFORM TRAFFIC CONTROL DEVICES AND ON IDOT STANDARD 780001 (5) RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED WHERE SHOWN ON THE PLANS MARKER MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF IDOT SPECIFICATIONS SECTION 781 (6) EXISTING MARKINGS AND MARKERS SHALL BE REMOVED AS NECESSARY TO DELINEATE REALIGNED TRAFFIC LANES REMOVAL SHALL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS SECTION 783

N ACCESSIBLE PARKING SPACES (1) ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH ILLINOIS ACCESSIBILITY CODE REQUIREMENTS EACH SPACE SHALL BE 16 FEET WIDE AND BE PROVIDED COMPLETE WITH A PAINTED STRIPED AISLE (8 FEET WIDE WITH DIAGONAL 4 INCH LINES), A STANDARD ACCESSIBLE SYMBOL PAINTED ON THE PAVEMENT, AND STANDARD POST- OR WALL-MOUNTED SIGNS (R7-8 "RESERVED PARKING" WITH

ACCESSIBLE SYMBOL, R7-8A "VAN ACCESSIBLE" AND R7-I101 "\$250 FINE") (2) REQUIRED SIGNS (R7-8, R7-8A AND R7-1101) SHALL BE MOUNTED ON A POST OR WALL LOCATED AT THE FRONT CENTER OF THE PARKING SPACE, AND NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE SPACE THE BOTTOM OF THE LOWEST SIGN SHALL BE A

MINIMUM OF 5 FEET ABOVE FINISHED GRADE (3) SIGNPOSTS SHALL CONFORM TO AASHTO AND IDOT STANDARDS FOR "BREAK-AWAY" DESIGN (4) THE PAVEMENT AREA WITHIN EACH SPACE SHALL BE PAINTED BLUE THE MARKINGS OUTLINING THE SPACE, THE DIAGONALS WITHIN THE ACCESS AISLE OF THE SPACE. AND THE ACCESSIBLE SYMBOL IN THE PARKING AREA OF THE SPACE SHALL BE OF WHITE PAINT

(5) PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%

6 SOIL EROSION / SEDIMENT CONTROL AND SITE RESTORATION MEASURES

(1) CONTRACTOR SHALL TAKE SUITABLE AND SUFFICIENT MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION DUE TO CONSTRUCTION AND SITE DEVELOPMENT ACTIVITIES THESE MEASURES SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PRINCIPLES, PRACTICES, AND STANDARDS DESCRIBED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) PUBLICATION "ILLINOIS URBAN MANUAL (2) SPECIFIC EROSION/SEDIMENT CONTROL AND RESTORATION MEASURES SHALL BE AS INDICATED ON THE PLANS, AS STATED IN THESE

PROJECT TECHNICAL SPECIFICATIONS, AND AS DESCRIBED IN THE "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP, IF REOUIRED) PREPARED FOR THE PROJECT (3) IF DISTURBANCE EXCEEDS 1 ACRE AND A SWPPP HAS BEEN PREPARED FOR THE SITE, CONSTRUCTION AND SITE DEVELOPMENT WORK SHALL COMPLY WITH THE REQUIREMENTS AND PROCEDURES OF THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

PERMIT NO ILR10 ISSUED BY THE IEPA FOR STORM WATER DISCHARGE FROM CONSTRUCTION SITE ACTIVITIES (4) SITE CLEARING AND EXCAVATION SHALL NOT PROCEED UNTIL A PHASED PROGRAM FOR PERFORMING ALL REQUIRED CONSTRUCTION AND RESTORATION ACTIVITIES IS PREPARED BY CONTRACTOR AND APPROVED BY ENGINEER THE PURPOSE OF THIS PROGRAM IS TO CONTROL EROSION AND SEDIMENT PROBLEMS BY MINIMIZING THE EXTENT OF AREAS SUBJECT TO EROSION DURING CONSTRUCTION

AND ESTABLISHING PERMANENT GROUND COVERS AS SOON AS POSSIBLE THE PROGRAM SHALL INCLUDE PREPARATION OF SITE PLANS INDICATING PLANNED SEQUENCE AND EXTENT OF SPECIFIC CONSTRUCTION AND RESTORATION AREAS (5) CONTRACTOR RESPONSIBILITIES SHALL INCLUDE THE MAINTENANCE AND REPAIR OF ALL SEEDED, SODDED, AND PLANTED SURFACES UNTIL ALL SPECIFIED VEGETATIVE COVERS WITHIN THE PROJECT AREA ARE SUITABLY ESTABLISHED AND EROSION POTENTIAL HAS

(6) CONSTRUCTION DEWATERING OPERATIONS SHALL BE DESIGNED AND OPERATED SO THAT WATER DISCHARGED FROM THE PROJECT SITE WILL MEET STATE OF ILLINOIS WATER QUALITY STANDARDS, AS SET FORTH IN TITLE 35, SUBTITLE C, CHAPTER I, PART 302,

SUBPART B ILLINOIS ADMINISTRATIVE CODE (7) INSTALLATION AND MAINTENANCE OF ALL REQUIRED EROSION/SEDIMENT CONTROL AND RESTORATION MEASURES SHALL BE SUBJECT TO INSPECTION BY THE GOVERNING AGENCY DEFICIENT CONDITIONS SHALL BE CORRECTED WHEN REQUIRED BY THE GOVERNING

B STABILIZATION PRACTICES

(1) CONTRACTOR SHALL LIMIT REMOVAL OF EXISTING VEGETATED GROUND COVERS ONLY TO AREAS ABSOLUTELY REQUIRED TO PERFORM THE PROJECT WORK STRUCTURAL SEDIMENT BARRIERS SHALL BE INSTALLED AT THE CONSTRUCTION LIMITS OF THE SITE AS INDICATED ON THE PLANS VEGETATION WITHIN AREAS THAT ARE PROTECTED BY BARRIER FENCING ON THE PLANS SHALL NOT BE DISTURBED DURING CONSTRUCTION (2) EXPOSED SOIL SURFACES SHALL BE STABILIZED WITH VEGETATION AND/OR PROTECTIVE MULCHES OR BLANKETS IF CONDITIONS

PREVENT EFFECTIVE USE OR PLACEMENT OF SUCH MEASURES. THEN THE INSTALLATION OF STRUCTURAL CONTROLS SUCH AS SEDIMENT BARRIER FENCING AND SEDIMENT TRAPS WILL BE REQUIRED (3) SURFACE STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY AFTER EARTHWORK OPERATIONS HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY

CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA (4) IF CONSTRUCTION ACTIVITY IS ANTICIPATED TO TEMPORARILY HALT FOR A PERIOD OF LESS THAN 14 CALENDAR DAYS, THEN SURFACE STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE AS LONG AS THE SITE CONFORMS TO THE EROSION AND SEDIMENT CONTROL REQUIREMENTS OF THE PLANS. SWPPP, AND ILR10 PERMIT WHERE THE INITIATION OF SURFACE STABILIZATION MEASURES BY THE SPECIFIED TIME AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS

PRECLUDED BY WEATHER CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE (5) TEMPORARY SEEDING SHALL BE EMPLOYED WHEN NECESSARY DUE TO SEASONAL LIMITATIONS OR TEMPORARY WORK STOPPAGES WHEN SEASONAL WEATHER CONDITIONS PREVENT SEEDING SODDING OR PLANTING OPERATIONS SLOPED SURFACES SHALL BE BLANKETED OR MULCHED WITH SUITABLE MATERIAL AS A MEANS OF TEMPORARY EROSION PROTECTION

(6) AREAS WITH PERMANENT VEGETATIVE COVER SEEDING SHALL BE PROTECTED BY APPLIED MULCH OR EROSION CONTROL BLANKETS

(1) TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED WHERE INDICATED ON THE PLANS AND MAINTAINED UNTIL SOIL SURFACES HAVE BEEN STABILIZED WITH GRASS OR OTHER TYPES OF PERMANENT COVER SUCH BARRIERS SHALL BE SILT FENCES, COMPOST FILTER SOCKS COIR FIBER LOGS OR OTHER DEVICES AS INDICATED ON THE PLANS (2) WORK AREA PERIMETER TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF SITE DISTURBANCE AND

EARTHWORK OPERATIONS (3) STORM SEWER SYSTEMS SHALL BE INSTALLED AS SOON AS EARTHWORK OPERATIONS PERMIT DRAINAGE STRUCTURES SHALL BE GRADED TO A SUBGRADE LEVEL 12 INCHES BELOW THE STRUCTURE RIM TO CREATE TEMPORARY SEDIMENT TRAPS UNLESS OTHERWISE

(4) GEOTEXTILE FILTER FABRIC SEDIMENT BARRIERS SHALL BE INSTALLED OVER CASTING GRATES OF DRAINAGE STRUCTURES THAT RECEIVE SURFACE RUNOFF SILT FENCE OR COMPOST FILTER SOCK BARRIERS SHALL BE PLACED AROUND DRAINAGE STRUCTURES WHERE THE USE OF FILTER FABRIC BARRIERS OVER THE GRATE IS INEFFECTIVE OR NOT FEASIBLE AND WHERE SILT FENCES OR FILTER SOCKS ARE INDICATED ON THE PLANS STRUCTURES REQUIRING SEDIMENT BARRIERS, AND THE TYPES OF BARRIERS TO BE PROVIDED, SHALL BE AS INDICATED ON THE PLANS

(5) ALL SEDIMENT BARRIERS SHALL BE REPLACED OR CLEANED AS NECESSARY DURING CONSTRUCTION WHEN THEY BECOME CLOGGED OR INEFFECTIVE ALL SEDIMENT TRAPS SHALL BE CLEANED PERIODICALLY DURING CONSTRUCTION TO ALLOW THEM TO OPERATE EFFECTIVELY

D CONSTRUCTION INGRESS-EGRESS (1) CONSTRUCTION INGRESS_EGRESS SHALL BE LIMITED TO DEFINED PAVED DRIVEWAY CONNECTIONS TO ADJACENT PUBLIC ROADWAYS

ACCORDANCE WITH THE PLANS

OR WHERE INDICATED ON THE PLANS CONSTRUCTION EXITS SHALL BE CLEANED DAILY, AS NEEDED TO PREVENT THE SPREAD OF MUD OR DEBRIS ON THE PUBLIC ROAD PAVEMENT MUD AND DEBRIS SHALL BE CLEARED FROM PUBLIC ROADS WHENEVER IT OCCURS AND AS REQUIRED BY THE PUBLIC ROADWAY AUTHORITY (2) PRIVATE ROADWAYS, DRIVEWAYS, PARKING LOTS, ETC, USED BY CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE CLEANED OF

MUD AND DEBRIS DAILY AS NEEDED TO KEEP THE PAVEMENTS CLEAN OF SUCH MATERIALS (3) TEMPORARY AGGREGATE PAVEMENTS FOR INGRESS-EGRESS OF CONSTRUCTION VEHICLES SHALL BE INSTALLED WHERE INDICATED ON THE PLANS THESE PAVEMENTS SHALL BE MAINTAINED AND REPAIRED BY CONTRACTOR AS NECESSARY TO ENABLE USE BY VEHICLES DURING THE ENTIRE CONSTRUCTION PROJECT (4) TEMPORARY PAVEMENT THICKNESS, AGGREGATE GRADATION, AND GEOTEXTILE FABRIC UNDERLAYMENT TO BE PROVIDED SHALL BE AS INDICATED ON THE PLANS

(5) THE UPPER 6 INCHES OF TEMPORARY AGGREGATE ACCESS PAVEMENTS SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION

ACTIVITIES AND REPLACED WITH 6 INCHES OF TOPSOIL, GRADED TO MATCH THE ADJACENT TOPOGRAPHY, AND RESTORED IN

E WATER DIVERSION AND DEWATERING (1) METHODS FOR DIVERTING WATER FLOW, CONTROLLING GROUNDWATER, AND REMOVING STORMWATER FROM WORK SITES SHALL INCLUDE EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AT PUMP DISCHARGE LOCATIONS AND TO MINIMIZE THE DISCHARGE OF SETTLEABLE SOLIDS

(2) STONE OR CONCRETE BLOCK RIPRAP PROTECTION, OR OTHER FILTERING MEASURES, SHALL BE PROVIDED AT DISCHARGE LOCATIONS WHEN DEEMED NECESSARY BY ENGINEER (3) SEDIMENT TRAPS OR WATER REMOVAL SUMP PITS SHALL BE PROVIDED WHEN REQUIRED BY ENGINEER

(1) WHEN DUST BLOWING FROM CONSTRUCTION SITES MAY BECOME A TRAFFIC HAZARD OR A DANGER TO THE HEALTH OR COMFORT TO PERSONS DOWNWIND, IT SHALL BE CONTROLLED EITHER PERMANENTLY OR TEMPORARILY DEPENDING UPON THE STATE OF DEVELOPMENT OF THE SITE DUST CONTROL MEASURES SHALL BE TAKEN WHEN REQUIRED BY GOVERNING AGENCY OR DIRECTED BY (2) DUST PROBLEMS FROM ACTIVE CONSTRUCTION AREAS SHALL BE KEPT UNDER CONTROL BY MEANS OF WATERING DRY SURFACES

AND/OR THE APPLICATION OF CALCIUM CHLORIDE APPLICATION AND REPETITION RATES SHALL BE AS NECESSARY FOR EFFECTIVE (3) WHEN DUST PROBLEMS OCCUR FROM DISTURBED AREAS. WATERING AND/OR CALCIUM CHLORIDE ARE NOT EFFECTIVE, AND WEATHER CONDITIONS PREVENT EFFECTIVE EROSION CONTROL SEEDING. SUCH AREAS SHALL BE STABILIZED BY THE APPLICATION OF CHEMICAL TACKIFIERS SUCH AS "MARLOC" (RECLAMORE CO) OR "SOIL SEAL" (SOIL SEAL CORP) APPLICATION RATES AND PROCEDURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

(4) IN THE EVENT OF SEVERE DUST PROBLEMS, THE GOVERNING AGENCY MAY STOP SUCH DUST-PRODUCING ACTIVITIES UNTIL THE PROBLEM IS RESOLVED

G SOIL STOCKPILES

(1) SOIL STOCKPILES SHALL BE LOCATED TO PREVENT SEDIMENT RUNOFF INTO WATERCOURSES AND DRAINAGE SYSTEMS. OR ONTO ADJACENT ROADWAYS AND PROPERTIES. AND. IF SHOWN, SHALL BE PLACED WHERE INDICATED ON THE PLANS STORMWATER RUNOFF FROM SOIL STOCKPILES SHALL INCLUDE EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION OR SEDIMENTATION (2) SOIL STOCKPILES TO REMAIN IN PLACE MORE THAN 15 DAYS SHALL BE SURROUNDED WITH A SEDIMENT BARRIER FENCE UNLESS RUNOFF FROM THE STOCKPILE AREA DRAINS DIRECTLY TO A CONSTRUCTED SEDIMENT TRAP (3) SOIL STOCKPILES THAT WILL REMAIN IN PLACE LONGER THAN 60 DAYS SHALL BE STABILIZED WITH TEMPORARY EROSION CONTROL SEEDING (SEED AND MULCH) WITHIN 15 DAYS AFTER CONSTRUCTION OF THE STOCKPILE

(1) UNVEGETATED AREAS EXPECTED TO REMAIN UNPAVED OR UNRESTORED FOR LONGER THAN 60 DAYS SHALL BE STABILIZED WITH TEMPORARY EROSION CONTROL SEEDING AND MULCHING WITHIN 15 DAYS AFTER EARTHWORK OPERATIONS HAVE CEASED (2) IF UNVEGETATED AREAS ARE TO REMAIN UNPAVED OR UNRESTORED FOR LESS THAN 60 DAYS, SEDIMENT BARRIER FENCES OR EXCAVATED SEDIMENT TRAPS SHALL BE INSTALLED IF ENGINEER DETERMINES THAT SEDIMENT RUNOFF WILL AFFECT ADJACENT (3) UNVEGETATED STEEP SLOPES SHALL BE PROTECTED BY HYDROMULCHING THE EXPOSED GROUND WITH A BONDED FIBER MATRIX, STABILIZED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM PRODUCT (APPLIED AT RATES RECOMMENDED BY THE PRODUCT MANUFACTURER FOR THE SITE CONDITIONS) WHEN SUCH PROTECTION IS INDICATED ON THE PLANS OR REQUIRED BY ENGINEER OTHER UNVEGETATED STEEP SLOPE PROTECTION, IF REQUIRED, SHALL BE AS INDICATED ON THE PLANS

TOPSOIL PLACEMENT AND VEGETATIVE COVER (1) WEATHER CONDITIONS PERMITTING, TOPSOIL SHALL BE PLACED AND GRADED WITHIN EACH DEFINED CONSTRUCTION AREA AS SOON AS PRACTICAL UPON COMPLETION OF CUT AND FILL OPERATIONS WITHIN THAT AREA

PERFORMED WITHIN 1 DAY AFTER TOPSOIL PLACEMENT, WHENEVER WEATHER CONDITIONS ARE ADEQUATE FOR SUCH WORK (3) TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL UPLAND AREAS ARE PERMANENTLY VEGETATED WHEREBY A MINIMUM OF 80% OF EVERY SQUARE YARD SEEDED IS COVERED WITH A UNIFORM STAND OF VEGETATION IN A LIVE, HEALTHY CONDITION AND EROSION POTENTIAL NO LONGER EXISTS

(2) SEEDING, PLANTING AND EROSION PROTECTION OPERATIONS TO ESTABLISH PERMANENT VEGETATIVE GROUND COVER SHALL BE

(1) DRAINAGE CHANNEL AND SWALES SHALL BE STABILIZED AND PROTECTED WITH THE INSTALLATION OF AGGREGATE TRENCH CHECKS, A CELLULAR CONFINEMENT SYSTEM, SEEDING, AND/OR TURF REINFORCEMENT MAT WHERE AND AS INDICATED ON THE PLANS

(1) AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 60 DAYS (INCLUDING SOIL STOCKPILE AREAS) SHALL BE SEEDED AND/OR MULCHED, AS REQUIRED BY ENGINEER, WITHIN 15 DAYS OF STOPPAGE OF CONSTRUCTION ACTIVITIES WITHIN THE AREA

(2) SEED MIXTURE TO BE USED FOR TEMPORARY EROSION CONTROL SEEDING OF EXCAVATED, FILLED, GRADED, OR OTHERWISE DISTURBED AREAS SHALL BE IDOT CLASS 7 _ 114 LBS / ACRE (3) SEED MIXTURES SHOULD BE APPLIED MECHANICALLY SO THAT THE SEEDS ARE PLANTED AT A DEPTH OF 1/4 TO 1/2 INCH IF THE SEED IS BROADCAST OR HYDROSEEDED, SECONDARY RAKING OR HARROWING IS REQUIRED (4) SEEDED AREAS SHALL BE PROTECTED WITH A WOOD / CELLULOSE FIBER MULCH CONTAINING A PRE-BLENDED CHEMICAL TACKIFIER

MULCH APPLICATION RATE SHALL BE 2,000 LBS PER ACRE (MINIMUM) TACKIFIER RATE SHALL BE AS RECOMMENDED BY THE PRODUCT (5) WHEN INDICATED ON THE PLANS OR REQUIRED BY ENGINEER, SEEDED SLOPES SHALL BE PROTECTED BY HYDROMULCHING THE AREAS WITH A BONDED FIBER MATRIX, STABILIZED FIBER MATRIX OR FLEXIBLE GROWTH MEDIUM PRODUCT APPLIED AT A RATE RECOMMENDED BY THE PRODUCT MANUFACTURER FOR THE SITE CONDITIONS THE TYPE OF PRODUCT TO BE USED SHALL BE AS INDICATED ON THE PLANS OR DETERMINED BY ENGINEER OTHER SLOPE PROTECTION, IF REQUIRED, SHALL BE AS INDICATED ON THE

(6) WHEN SEASONAL WEATHER CONDITIONS OR CONSTRUCTION OPERATIONS PREVENT SEEDING, SODDING, OR PLANTING OPERATIONS FOR A PROLONGED PERIOD (AS DETERMINED BY ENGINEER), EXPOSED SOIL SLOPES SHALL BE PROTECTED BY HYDROMULCHING THE AREAS WITH A BONDED FIBER MATRIX, STABILIZED FIBER MATRIX OR FLEXIBLE GROWTH MEDIUM PRODUCT APPLIED AT A RATE RECOMMENDED BY THE PRODUCT MANUFACTURER FOR THE SITE CONDITIONS THE TYPE OF PRODUCT TO BE USED SHALL BE AS

L PERMANENT VEGETATIVE COVERS (1) VEGETATIVE GROUND COVERS SHALL BE PROVIDED, INSTALLED, AND PROTECTED IN ACCORDANCE WITH THE PLANS

PHOTODEGRADABLE BOTTOM NET: NORTH AMERICAN GREEN SC150 OR EQUIVALENT

(2) VEGETATIVE AREAS (OTHER THAN LAWNS) DAMAGED BY CONSTRUCTION ACTIVITIES. BUT NOT WITHIN THE PROJECT DISTURBED LIMITS, SHALL BE SEEDED WITH IDOT CLASS 1B SEED MIXTURE (200 LBS / ACRE); UNLESS A DIFFERENT TYPE OF SEED MIXTURE IS INDICATED ON THE PLANS TO MATCH THE ORIGINAL CONDITIONS THESE SEEDED AREAS SHALL BE PROTECTED WITH A WOOD / CELLULOSE FIBER MULCH (2 000 LBS / ACRE) CONTAINING A PREBLENDED CHEMICAL TACKIFIER (3) LAWN AREAS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED WITH TURF GRASS SOD TO MATCH ORIGINAL

(1) SEEDED AREAS SHALL BE COVERED WITH EROSION CONTROL BLANKETS WHERE INDICATED ON THE PLANS AND WHERE SPECIFICALLY REOUIRED BY ENGINEER THESE BLANKETS SHALL BE PLACED WITHIN 24 HOURS OF SEEDING

(2) EROSION CONTROL BLANKETS SHALL BE OF ONE OR MORE OF THE FOLLOWING TYPES AND SHALL BE AS SPECIFIED ON THE PLANS OR IN THESE PROJECT TECHNICAL SPECIFICATIONS INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER

TYPE 2: MAT OF WOOD FIBER MATERIAL WITH ATTACHED PHOTODEGRADABLE PLASTIC TOP AND BOTTOM NETS: AMERICAN EXCELSIOR COMPANY CURLEX II OR EQUIVALENT TYPE 3: KNITTED STRAW AND COCONUT FIBER BLANKET WITH A UV STABILIZED POLYPROPYLENE TOP NET AND A

TYPE 1: KNITTED STRAW FIBER BLANKET WITH ATTACHED PHOTODEGRADABLE PLASTIC TOP AND BOTTOM NETS: NORTH AMERICAN

TYPE 4: KNITTED COCONUT FIBER BLANKET WITH A TURF REINFORCEMENT MAT OF UV STABILIZED POLYPROPYLENE MATERIAL AND TOP AND BOTTOM UV STABILIZED POLYPROPYLENE NETS: NORTH AMERICAN GREEN C350 OR EQUIVALENT

(3) CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE BLANKETS IN PLACE UNTIL A SATISFACTORY STAND OF VEGETATION IS PERMANENT SEEDING

(1) WHERE INDICATED ON THE PLANS, VEGETATIVE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY THE PROPER APPLICATION OF FERTILIZER NUTRIENTS, SEED MIXTURE, AND PROTECTIVE MULCH OR BLANKET, AND MAINTENANCE OF SAID AREAS UNTIL A SATISFACTORY STAND OF VEGETATION IS ESTABLISHED (2) SEEDING INCLUDING FERTILIZING AND MULCHING SHALL BE IN ACCORDANCE WITH SECTIONS 250 AND 251 OF THE IDOT STANDARD SPECIFICATIONS, AS APPLICABLE TO THIS PROJECT AND AS SPECIFIED HEREIN (3) SEED MIXTURES AND APPLICATION RATES SHALL BE AS INDICATED ON THE PLANS APPLICATION RATES FOR DORMANT SEEDING SHALL

BE AT LEAST 150% OF SPECIFIED RATES (4) CONTRACTOR SHALL SUBMIT LISTS OF ALL MATERIALS (SEEDS, FERTILIZER, MULCHES AND BLANKETS) AND PROPOSED APPLICATION RATES TO ENGINEER FOR APPROVAL PRIOR TO STARTING ANY SEEDING WORK CONTRACTOR SHALL ALSO SUBMIT (TO ENGINEER) A LIST OF EOUIPMENT TO BE USED IN PERFORMING THIS WORK, PRIOR TO STARTING ANY SUCH WORK

(5) AFTER REQUIRED TOPSOIL HAS BEEN PLACED AND GRADED. THE AREAS TO BE SEEDED SHALL BE THOROUGHLY TILLED TO A DEPTH OF AT LEAST 3 INCHES BY DISKING, HARROWING, OR OTHER APPROVED METHODS UNTIL THE CONDITION OF THE SOIL IS ACCEPTABLE TO ENGINEER IF AS A RESULT OF A RAIN, A CRUST IS FORMED OVER THE PREPARED SURFACE, THE SURFACE SHALL AGAIN BE PLACED IN A SUITABLE CONDITION FOR SEED PLANTING (6) FERTILIZER SHALL BE APPLIED UNIFORMLY AT A RATE OF 90 POUNDS EACH OF NITROGEN (N), AVAILABLE PHOSPHORIC (P2O5), AND SOLUBLE POTASH (K2O) PER ACRE; AND SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES BY DISKING.

HARROWING OR OTHER APPROVED METHODS ACCEPTABLE TO ENGINEER THE INCORPORATION OF FERTILIZER MAY BE A PART OF THE TILLAGE OPERATION SPECIFIED ABOVE FERTILIZER NUTRIENTS AND SEED SHALL BE APPLIED IN TWO SEPARATE OPERATIONS (7) SEED MIXTURE SHALL BE APPLIED SO THAT THE SEEDS ARE PLANTED AT A DEPTH OF 1/4 TO 1/2 INCH IF THE SEED IS PLACED BY BROADCASTING OR HYDROSEEDING RATHER THAN PLANTED TO PROPER DEPTH BY MECHANICAL MEANS, RAKING, HARROWING OR ROLLING WITH A CORRUGATED ROLLER SHALL BE REQUIRED

(8) SEEDED AREAS SHALL BE COVERED WITH MULCH PRODUCTS, EROSION CONTROL BLANKETS, OR TURF REINFORCEMENT MATS WITHIN 24 HOURS OF SEEDING THE METHODS OF PROTECTION TO BE USED SHALL BE AS INDICATED ON THE PLANS (9) MULCHING SHALL BE BY MACHINE APPLICATION OF WOOD / CELLULOSE FIBER MULCH (CONTAINING A PREBLENDED CHEMICAL TACKIFIER) APPLIED AS A SLURRY OF 2,000 POUNDS OF MULCH AND NOT LESS THAN 2,000 GALLONS OF WATER PER ACRE MULCHING SHALL NOT BE APPLIED CONCURRENTLY WITH SEEDING OTHER MULCHING PRODUCTS AND METHODS (SUCH AS BONDED FIBER MATRIX STABILIZED FIBER MATRIX AND FLEXIBLE GROWTH MEDIUM) SHALL BE USED WHERE SPECIFICALLY INDICATED ON THE

(10)SEASONAL SEEDING OPERATIONS SHALL TAKE PLACE BETWEEN MARCH 15 AND SEPTEMBER 30 AND ONLY AFTER SPECIFIC AUTHORIZATION BY THE ENGINEER DORMANT SEEDING, IF AUTHORIZED, SHALL TAKE PLACE BETWEEN NOVEMBER 1 AND MARCH 1 SEEDING OUTSIDE OF THESE TWO TIME FRAMES MAY BE PERFORMED PROVIDED THE CONTRACTOR GUARANTEES A MINIMUM OF 75 PERCENT GROWTH OVER THE ENTIRE SEEDED AREA AFTER A PERIOD OF ESTABLISHMENT

(11) CONTRACTOR SHALL HAVE COMPLETE RESPONSIBILITY FOR WATERING SEEDED AREAS (NUMBER, SCHEDULE, AND RATES OF APPLICATIONS) AS NECESSARY TO PREVENT DEATH OR DAMAGE OF SEEDS AND NEW VEGETATION DUE TO LACK OF WATER, DURING

THE TIME PERIOD BETWEEN SEEDING AND WHEN THE VEGETATION BECOMES ROOTED IN THE SOIL AND IS GROWING IN PLACE (12)IF CONTRACTOR DOES NOT WATER THE SEED AND VEGETATION WITHIN 24 HOURS AFTER NOTIFICATION THAT THE SEED AND VEGETATION ARE SHOWING DAMAGE DUE TO LACK OF WATER OWNER RESERVES THE RIGHT TO ENGAGE ANOTHER CONTRACTOR TO

DO THE WORK AND THE COST THEREOF WILL BE DEDUCTED FROM THE MONIES PAYABLE TO CONTRACTOR FOR THE COST OF SEEDING

CONTRACTOR WILL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEFECTIVE SEED OR UNSATISFACTORY GROWING OF SEED DUE TO THE HIRING OF ANOTHER CONTRACTOR BY OWNER FOR WATERING THE SEED (13)IF CONTRACTOR DESIRES TO USE WATER FROM HYDRANTS, IT SHALL MAKE APPLICATION TO THE PROPER AUTHORITY, AND SHALL CONFORM TO THE MUNICIPAL ORDINANCES, RULES, OR REGULATIONS CONCERNING THEIR USE WATER OBTAINED FROM HYDRANTS SHALL BE AT CONTRACTOR'S EXPENSE

(14)CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS SEEDED UNDER THE CONTRACT, INCLUDING ALL NECESSARY WATERING, RESEEDING, AND REMULCHING AND FOR THE SATISFACTORY GROWTH OF VEGETATION ON ALL SEEDED AREAS UNTIL FINAL ACCEPTANCE OF THE WORK IN THE EVENT THAT THE LENGTH OF TIME BETWEEN SEEDING AND FINAL ACCEPTANCE IS INSUFFICIENT FOR ENGINEER TO DETERMINE THAT ACCEPTABLE GROWTH IS ESTABLISHED, FINAL ACCEPTANCE OF THE WORK WILL NOT BE MADE UNTIL THE FOLLOWING GROWING SEASON OR UNTIL SUCH TIME THAT THE VEGETATION COVER CAN BE APPRAISED AS

(15) APPROVAL AND ACCEPTANCE OF SEEDED AREAS WILL REQUIRE THAT A MINIMUM OF 80% OF EVERY SOUARE YARD SEEDED BE COVERED WITH A UNIFORM STAND OF VEGETATION IN A LIVE, HEALTHY CONDITION RESEEDING, REMULCHING, AND WATERING OF UNACCEPTABLE AREAS SHALL BE AT CONTRACTOR'S EXPENSE

(16)ONLY AREAS WITHIN THE DEFINED CONSTRUCTION LIMITS THAT ARE AUTHORIZED FOR TOPSOIL REPLACEMENT WILL BE CONSIDERED FOR PAYMENT FOR SEEDING ALL OTHER VEGETATION AREAS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE SEEDED AND RESTORED AT CONTRACTOR'S EXPENSE

(17) UNLESS DEFINED OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICES PER SOUARE YARD FOR SEEDING AND FOR MULCHING. WHICH PRICES SHALL BE PAYMENT IN FULL FOR ALL SEED FERTILIZER AND MULCH MATERIALS AND ALL LABOR AND EQUIPMENT NECESSARY TO PERFORM AND COMPLETE GRASS SEEDING AND MULCHING OPERATIONS. INCLUDING WATERING AND OTHER MAINTENANCE ACTIVITIES NECESSARY TO ESTABLISH A SATISFACTORY GRASS COVER FERTILIZER NUTRIENTS WILL NOT BE PAID FOR SEPARATELY AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR SEEDING

III S

NORTH

SITE DATA

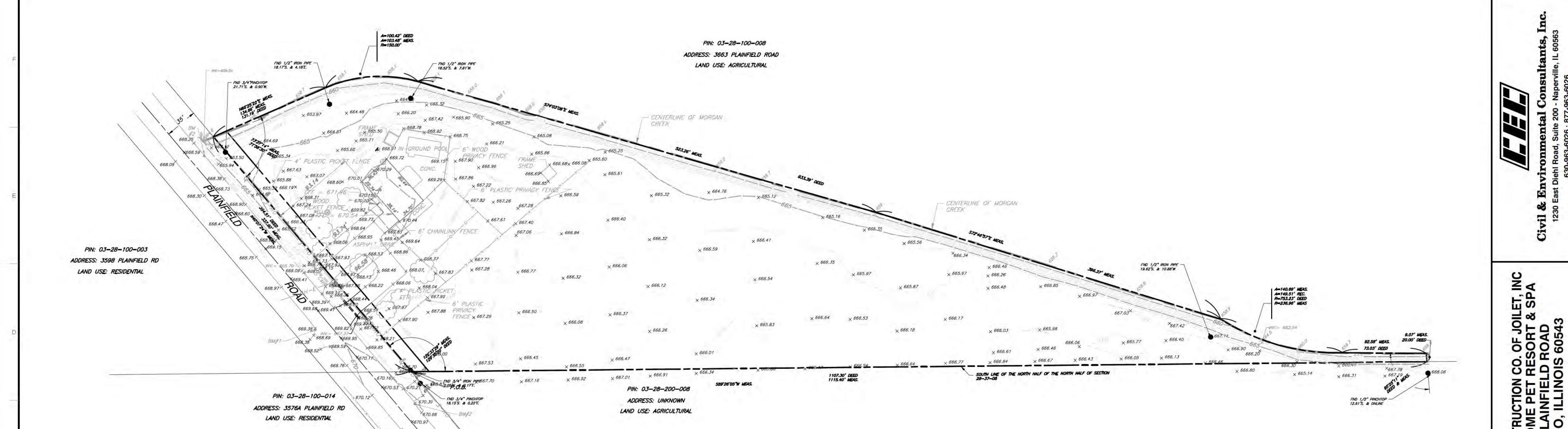
PIN: 03-28-100-004

ADDRESS: 3601 PLAINFIELD ROAD OSWEGO, IL 60543

GROSS AREA = 207,901 S.F.(4.773 ACRES)

FLOOD PLAIN NOTE

THERE ARE NO PARTS OF THE SUBJECT PROPERTY OR THE ADJACENT PROPERTIES IN THE FLOOD PLAIN PER FEMA FIRM PANEL 17093C0065H EFFECTIVE DATE 1/18/2014.



REFERENCE:

 SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 08/23/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

 THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON GPS TRIMBLE VRS RTK NETWORK (GEOID 12A, NAVD 88 DATUM).

3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS.

SCALE IN FEET

TOPOGRAPHIC E)

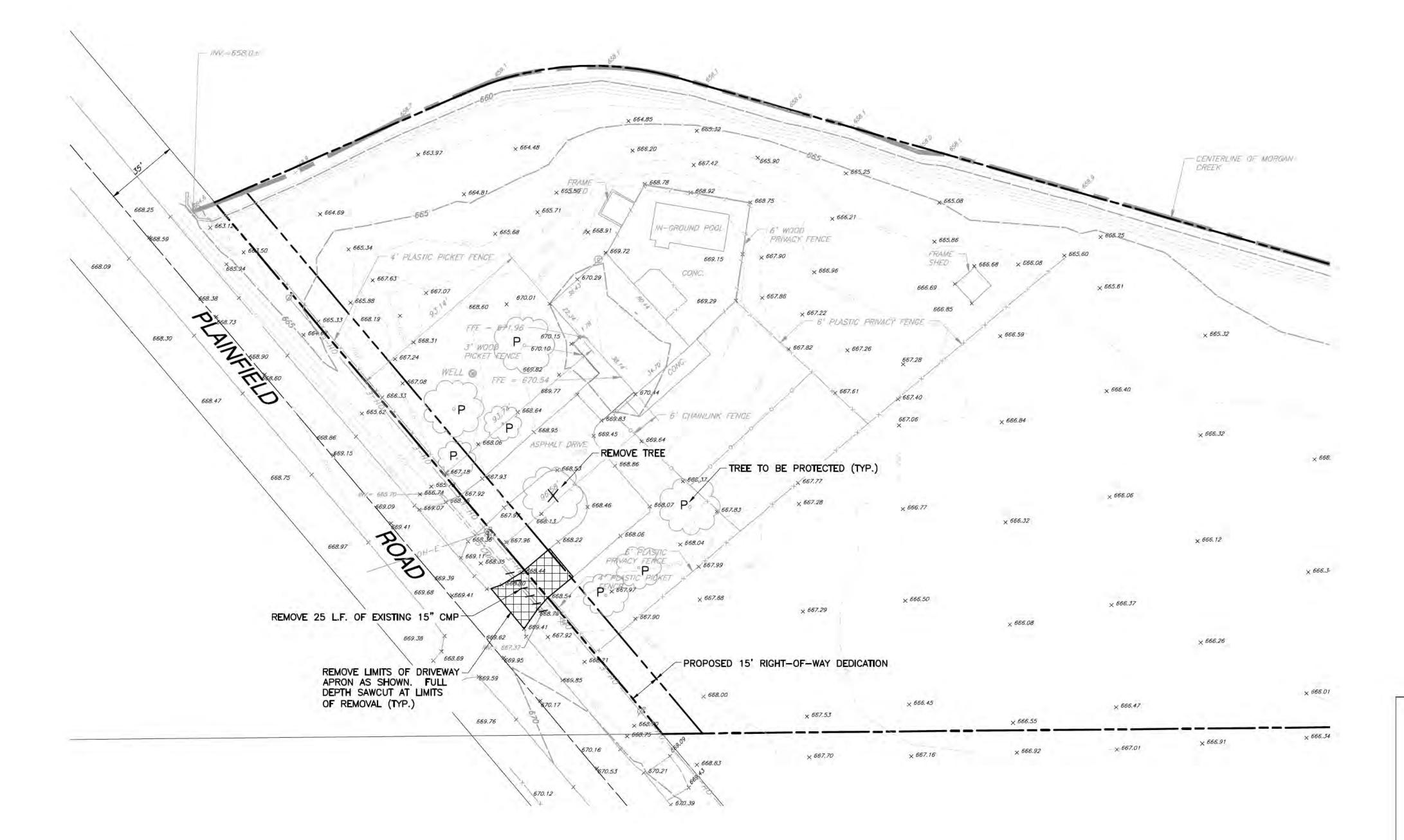
TE: 01/19/2022 DRAWN BY

VG SCALE: 1"=50' CHECKED

OJECT NO: 1"=50' CHECKED

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C200



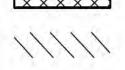
DEMOLITION PLAN NOTES:

- ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE REMOVED TO THE LIMITS SHOWN, REMOVAL ITEMS ARE APPROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO CONSTRUCT THE PROJECT. REMOVAL OF PUBLIC DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE KENDALL COUNTY HIGHWAY DEPARTMENT STAFF.
- TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL ALSO REVIEW PROPOSED UTILITY INSTALLATIONS WHICH MAY REQUIRE PAVEMENT REMOVAL, TEMPORARY PATCHING, AND TRENCH BACKFILL.
- 3. ALL TREES AND BRUSH SCHEDULED FOR REMOVAL SHALL BE COMPLETELY REMOVED INCLUDING TREE STUMPS AND/OR ROOT BALLS. TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. NOTE THAT SMALLER TREES, BUSHES AND LANDSCAPE MATERIAL ARE NOT SHOWN ON THE TOPOGRAPHIC EXHIBIT, THEREFORE THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID FOR TREE REMOVAL.
- 4. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS OR NOT.

- 5. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
- 6. ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE COUNTY "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. SEE SHEET C700 FOR THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 7. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
- 8. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.

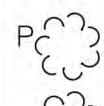
DEMOLITION LEGEND

BITUMINOUS PAVEMENT REMOVAL



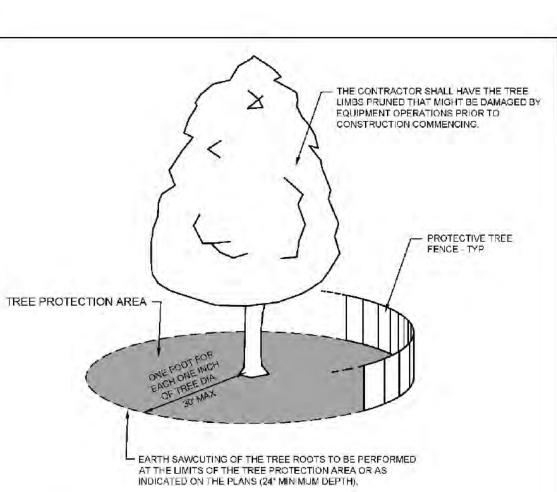


INDICATES NON-CONCRETE ITEM, STRUCTURE, OR TREE TO BE REMOVED



TREES TO BE PROTECTED WITH FENCING





- A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
- 2 PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
- 3. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
- 4. AUGURING IS REQUIRED IF A UTILITY MUST BE INSTALLED WITHIN THE TREE PROTECTION AREA. AUGURED UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
- 5. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED (REMOVAL OF THE INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO AVOID HAZARD.
- IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION, NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

TREE PROTECTION

E S چ چ RESOF LD RO/ OIS 60! AD CON PETS I 3601 OSWI

LINDBL

SCALE IN FEET

PLAINFIELD

PROPOSED TURNAROUND -

6" PROPOSED AGGREGATE

COURSE, IL-9.5

2" PROPOSED H.M.A. SURFACE

BASE COURSE TYPE B (CA-6)

DIMENSION PLAN NOTES: 1. REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED BUILDING INFORMATION (BUILDING/PORCH DIMENSIONS, PRIVACY FENCE DETAILS, ETC.) 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO PAVEMENT LINES. 3. UNLESS OTHERWISE NOTED, ALL PAVEMENT

- GENTERLINE OF MORGAN

CREEK

- GRAVEL SHOULDER

- PROPOSED "NO PARKING

- PROPOSED ARTIFICIAL TURF

PROPOSED 6' PRIVACY FENCE

AROUND EXTERIOR DOG AREA (SEE DIMENSION PLAN NOTE 1)

(BY OTHERS)

PROPOSED "NO PARKING - FIRE LANE" SIGN

PROPOSED H.M.A. PAVEMENT

(SEE DETAIL THIS SHEET)

PROPOSED "NO PARKING - FIRE LANE" SIGN

- FIRE LANE" SIGN

LINES SHALL BE 4 INCHES WIDE. 4. A PROPOSED WOOD TRASH ENCLOSURE HAS BEEN LOCATED SOUTHWEST OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

MARKING MATERIALS SHALL BE YELLOW PAINT.

SITA DATA

| GROSS BOUNDARY: | 207,901 S.F. (4 | 4.773 AC.) |
|--|-----------------|------------|
| 15' R.O.W. DEDICATION: | 5,123 S.F. (| 0.118 AC.) |
| NET BOUNDARY: | 202,778 S.F. (4 | 4.655 AC.) |
| P.I.N. | 03-2 | 8-100-004 |
| EXISTING PERVIOUS AREA | 197,828 S.F | 95.2% |
| EXISTING IMPERVIOUS AREA | 10,073 S.F | 4.8% |
| AGGREGATE IMPERVIOUS AREA (EXISTING + PROPOSED) | 31,644 S.F | |
| | | |

DISTURBED AREA 65,571 S.F (1.51 AC.)

PARKING REQUIRED (THROUGH SPECIAL USE APPLICATION): 10 SPACES REGULAR SPACES HANDICAP SPACES 1 SPACE 11 SPACES

PARKING PROVIDED: 10 SPACES REGULAR SPACES= HANDICAP SPACES= 11 SPACES TOTAL SPACES PROVIDED=

EXTERIOR FENCED IN DOG AREA ADJACENT TO BUILDING 3,230± S.F.

YELLOW CROSS HATCHING AND BORDER WHITE ON 4' TYP. 8' TYP.

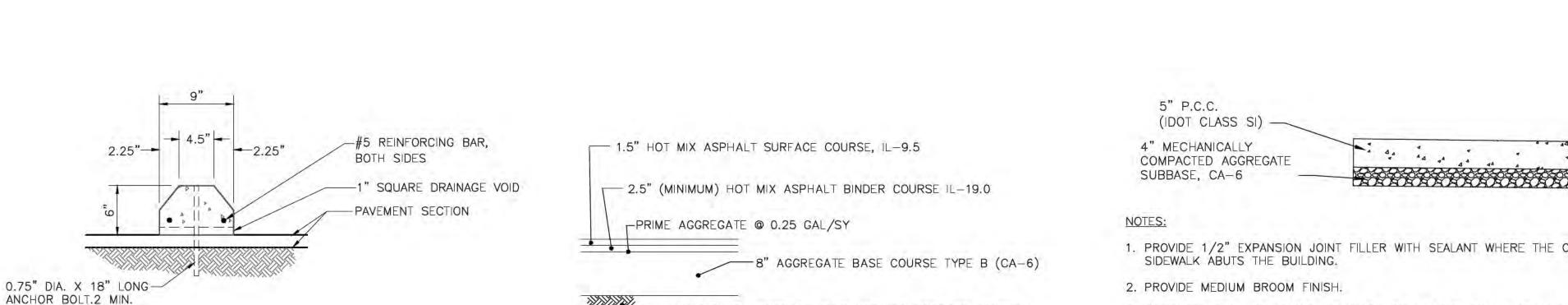
ACCESSSIBLE PARKING SPACE MARKINGS

OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING TOTAL OFF STREET PRKG. ACCESSIBLE PRKG. SPACES REQRD. MIN. # OF SPACES REQUIRED 1 TO 20 21 TO 50 51 TO 75 76 TO 100 101 TO 150 151 TO 200 201 TO 300 301 TO 400 401 TO 500 2% OF TOTAL NUMBER 501 TO 1000 20 PLUS 1 FOR EACH 100 OVER 1000

NOTES FOR HANDICAP PARKING STALLS:

- 1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
- HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
- 3. PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
- 4. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

ACCESSIBLE PARKING STALL SIGNAGE



PROPOSED CONCRETE -

DETAIL THIS SHEET)

WHEEL STOP (TYP.) (SEE

PROPOSED FREE

STANDING SIGN

(BY OTHERS)

FRAME SHED

- d' PLASTIC PICKET FENCE

PICKET RENCE

FFE = 670.54;

IN-GROUND POOL

CONC

(SEE DETAIL THIS SHEET)

PROPOSED PCC PAVEMENT

4'x8' PROPOSED-

TRASH ENCLOSURE

WITH DOUBLE GATES)

(6' WOOD BOARD

PRIVACY FENCE

(SEE DETAIL THIS SHEET)

ACCESSIBLE PARKING STALL SIGNAGE

PROPOSED PCC SIDEWALK-

(SEE DETAIL THIS SHEET)

PROPOSED ACCESSIBLE PARKING STALL (SEE

DETAIL THIS SHEET)

- 6' WOOD

PRIVACY FENCE

6' PLASTIC PRIMACY FENCE

CONCRETE STOOP-

PROPOSED BUILDING

(SEE DIMENSION

PLAN NOTE 1)

CONCRETE WHEEL STOP NOT TO SCALE

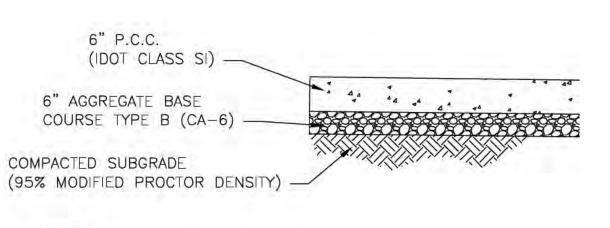
HMA PAVEMENT SECTION NOT TO SCALE

COMPACTED SUBGRADE (95% MODIFIED PROCTOR DENSITY)

1. PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE

3. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

P.C.C. SIDEWALK/ SLAB SECTION NOT TO SCALE



NOTES:

PROVIDE BROOM FINISH.

2. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED.

P.C.C. PAVEMENT/ TRASHENCLOSURE SLAB SECTION NOT TO SCALE



R7-1101 **ACCESSIBLE** VAN ACCESSIBLE SIGN 18"x9"

2" SERIES D LETTERS

SCALE IN FEET

6 OF 10

2 <

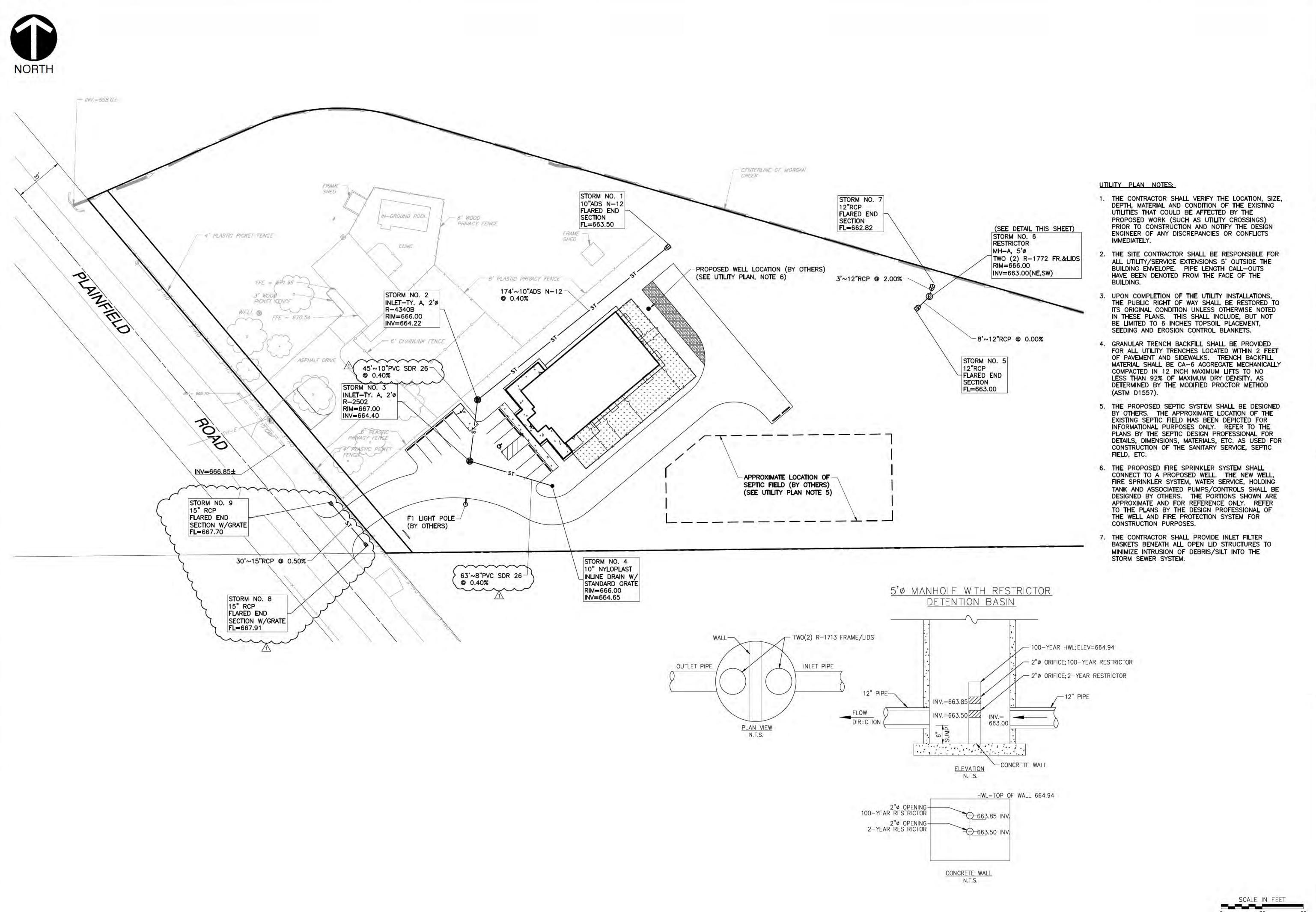
ET,

RESORT & SILD ROAD HOIS 60543

LAD CONSTRUCTION (PETS HOME PET F 3601 PLAINFIELI OSWEGO, ILLINO

LINDBL

EACH BUMPER.



NO DATE DESCRIPTION

A 01/26/2022 REVISIONS PER COUNTY REVIEW LTR DATED 1/25/2022

2 02/02/2022 REVISION PER FIRE DEPT REVIEW COMMENT

Consultants, Inc.
Naperville, IL 60563

Environmental Consultast Diehl Road, Suite 200 - Naperville

LINDBLAD CONSTRUCTION CO. OF JOILET, IN THE PETS HOME PET RESORT & SPA 3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543

2 DRAWN BY: MAJ
0' CHECKED BY: TJG
313-348

TE: 01/19/2022 DR/IG SCALE: 1" = 30" CHI

C600
HEET 8 OF 10

. SITE DESCRIPTION.

HE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY THAT IS THE SUBJECT OF

THE PROPOSED IMPROVEMENT CONSISTS OF THE CONSTRUCTION OF A BUILDING TO BE UTILIZED AS A COMMERCIAL PET KENNEL AND PARKING LOT.

THE CONSTRUCTION SITE ACTIVITIES FOR THE SITE IMPROVEMENTS WILL INCLUDE: TOPSOIL EXCAVATION AND STOCKPILING, EARTH EXCAVATION AND THE PLACEMENT OF EMBANKMENT MATERIALS, INSTALLATION OF A SEPTIC SYSTEM, FIRE SPRINKLER STORAGE TANK & PUMP, AND OTHER INFRASTRUCTURE SUCH AS TELECOMMUNICATIONS, GAS AND ELECTRIC SERVICES PAVEMENT, RE-SPREAD OF TOPSOIL OVER ALL DISTURBED PERVIOUS AREAS, STABILIZATION OF PERVIOUS AREAS WITH SEED AND/OR OTHER LANDSCAPING MATERIALS, SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND OTHER ACTIVITIES THAT MAY BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND DOWNSTREAM WATERCOURSES FROM DAMAGE.

B. THE EXPECTED SEQUENCE OF ACTIVITIES THAT WILL CAUSE SIGNIFICANT DISTURBANCE DISRUPTION OF THE SITE ARE AS FOLLOWS: SITE CLEARING; TOPSOIL EXCAVATION AND STOCKPILING; EARTH EXCAVATION AND PLACEMENT OF EARTH EMBANKMENT; AND RESTORATION OF DISTURBED SURFACES.

PRIOR TO COMMENCEMENT OF ANY SITE DISRUPTION ACTIVITY, SILT FENCE, AND REQUIRED DOWN-SLOPE PROTECTION AND THE STABILIZED CONSTRUCTION ENTRANCE MUST BE INSTALLED. ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS CONSTRUCTION ACTIVITY PROGRESSES, AS NOTED ON THE PLANS.

C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS APPROXIMATELY 4.77 ACRES. THE TOTAL AREA OF THE SITE TO BE DISTURBED IS ESTIMATED TO BE 1.02 ACRES. THE TOTAL SITE DISTURBANCE SHALL NOT EXCEED 20 ACRES AT ANY TIME.

D. THE ESTIMATED STORMWATER RUNOFF COEFFICIENTS ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE ON FILE WITH THE LOCAL AGENCY HAVING JURISDICTION OVER THIS PROJECT. INFORMATION REGARDING SOIL CLASSIFICATIONS, ESTIMATED RUNOFF AND DETAILED COMPUTATIONS FOR THE MANAGEMENT OF STORMWATER RUNOFF ARE CONTAINED IN THE PROJECT DESIGN NARRATIVE, WHICH IS INCORPORATED BY REFERENCE AND MADE A PART OF THIS PLAN.

. CONTROLS.

THE PLAN ADDRESSES VARIOUS CONTROLS THAT MUST BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH OF THE CONTROLS DESCRIBED BELOW. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION. EACH CONTRACTOR HAS SIGNED THIS PLAN ACKNOWLEDGING RESPONSIBILITY FOR THE IMPLEMENTATION AND ON-GOING MAINTENANCE OF THIS PLAN.

A. SOIL EROSION AND SEDIMENT CONTROLS.

I. STABILIZATION PRACTICES. EXISTING VEGETATION SHOULD BE PRESERVED AS LONG AS POSSIBLE. DISTURBED AREAS SHOULD BE STABILIZED AS SOON AS POSSIBLE. STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE LONGER THAN 14 DAYS IN AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT RESUME FOR 21 DAYS, OR MORE. WHERE SNOW COVER PRECLUDES STABILIZATION ACTIVITIES, OR OTHER CONDITIONS PREVENTING IMPLEMENTATION, STABILIZATIONS MEASURES SHALL BE IMPLEMENTED AS SOON AS CONDITIONS PERMIT

THE FOLLOWING INTERIM AND PERMANENT STABILZIATION PRACTICES, AS A MINIMUM, SHALL BE EMPLOYED TO STABILIZE DISTURBED AREAS OF THE SITE: PERMANENT SEEDING; VEGETATIVE FILTERS; STABILIZED CONSTRUCTION ENTRANCE(S); AND BARRIER FILTERS.

2. STRUCTURAL PRACTICES. THE FOLLOWING STRUCTURAL PRACTICES SHALL BE IMPLEMENTED TO THE EXTENT POSSIBLE TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF PULLUTANTS FROM THE EXPOSED; STORM SEWER SYSTEMS; AND PERMANENT SEEDING.

B. STORM WATER MANAGEMENT.

1. THE FOLLOWING MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT MAY OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF SOME OF HESE DEVICES MAY BE SUBJECT TO THE PROVISIONS OF SECTION 404 OF THE CLEAN WATER ACT. THE PRACTICES BEING IMPLEMENTED BY THIS PLAN WERE SELECTED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN THE IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AS WELL AS OTHER DOCUMENTS AND ORDINANCES LISTED IN THE SPECIFICATIONS. THE STORM WATER POLLUTANT CONTROL MEASURES INCLUDE: SILT FILTER FENCE; BARRIER

2. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNELS, AS NECESSARY, TO ASSURE A NON-EROSIVE VELOCITY INFLOWS FROM ANY STRUCTURE TO A WATERCOURSE, SO THAT THE NATURAL, PHYSICAL, AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS OF THE WATERCOURSE ARE MAINTAINED AND PROTECTED.

C. OTHER CONTROLS.

1. WATER DISPOSAL. SOLID WASTE MATERIAL, INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS SHALL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED MANNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED FOR SUCH DISPOSAL. ON-SITE BURNING SHALL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO THE WATERS OF THE STATE, EXCEPTED AS AUTHORIZED BY APPROPRIATE PERMITS. THIS PLAN SHALL COMPLY WITH ALL APPLICABLE STATE AND/OR LOCAT WASTE DISPOSAL, SANITARY SEWER AND/OR SEPTIC SYSTEM REGULATIONS

2. SANITARY WASTE. SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS PROVIDED BY THE CONTRACTOR A MINIMUM OF TWO TIMES PER WEEK TO AVOID EXERFLOWING AND MAINTAIN SANITARY CONDITIONS AROUND THE UNIT. 3. PETROLEUM PRODUCTS. ALL PETROLEUM PRODUCTS STORED ON—SITE SHALL BE STORED IN APPROVED CONTAINERS. ALL FUELING SOURCES SHALL HAVE SPILL KITS MMEDIATELY AVAILABLE.

4. CONCRETE TRUCKS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH adequate siltation basins and other facilities to assure that discharge is CONTAINED AND CLEANSED BEFORE ENTERING THE SITE STORM WATER SYSTEM.

5. DE-WATERING. DE-WATERING OF EXCAVATIONS AND OTHER SPACES, USING PUMPS OR

OTHER MEANS. ALL DISCHARGES OF WATER CONTAMINATED WITH SILT OR SEDIMENT SHALL BE MAE TO A PORTABLE OR PERMANENT SEDIMENT BASIN TO ASSURE THAT ALL SUSPENDED SOLIDS ARE REMOVED PRIOR TO FLOWS LEAVING THE CONSTRUCTION SITE.

D. APPROVED STATE OR LOCAL PLANS. THE MANAGEMENT PRACTICES, CONTROLS AND OTHER PROVISIONS OF THIS PLAN SHALL BE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, CURRENT EDITION, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND ANY GOVERNING LOCAL AGENCY ORDINANCES. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL PLANS, SITE PERMITS, OR STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL AGENCIES THAT ARE APPLICABLE TO TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI, TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ENFORCEABLE UNDER THIS PERMIT EVEN THOUGH THEY MAY NOT BE SPECIFICALLY INCLUDED IN THE PLAN.

MAINTENANCE

THE FOLLOWING PROCEDURES SHALL BE USED TO MAINTAIN, IN GOOD CONDITION, VEGETATION, EROSION AND SEDIMENTATION CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATIONS.

A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE SHALL INCLUDE TOP-DRESSING WITH ADDITIONAL STONE, REMOVAL AND REPLACEMENT OF THE TOP LAYER OF STONE, OR WASHING THE ENTRANCE. ANY SEDIMENT DEPOSITED ON PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY. ADJACENT PUBLIC STREETS SHALL BE SWEPT FREQUENTLY, IF NOT DAILY, TO ELIMINATE DUST AND SEDIMENTS.

VEGETATIVE CONTROL MEASURES: THE VEGETATIVE GROWTH ASSOCIATED WITH TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTERS, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLIED WITH ADEQUATE WATER AND FERTILIZER NUTRIENTS. IF NECESSARY, THE VEGATATIVE COVER SHALL BE REMOVED AND RE-SEEDED, AS REQUIRED.

C. SILT FILTER FENCE: ANY DAMAGED SILT FENCE SHALL BE REPAIRED TO MEET THE ORIGINAL DESIGN INTENT OR REMOVED AND REPLACED, AS NECESSARY.

STRAW BALE AND SILT FENCE FILTER BARRIERS: STRAW BALE AND SILT FENCE FILTER BARRIERS SHALL BE INSPECTED FREQUENTLY AND REPAIRED OR REPLACED, AS

E. BARRIER FILTERS: BARRIER FILTERS (GEOTEXILE FABRIC) SHALL BE PLACED IN ALL OPEN-LID STORM STRUCTURES TO PREVENT SILT AND OTHER CONSTRUCTION MATERIALS FROM ENTERING THE STORM SEWER SYSTEM. BARRIER FILTERS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY.

4. INSPECTIONS.

THE CONTRACTOR, OR CONTRACTOS REPRESENTATIVE, SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE, WHICH HAVE NOT BEEN FINALLY STABILIZED AND ACCEPTED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2" OR GREATER RAINFALL OR EQUIVALENT SNOWFALL

A) DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMEN THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENTATION CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ASSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACT TO RECEIVING WATERS AND ADJACENT PROPERTIES. LOCATION WHERE VEHILCES ENTER OR LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B) BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE

C) A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAMES AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH (B) ABOVE SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSEPCTION. THE REPORT SHALL BE SIGNED BY THE CONTRACTORS DESIGNATED "QUALIFIED INDIVIDUAL" AND COPIES FORWARDED TO THE ENGINEER AND OWNER.

D) IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE CONTRACTOR SHALL COMPLETE AND FILE AND "INCIDENCE OF NON-COMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE CONTRACTOR SHALL USE FORMS PROVIDED BY IEPA AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OR NON-COMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NON-COMPLIANCE AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NON-COMPLIANCE, ALL REPORTS OF NON-COMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY (CONTROCTOR) IN ACCORDANCE WITH THE GENERAL PERMIT. THE REPORT SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL ATTN: COMPLIANCE ASSURANCE SECTION 1021 NORTH GRAND AVENUE EAST

P.O. BOX 19276 SPRINGFIELD, IL 62794-9276 (WITH COPIES SENT TO THE OWNER AND ENGINEER)

NON-STORM WATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE-FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH THE ACTIVITY ADDRESSED IN THIS PLAN ARE AS FOLLOWS:

2. FIRE HYDRANT FLUSHING

. UNCONTAMINATED GROUNDWATER (FROM DE-WATERING ACTIVITIES)

. WATERING FOR DUST CONTROL 5. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

THE POLLUTION MEASURES SPECIFIED IN THE PLAN SHALL BE IMPLEMENTED FOR NON-STORMWATER COMPONENTS OF THE DISCHARGE EXCEPT THAT EROSION DUE TO IRRIGATION OF SEEDING SHALL BE CONSIDERED MINOR.

DETAILED REQUIREMENTS

THIS ITEM SHALL CONSIST OF THE CONSTRUCTION OF A TEMPORARY CONSTRUCTION ENTRANCE AND MUD TRACK AT A LOCATION DESIGNATED BY THE ENGINEER. GENERALLY, THE NEW ROADWAY SUB-GRADE ADJACENT TO THE EXISTING ROADWAY SHALL BE OVER-EXCAVATED TO ALLOW THE PLACEMENT OF 12" CA-1 AGGREGATE, FOR A WIDTH OF 30 FEET AND MINIMUM LENGTH PERPENDICULAR TO THE EXISTING PAVEMENT OF 60 FEET. THE SURFACE ELEVATION OF THE TEMPORARY CONSTRUCTION ENTRANCE WILL BE AT THE SUB-GRADE ELEVATION FOR THE PROPOSED ROADWAY TO ALLOW FUTURE PLACEMENT OF THE ROADWAY BASE COURSE WITHOUT DISTURBING THE TEMPORARY CONSTRUCTION ENTRANCE.

2. SOIL EROSION AND SEDIMENTATION CONTROL. A) SEEDING SHALL CONSIST OF AN IDOT CLASS 1 SEED MIXUTRE.

KENTUCKY BLUEGRASS 100 LBS/ACRE PERENNIAL RYEGRASS 60 LBS/ACRE

CREEPING RED FESCUE 40 LBS/ACRE 1. THE SEEDBED (WHICH INCLUDES ALL AREAS TO BE LANDSCAPED) SHALL BE ADEQUATELY PREPARED FOR RECEIVING SEED. ALL FOREIGN MATERIALS SHALL BE DISPOSED OF, AND LUMPS SHALL BE PULVERIZED AND GRADED IN ACCEPTABLE

WORKMANLIKE MANNER. 2. FERTILIZER SHALL CONSIST OF 12% NITROGEN, 12% PHOSPHORUS, AND 12% POTASSIUM, UNLESS OTHERWISE APPROVED BY THE ENGINEER AND SHALL BE SPREAD AT A RATE OF APPLLICATION OF 250 LBS. PER ACRE. . MULCH SHALL CONSIST OF STRAW MATERIAL AND BE FREE OF MATERIALS HARMFUL

TO SEED GROWTH. 4. EROSION CONTROL BLANKETS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - EXCELSION BLANKET. SILT FILTER FENCE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

B) THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:

SPRING 2022 SPRING 2022 SUMMER 2022 LANDSCAPING FALL 2022

PROCEDURES

1. INSTALL SILT FILTER FENCE ALONG ALL THE PROPERTY LINES WHERE THE SITE DRAINS TOWARDS ADJACENT PROPERTY OR RIGHT-OF-WAYS.

2. PROVIDE MINIMUM SIX (6) INCHES OF TOPSOIL AND SEED AREAS DISTURBED DURING CONSTRUCTION OR LANDSCAPE IN ACCORDANCE WITH LANDSCAPING PLAN.

LEGEND

RETENTION AREA DEEP-ROOTED GRASS TREATMENT

PERMANENT LANDSCAPE TREATMENT (TOPSOIL, IDOT CLASS 1 SEEDING MIXTURE, EROSION CONTROL BLANKET)

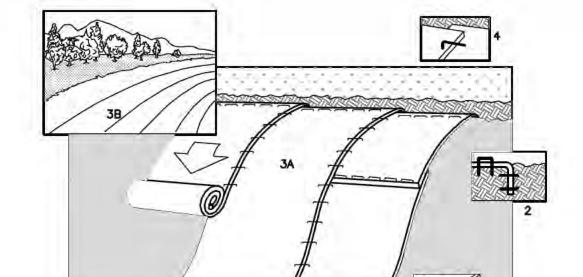
(18" TOPSOIL, IDOT CLASS 4B SEEDING MIXTURE, EROSION CONTROL BLANKET)

STABLIZED CONSTRUCTION ENTRANCE

. FILTER BASKETS SHALL BE PROVIDED BENEATH ALL OPEN LID STRUCTURES, INCLUDING PAVEMENT INLETS. FOUR SIDED SILT FENCE SHALL BE STAKED AROUND ALL YARD INLETS.

2. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED

3. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.



Attachment 2 Page 9

ANCHOR TOP EDGE OF BLANKET IN 6 x 6" TRENCH STAPLES (STAPLE -PATTERN A) PREPARED & SEEDED 6" MIN. TOPSOIL LAYER 12" OVERLAP AT ENDS OF BLANKETS EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75BN) (OR APPROVED EQUAL) ANCHOR TOP EDGE-OF BLANKET IN 6"x6" TRENCH

PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.

BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.

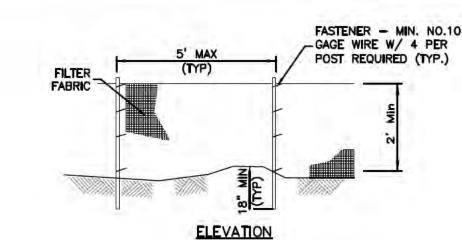
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL 3:1 OR STEEPER SLOPES WITH A MINIMUM OF 6 INCHES OF TOPSOIL.

EROSION CONTROL BLANKET

NOT TO SCALE



- DIRECTION OF FLOW -UNDISTURBED GROUND LINE

FABRIC ANCHOR DETAIL

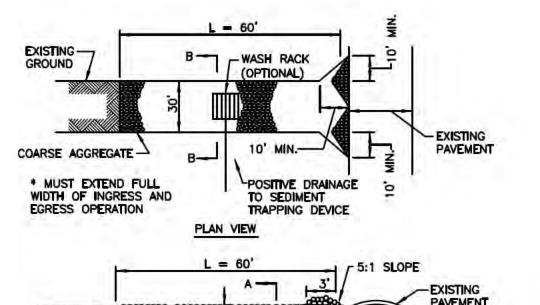
1. SILT FILTER FENCE SHALL MEET THE REQUIREMENTS OF THE IDOT

STANDARD SPECIFICATIONS (CURRENT EDITION).
FILTER FABRIC FOR SILT FILTER FENCE SHALL MEET THE REQUIREMENTS OF THE IDOT STANDARD SPECFICATIONS. (CURRENT EDITION)

FENCE POSTS SHALL BE STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

SILT FENCE DETAIL

NOT TO SCALE



-MOUNTABLE BERM

(OPTIONAL)

-EXISTING GROUND

FILTER FABRIC

1. FILTER FABRIC FOR GROUND STABILIZATION SHALL MEET THE requirements of the 1L dot standard specifications 2. COARSE AGGREGATE SHALL BE CA-1, CA-2, CA-3 OR CA-4 MEETING THE REQUIREMENTS OF THE IL DOT STANDARD SPECIFICATIONS AND SHALL BE PLACED IN ACCORDANCE WITH THE IL DOT STANDARD SPECIFICATIONS.

SIDE ELEVATION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

RIP-RAP AT FLARED END SECTION (SEE DETAIL SHEET C800) - updanawe in -RIP-RAP AT EMERGENCY OVERFLOW (SEE DETAIL SHEET C500) (SEE DETAIL THIS SHEET)) - CYCH /WE

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL THIS SHEET) - EROSION CONTROL

STORMWATER POLLUTION PREVENTION SITE PLAN

BLANKET W/SEEDING (TYP.)

(SEE DETAIL THIS SHEET)

GRADING CONTRACTOR CERTIFICATION:

(COMPANY NAME) THE TERMS AND CONDITIONS OF THE GENERAL DISCHARGES ASSOCIATED WITH THE INDUSTRIAL

UNDERGROUND CONTRACTOR CERTIFICATION:

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

(COMPANY NAME) THE TERMS AND CONDITIONS OF THE GENERAL

LANDSCAPING CONTRACTOR CERTIFICATION:

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

(NAME)

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND NATIONAL POLLUNTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PAVING CONTRACTOR CERTIFICATION:

I CERIFY UNDER PENALTY OF LAW THAT I UNDERSTAND NATIONAL POLLUNTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

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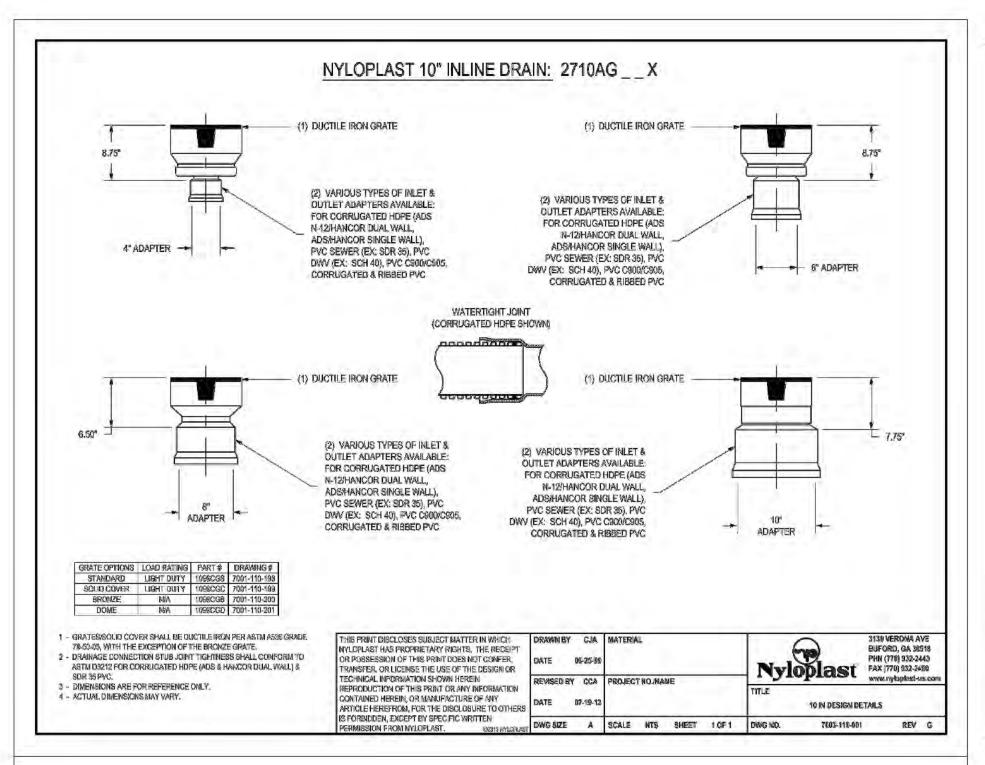
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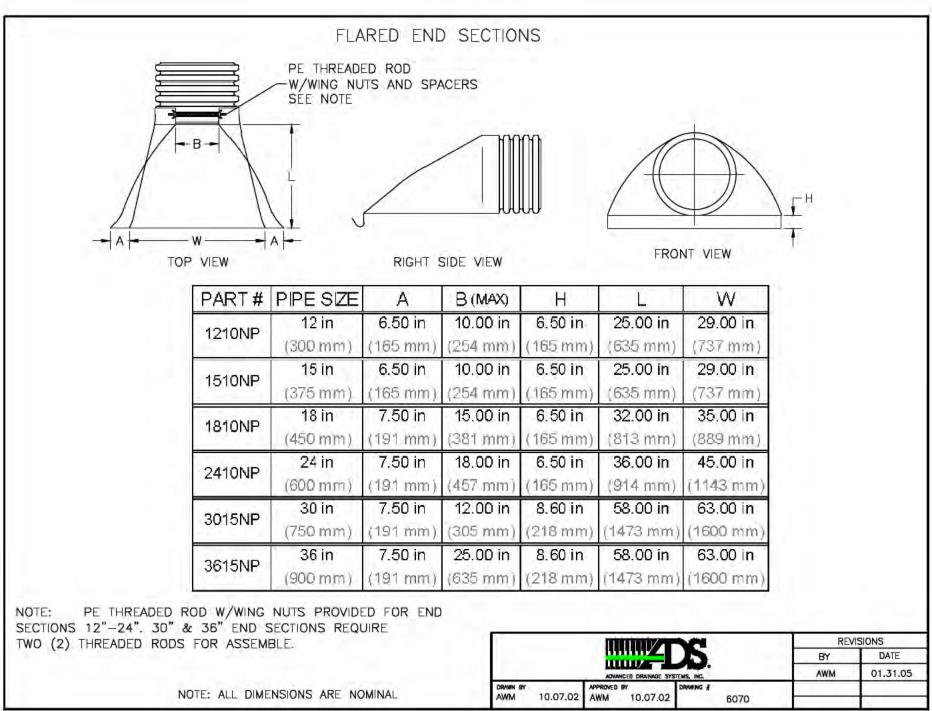
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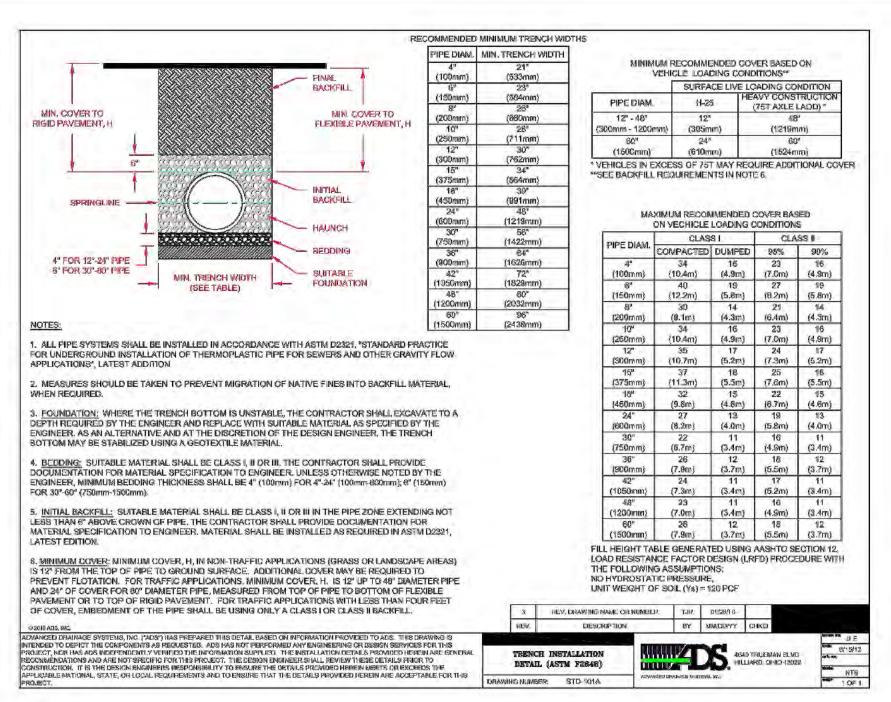
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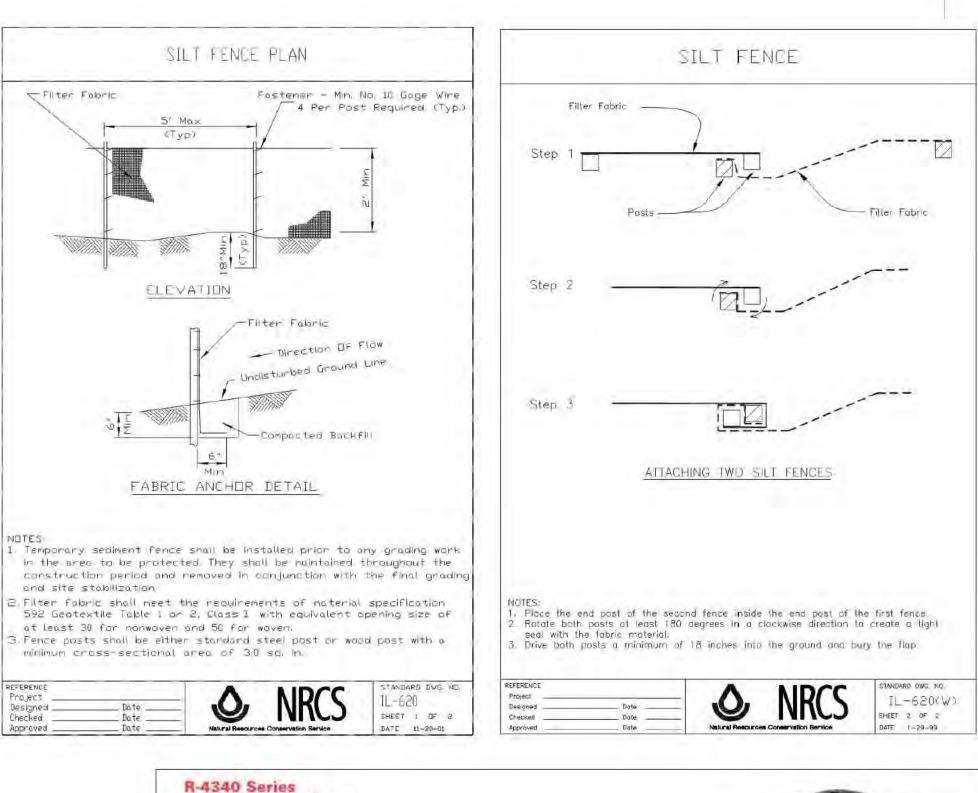
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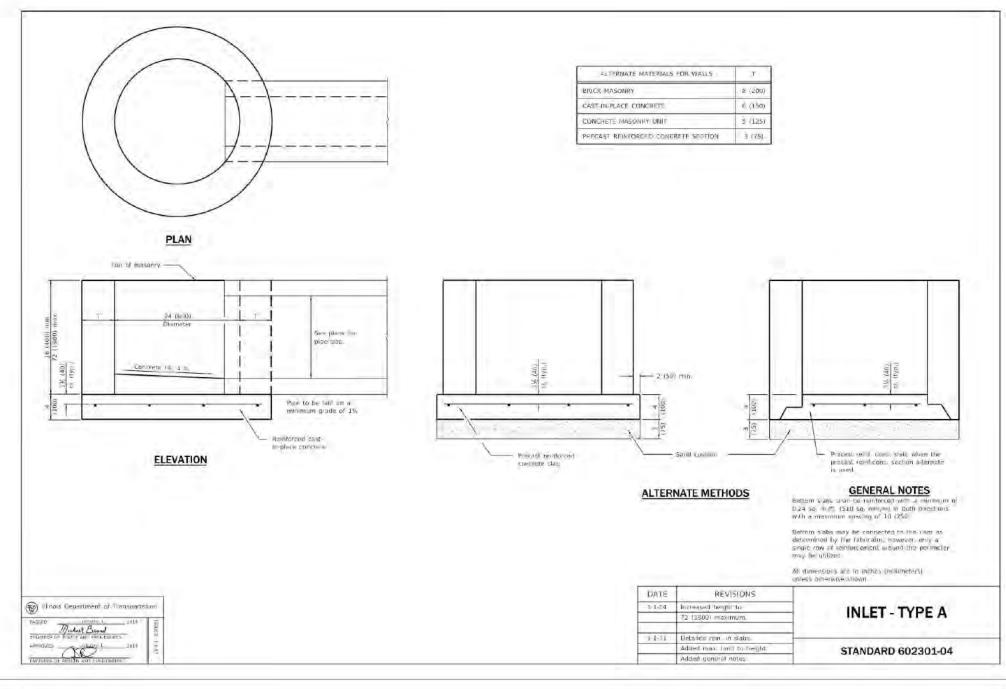
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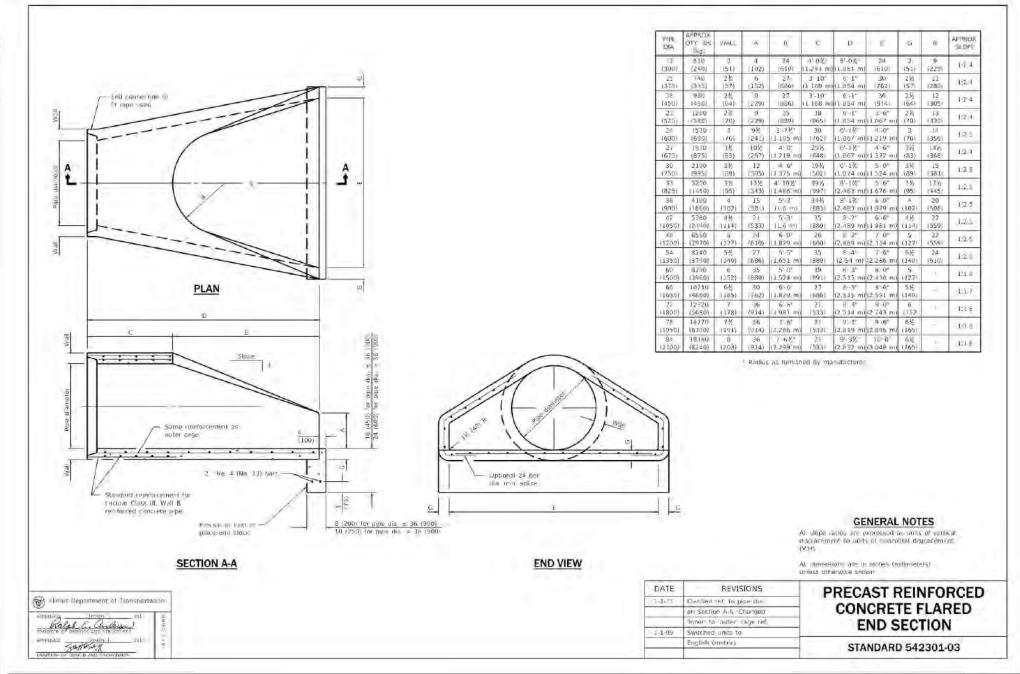




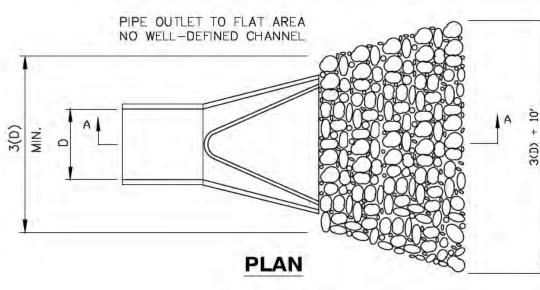


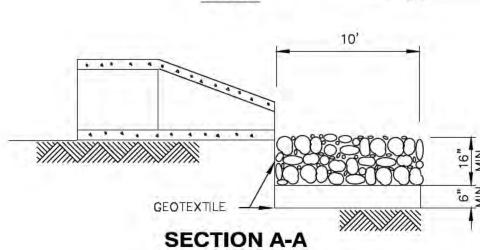












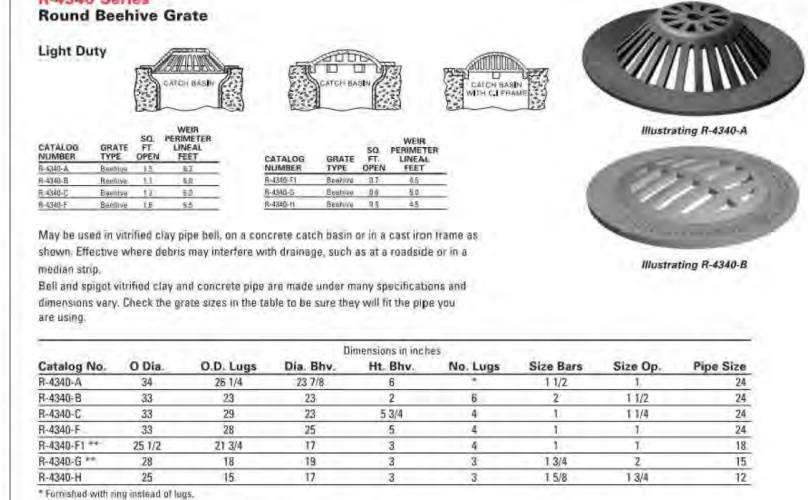
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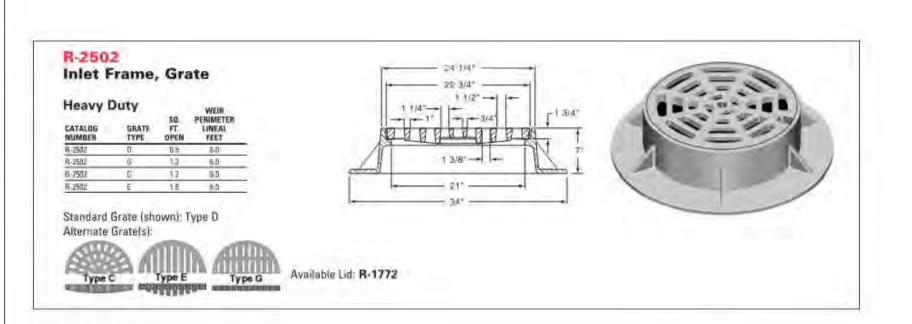
- FILTER FABRIC FOR USE WITH RIP—RAP SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE STANDARD SPECIFICATIONS.
- STONE RIP-RAP SHALL MEET THE REQUIREMENTS OF SECTION 281 OF THE STANDARD SPECIFICATIONS. STONE SHALL BE "A" QUALITY. GRADATION SHALL BE RR4.
- 3. STONE RIP-RAP SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 281, MINIMUM THICKNESS SHALL BE 16 INCHES, BEDDING SHALL BE AGGREGATE BASE COURSE TYPE B (CA-6), 6 INCHES.

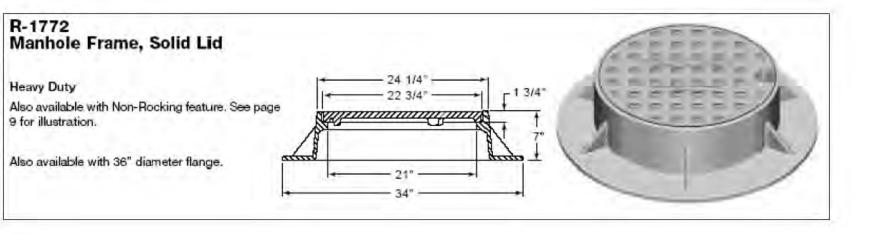
| RIP-RAP TABLE | | | |
|---------------|-----------|-----------|----------------|
| FES# | D(INCHES) | 3xD(FEET) | (3xD)+10(FEET) |
| 1 | 10 | 2.5 | 12.5 |
| 7 | 12 | 3 | 13 |
| 9 | 15 | 3.75 | 13.75 |

** Frame not available.

Grate flange lettered "DUMP NO WASTE - DRAINS TO RIVER"









AD CONSTRUCTION CO. OF JOILET, INC PETS HOME PET RESORT & SPA 3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543

DETAILS LINDBL

72022 DRAWN BY: MAJ

100WN CHECKED BY: TJG

813-348

*TJG

DATE: 01/19/2022 DRAWN BY DWG SCALE: AS SHOWN CHECKED I PROJECT NO: APPROVED BY:

C800

State of Illinois County of Kendall Zoning Petition #19-35

ORDINANCE NUMBER 2019- 33

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A
KENNEL AND A VARIANCE TO SECTION 7.01.D.27 OF THE KENDALL COUNTY ZONING
ORDINANCE TO ALLOW A KENNEL TO BE LOCATED THIRTY FEET SIX AND ONE
HALF INCHES FROM THE LOT LINE OF LOTS ZONED OTHER THAN RESIDENTIAL OR
SHOWN ON THE LAND RESOURCE MANAGEMENT PLAN MAP AS NON-RESIDENTIAL
FOR A 5.0 ACRE +/- PARCEL LOCATED AT 3601 PLAINFIELD ROAD AND IDENTIFIED BY
PARCEL IDENTIFICATION NUMBER 03-28-100-004 IN OSWEGO TOWNSHIP

<u>WHEREAS</u>, Section 13.08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

<u>WHEREAS</u>, Section 13.04 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue variations and place conditions on variations and provides the procedure through which variations are granted; and

<u>WHEREAS</u>, Section 7.01.D.27 of the Kendall County Zoning Ordinance permits the operation of kennels as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

<u>WHEREAS</u>. Section 7.01.D.27 of the Kendall County Zoning Ordinance requires kennels to be located a minimum of 150 feet from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; and

<u>WHEREAS</u>, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural Zoning District and consists of approximately 5.0 acres located at 3601 Plainfield Road (PIN: 03-28-100-004) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

<u>WHEREAS</u>, the subject property is currently owned by John and Laura Gay and shall hereinafter be referred to as "Petitioner"; and

<u>WHEREAS</u>, on or about September 18, 2019, Petitioner's representative filed a petition for a Special Use Permit allowing the operation of a kennel at the subject property and a variance to Sections 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel to be placed no closer than 30 feet 6½ inches from the lot line of lots zoned other than residential or shown on the Land Resource Management Plan Map as non-residential; and

<u>WHEREAS</u>, following due and proper notice by publication in the Beacon News and Kendall County Record not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on October 28, 2019, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's attorney presented evidence, testimony, and exhibits in support of the requested special use permit and variance and zero members of the public testified in favor or in opposition; and

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals,

State of Illinois Zoning Petition
County of Kendall #19-35

dated October 28, 2019, a true and correct copy of which is attached hereto as Exhibit B; and

<u>WHEREAS</u>, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested special use permit and variance with conditions; and

<u>WHEREAS</u>, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, this special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

<u>NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS,</u> as follows:

- The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
- 2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit and variance allowing the operation of a kennel on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
 - B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
 - C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
 - D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
 - E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
 - F. A maximum of one hundred (100) pets may be on the subject property at any time.
 - G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.

State of Illinois County of Kendall Zoning Petition #19-35

- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 3. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit and variance.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of November, 2019.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

Scott R. Gryder

Exhibit A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHWEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on October 28, 2019, by a vote of five (5) in favor and zero (0) in opposition. Chairman Mohr and Member Cherry were absent.

FINDINGS OF FACT-SPECIAL USE

§ 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.

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. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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 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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and security lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, and septic systems.

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. Provided that the variance is approved regarding distance to non-residentially zoned or use properties, the special use would conform to the applicable regulations of the district.

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."

FINDINGS OF FACT-VARIANCE

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations.

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. The subject property is triangular in shape and combined with its size of approximately five (5) acres makes it difficult for any use to be greater than one hundred fifty feet (150') from any non-residentially zoned property.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. The configuration of this property is unique among A-1 zoned properties. Most A-1 zoned properties are larger and more rectangular in shaping than the subject property giving them more space for uses to be away from non-residentially zoned property.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners did not create the configuration of the subject property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. Provided the site is developed as proposed, the granting of the variation will not be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. Provided all applicable permits are secured, no threats to public safety should arise. The proposed use will not cause an impairment of light or air to adjacent property. Increased traffic congestion is not anticipated. If developed as proposed, property values should not be impaired.

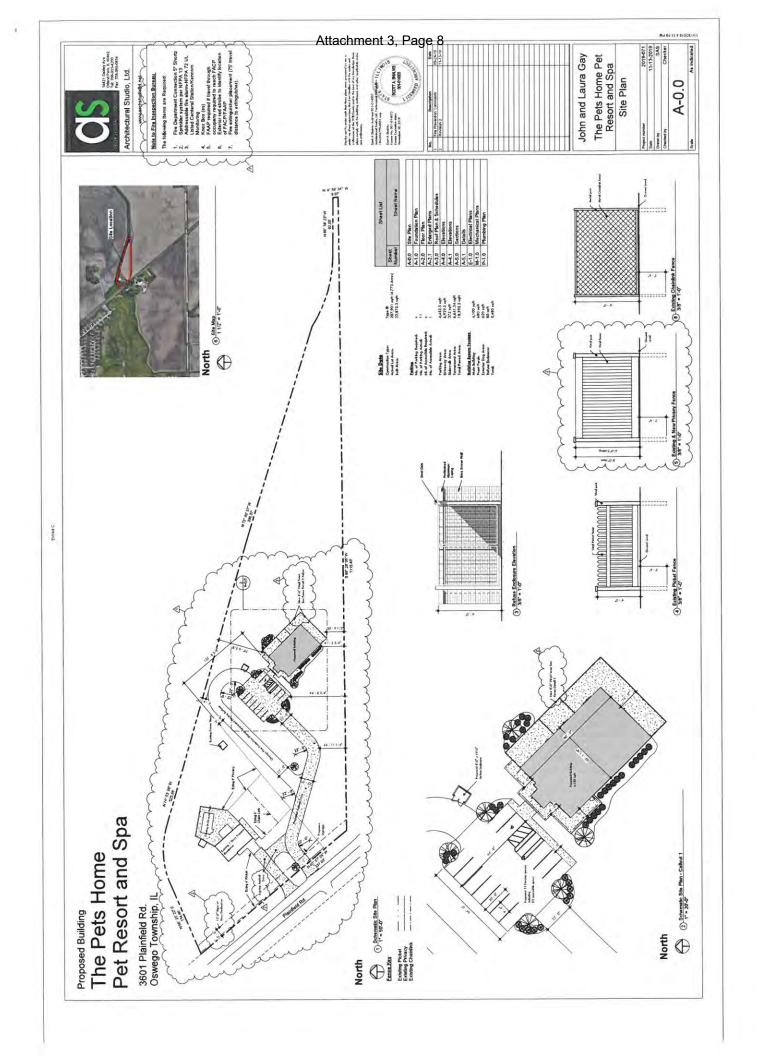
RECOMMENDATION

Approval with the following conditions and restrictions:

- The site shall be developed substantially in accordance with the submitted site plan, security plan, landscaping plan, and lighting plan. The site plan shall be adjusted to accommodate a turn-around area for emergency vehicles. The previously listed plans may be slightly altered to meet the rightof-way dedication mentioned in condition 2.
- 2. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- 3. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
- 4. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan. The specific location of the sign may be adjusted slightly to reflect the rightof-way dedication in condition 2.

Attachment 3, Page 7

- 6. A maximum of one hundred (100) pets may be on the subject property at any time.
- All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- 8. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- 9. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- 10. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- 11. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- 12. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- 13. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 14. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 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 permit.
- 16. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.





PLAT OF SURVEY

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, 1902.46 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF PLAINFIELD ROAD FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF PLAINFIELD ROAD WHICH FORMS AN ANGLE OF 129 DEGREES 35 MINUTES 20 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 354.51 FEET TO A POINT IN THE CENTER LINE OF MORGAN CREEK; THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK WHICH FORMS AN ANGLE OF 71 DEGREES 58 MINUTES 30 SECONDS WITH THE LAST DESCRIBED LINE, MEASURED FROM SOUTHEAST TO NORTHEAST, 131.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 100.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK, 933.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK BEING A CURVE TO THE LEFT HAVING A RADIUS OF 753.23 FEET FOR AN ARC DISTANCE OF 149.51 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG SAID CENTER LINE OF MORGAN CREEK 73.03 FEET; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 95 DEGREES 25 MINUTES 11 SECONDS MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE, 20.00 FEET TO A POINT IN SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, THENCE WESTERLY ALONG THE SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SECTION 28, 1107.30 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

AREA SUMMARY

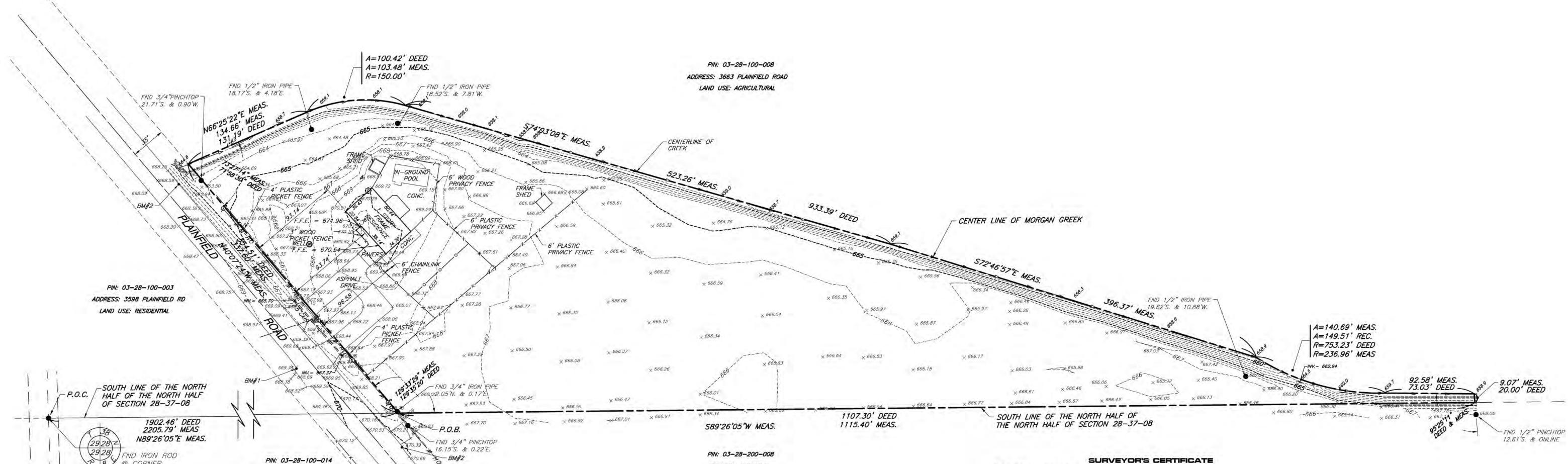
GROSS AREA = 207,901 S.F. (4.773 ACRES)



LOCATION MAP (N.T.S.)

OWNER

JOHN AND LAURA GAY 3601 PLAINFIELD ROAD OSWEGO, IL 60543



BENCHMARKS

REFERENCE BENCHMARK:

ILLINOIS STATE PLANE -EAST ZONE (NAD83), NGS GEOID 12A

SITE BENCHMARKS:

MAG NAIL IN THE NORTH SIDE OF DRIVEWAY ENTRANCE FROM PLAINFIELD ROAD TO PROPERTY KNOWN AS 3598 PLAINFIELD ROAD. SAID DRIVEWAY IS OPPOSITE THE SOUTH DRIVEWAY ENTRANCE TO THE SUBJECT SITE.

@ CORNER

ADDRESS: 3576A PLAINFIELD RD

LAND USE: RESIDENTIAL

MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD SOUTH OF FIELD ENTRANCE TO SOUTH PROPERTY ADJACENT TO SUBJECT SITE. SAID MAG NAIL IS 35.6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SUBJECT SITE.

ELEVATION=670.56

MAG NAIL IN EASTERLY EDGE OF PAVEMENT OF PLAINFIELD ROAD 13.5± FEET SOUTH OF THE CENTER LINE OF THE HEADWALL OF MORGAN CREEK ALONG THE NORTH PROPERTY LINE OF THE SUBJECT SITE. SAID MAG NAIL IS 23.6 FEET WET OF FOUND 3/4-INCH PINCHTOP NEAR THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE.

ELEVATION=670.56

SURVEYOR'S NOTES

ADDRESS: UNKNOWN

LAND USE: AGRICULTURAL

- 1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
- 2. COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
- 3. BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED HEREIN, REFER TO YOU TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.
- 4. IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 5. THE SURVEYED PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD MAP NO. 17093C0065H WITH EFFECTIVE DATE OF JANUARY 8, 2014.
- 6. THE SURVEYED PROPERTY IS WITHIN THE MORGAN CREEK DRAINAGE DISTRICT PER THE KENDALL COUNTY GIS ONLINE "MORGAN CREEK DRAINAGE DISTRICT KENDALL COUNTY -2013-" MAP.
- 7. THE SURVEYED PROPERTY'S LAND USE IS A-1 AGRICULTURAL DISTRICT PER THE KENDALL COUNTY ONLINE GIS ZONING ORDINANCE.
- 8. THERE WERE NO HABITABLE STRUCTURES OBSERVED WITHIN 100 FEET OF THE SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

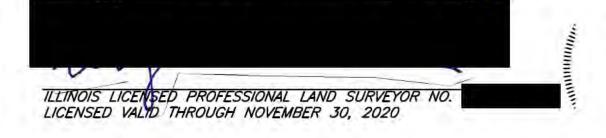
STATE OF ILLINOIS COUNTY OF DUPAGE SS

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES IN FEET AND DECIMALS THEREOF.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTA ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICEN APRIL 30, 2021. FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HER REPRODUCTION OF USE BY THIRD PARTIES IS STRICTLY PROHIBITED WIT WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVI CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOL

FIELDWORK WAS COMPLETED ON AUGUST 29, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF SEPTEMBER, 20







gregory e. lyons, architect 635 trotter drive coal city, il 60416 815-634-4726 815-634-3400 office 815-364-0359 efax 815-210-8089 cell

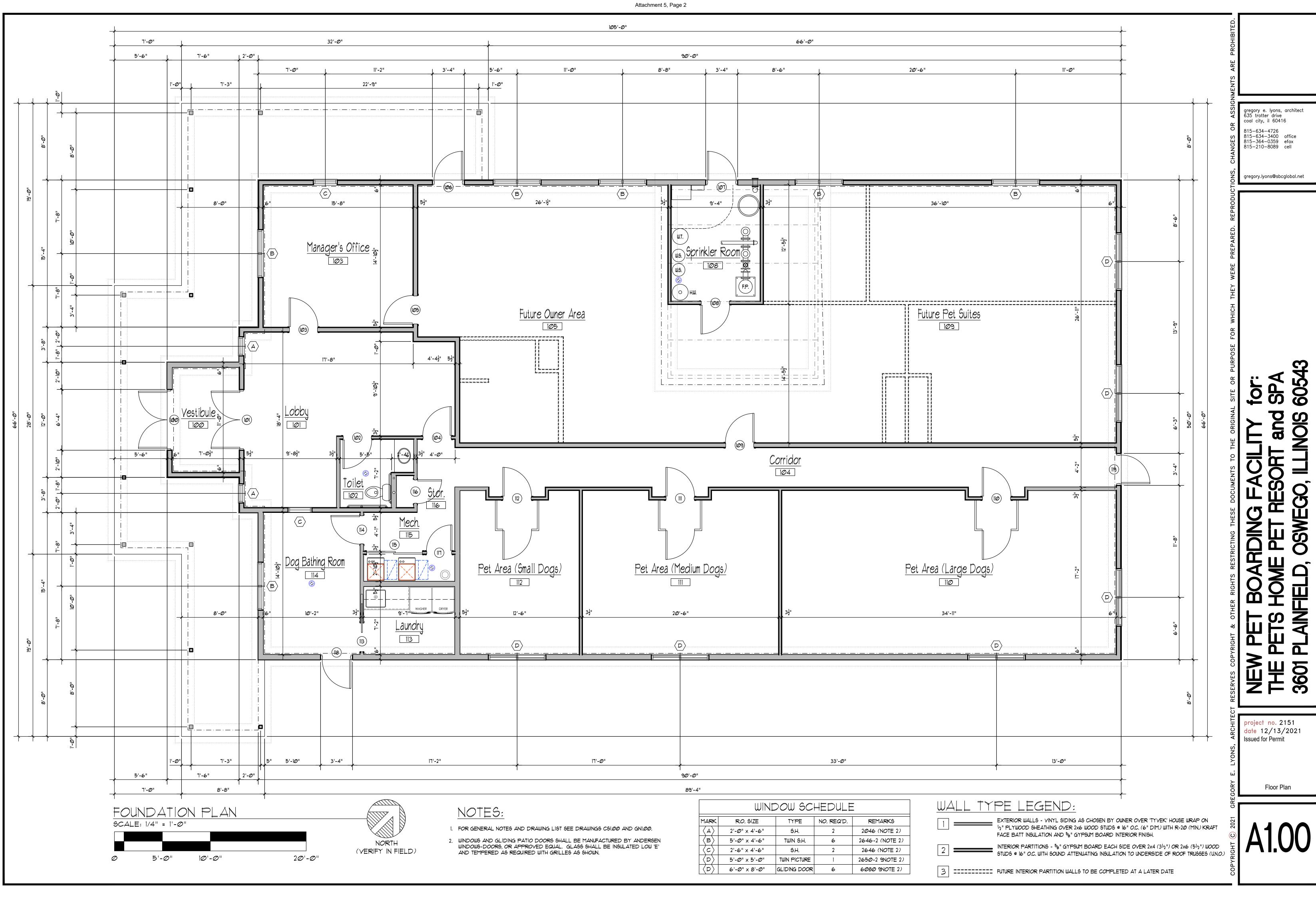
gregory.lyons@sbcglobal.net

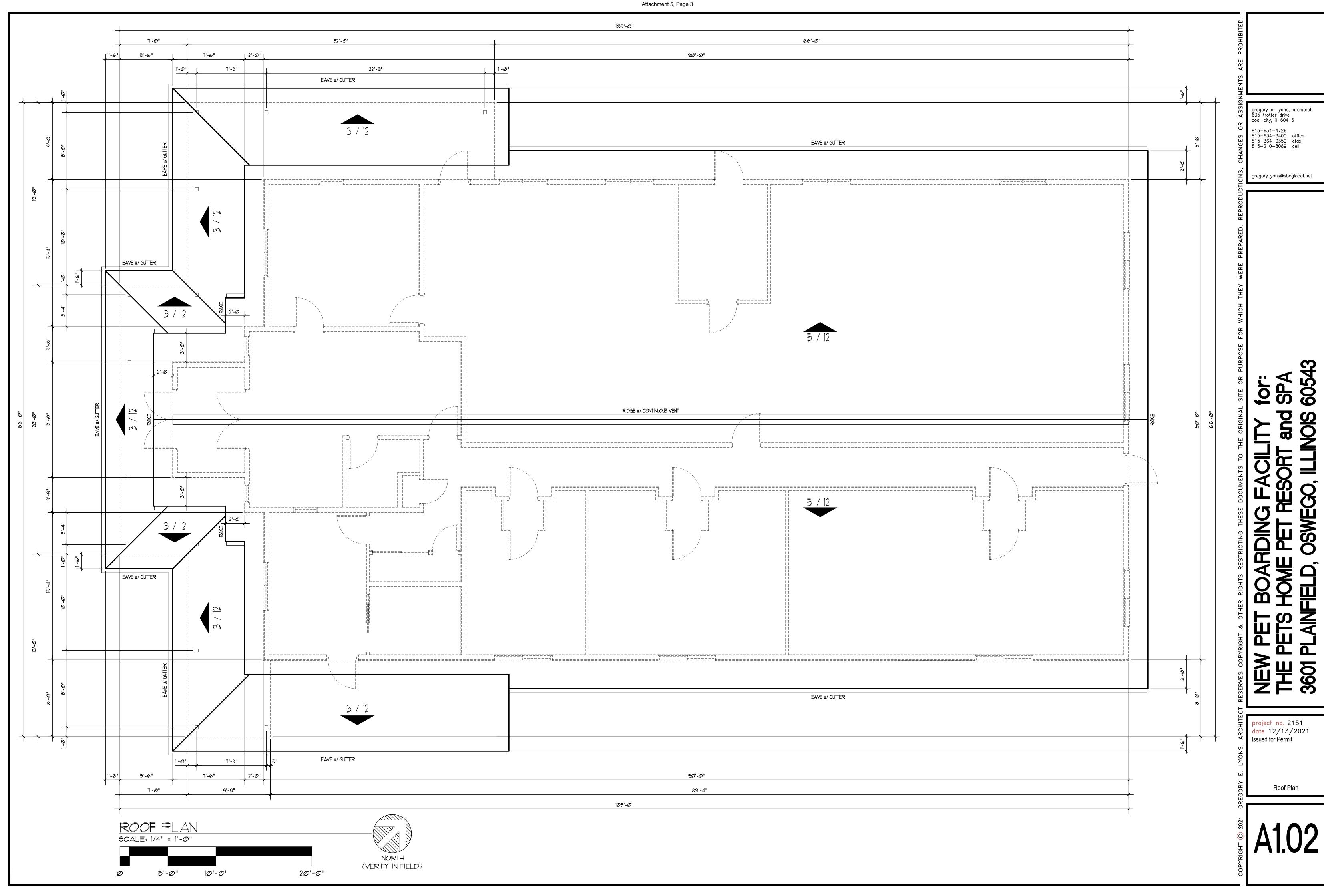
NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

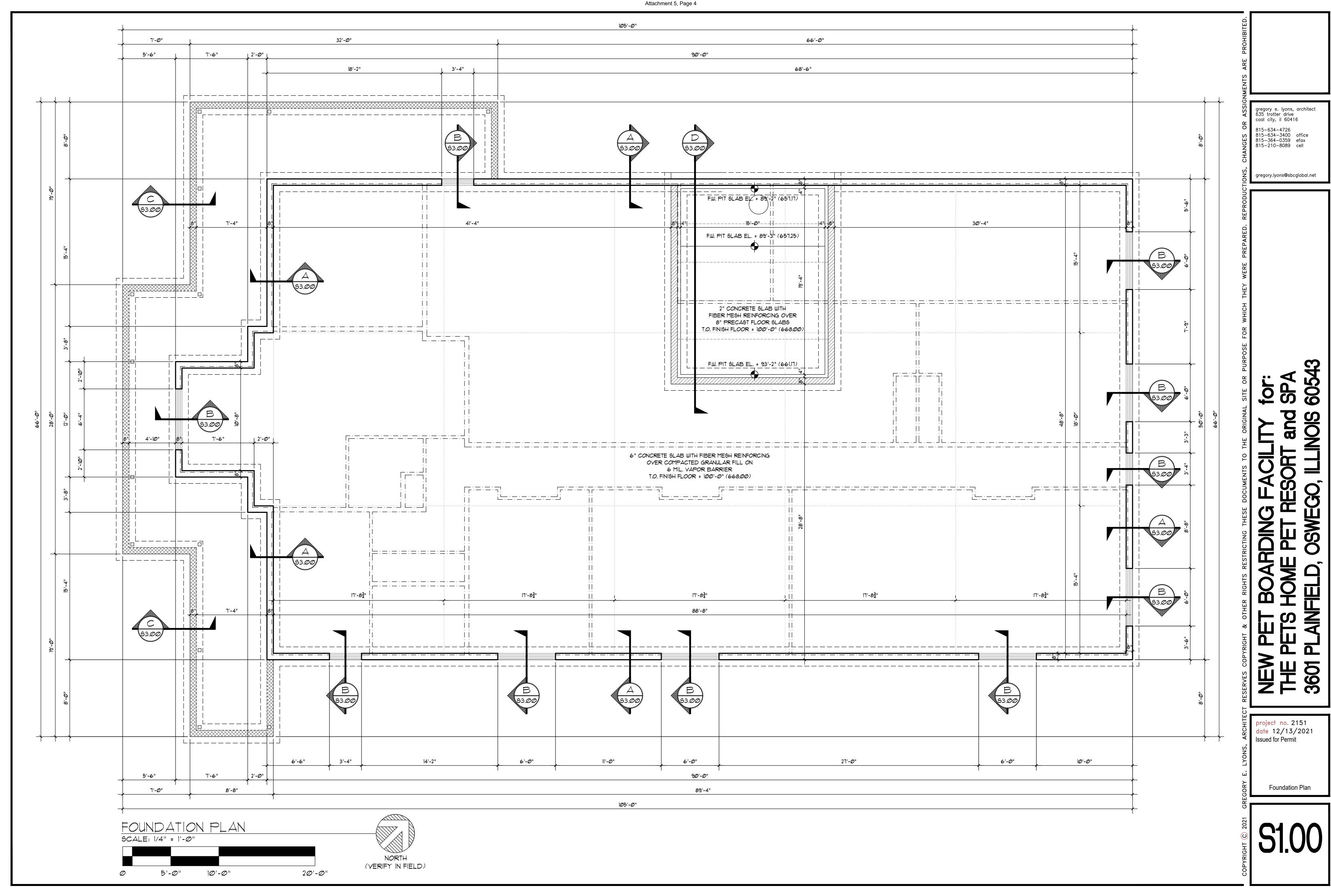
project no. 2151
date 12/13/2021
Issued for Permit

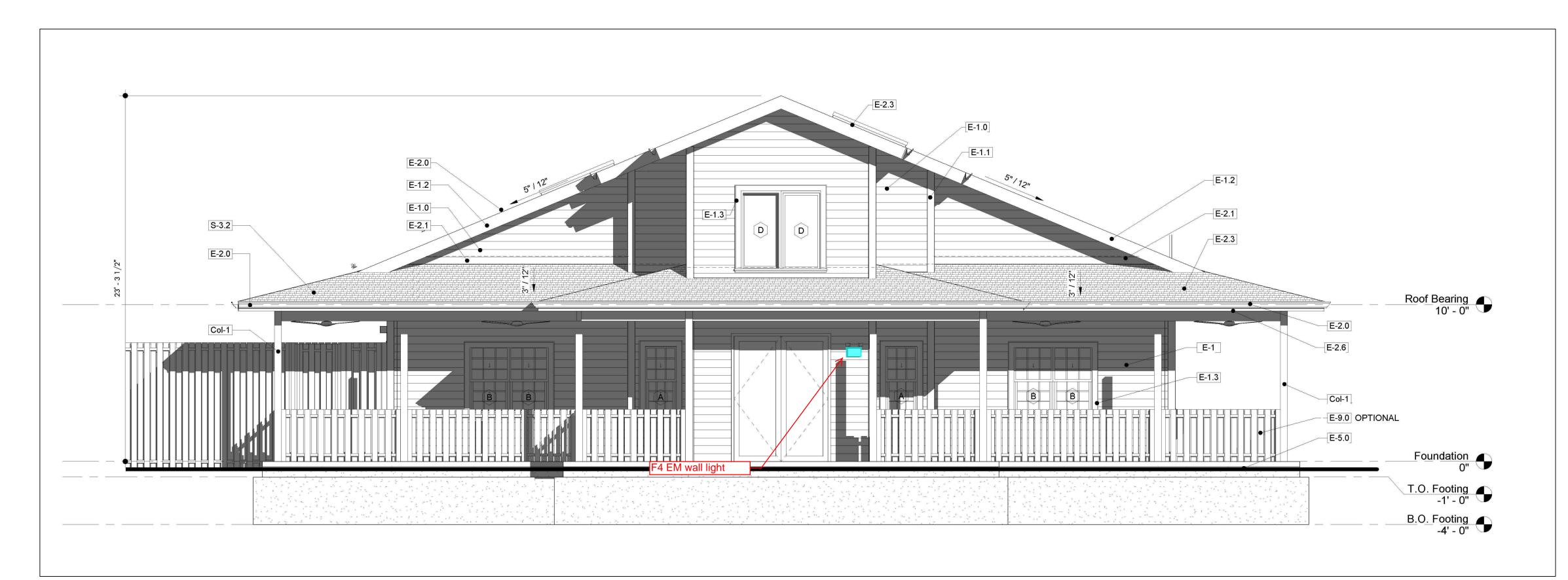
Exterior Rendering

A0.00









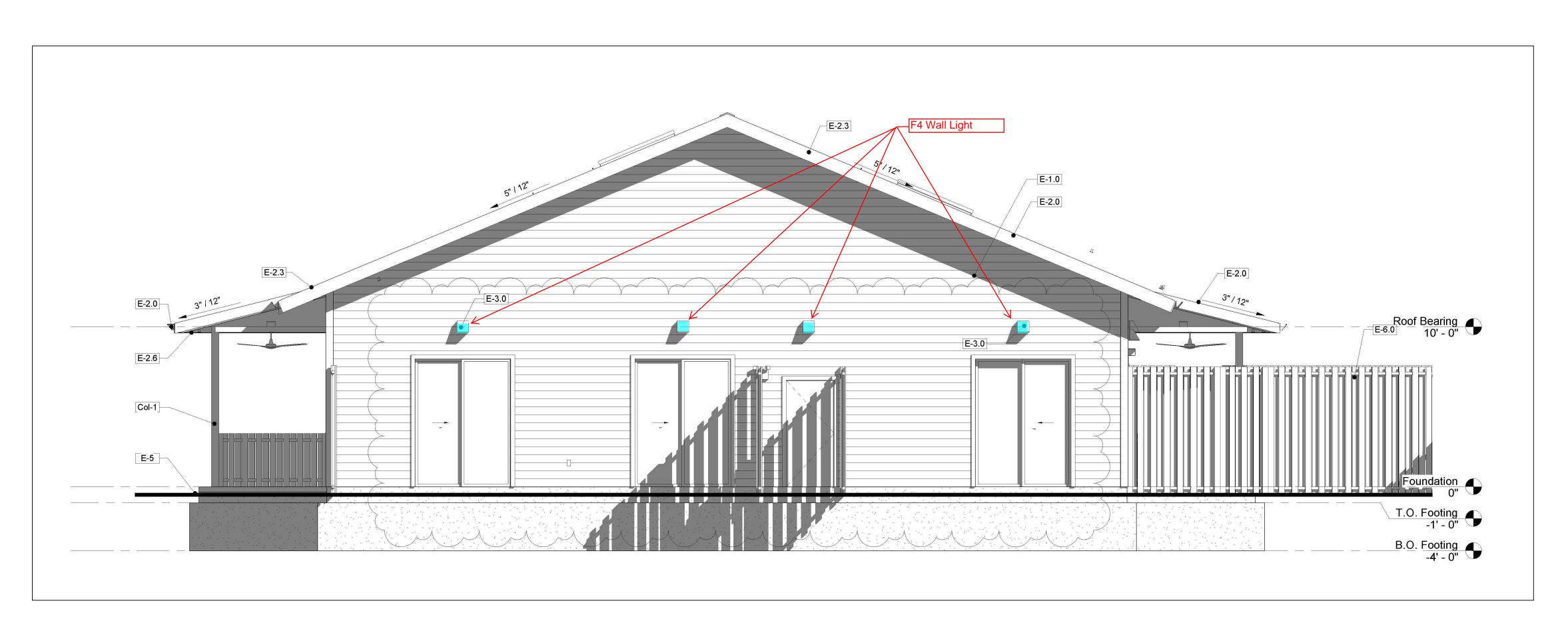
| ELEVATION'S KEYNOTE LEGEND | | |
|----------------------------|--|--|
| KEY MARK | KEY DESCRIPTION | |
| COL-1 | 4x4 TREATED WOOD POST W/ SIMPSON STRONG-TIE BASE AND CAP CON | |
| E-1.0 | HARDIE BOARD - VINYL LAP SIDING (BRIGHT RED) | |
| E-1.1 | VINYL 2x6 CORNER BOARDS (WHITE) | |
| E-1.2 | VINYL 2x10 FASCIA BOARD (WHITE) | |
| E-1.3 | VINYL 2x6 TRIM BOARD (WHITE) | |
| E-2.Ø | PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS (WHITE) | |
| E-2.1 | CONCEALED METAL FLASHING | |
| E-2.2 | - | |
| E-2.3 | 30-YEAR COMPOSITE ASPHALT SHINGLES (HUNTER GREEN) | |
| E-2.4 | - | |
| E-2.5 | CONTINUOUS RIDGE VENT (COLOR TO MATCH ROOFING) | |
| E-2.6 | VENTED VINYL SOFFIT (WHITE) | |
| E-3.Ø | EXTERIOR LED LIGHT FIXTURE | |
| E-4.0 | - | |
| E-5.0 | FINISH GRADE - SEE CIVIL DRAWINGS FOR GRADING PLAN | |
| E-6.0 | VINYL PRIVACY FENCE (WHITE) | |
| E-7.Ø | - | |
| E-8.Ø | - | |
| E-9.Ø | WHITE PVC FENCE (OPTIONAL) | |

FRONT ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

NOTES:

I. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CSI.00 AND GNI.00.



REAR ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

THE PETS HOME PET RESORT and 3601 PLAINFIELD, OSWEGO, ILLINOS

gregory e. lyons, architect 635 trotter drive coal city, il 60416

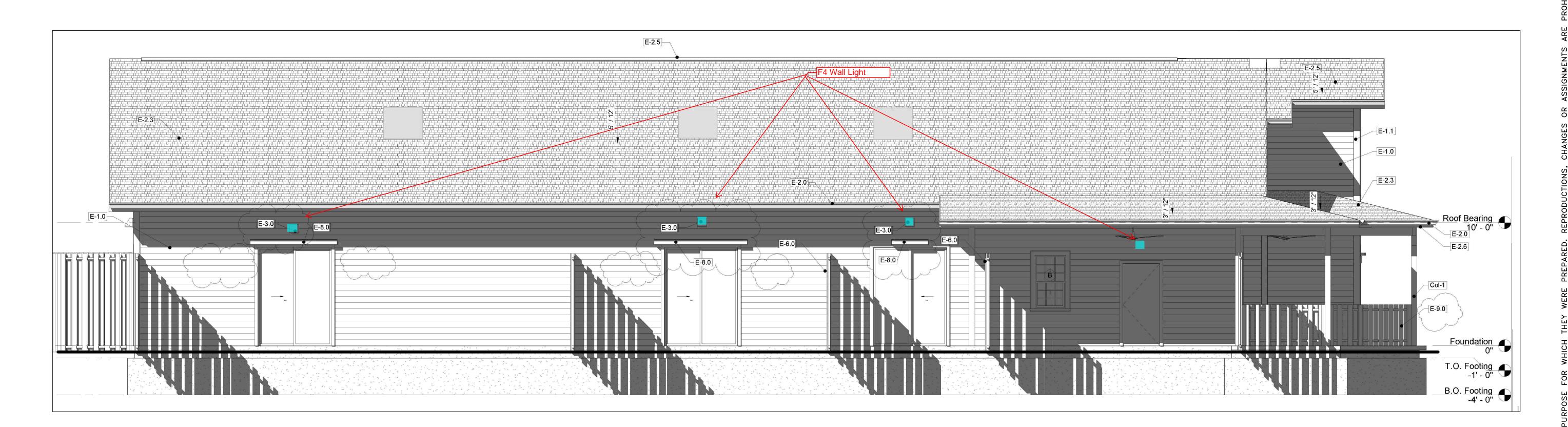
815-634-4726 815-634-3400 office 815-364-0359 efax 815-210-8089 cell

gregory.lyons@sbcglobal.net

project no. 2151 date 12/13/2021 Issued for Permit

Exterior Elevations

A2.00

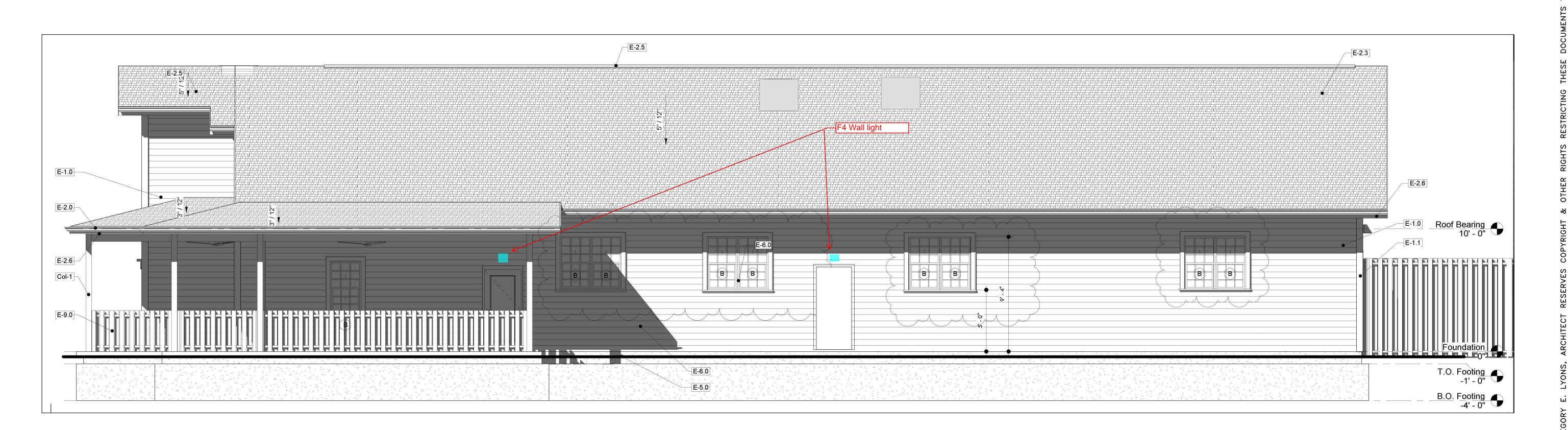


RIGHT ELEVATION (Reversed)

SCALE: 1/4" = 1'-0"

NOTES:

- 1. FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS CSI.00 AND GNI.00.
- 2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A2.00.



ILEFT ELEVATION (Reversed)
SCALE: 1/4" = 1'-0"

NEW PET BOARDING FACILITY for: THE PETS HOME PET RESORT and SPA 3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

gregory e. lyons, architect 635 trotter drive coal city, il 60416

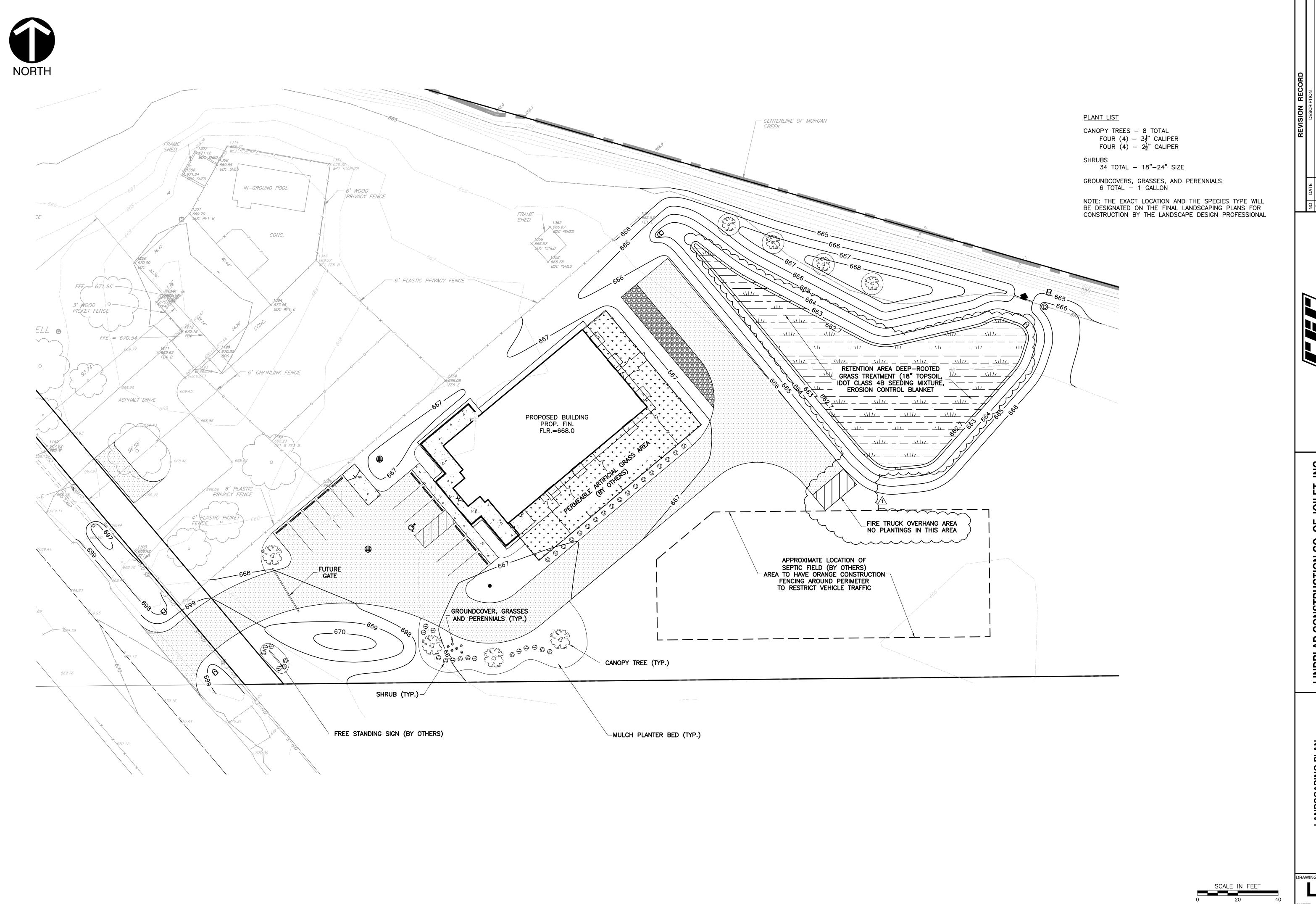
gregory.lyons@sbcglobal.net

815-634-4726 815-634-3400 office 815-364-0359 efax 815-210-8089 cell

project no. 2151 date 12/13/2021 Issued for Permit

Exterior Elevations

A2.01

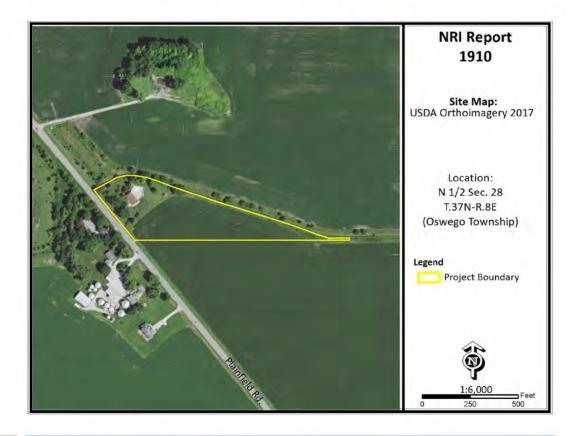


En ast [

LINDBLAD CONSTRUCTION CO. OF JOILET, IN THE PETS HOME PET RESORT & SPA 3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543

OF **10**

NATURAL RESOURCE INFORMATION (NRI) REPORT: 1910



September 2019 Petitioner: John Gay & Laura Gay Contact: Caitlin Paloian, 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

1910 Executive Summary September 2019

<u>Petitioner:</u> John Gay & Laura Gay <u>Contact Person:</u> Caitlin Paloian, Attorney

County or Municipality the petition is filled with: Kendall County

Location of Parcel: N½ Section 28, T.37N.-R.8E. (Oswego Township) of the 3rd Principal Meridian

<u>Project or Subdivision Name:</u> The Pet's Home Pet Resort & Spa <u>Existing Zoning & Land Use:</u> A-1; Cropland, Residential Home

<u>Proposed Zoning & Land Use:</u> Special Use Permit, Variance; Pet Kennel

Proposed Water Source: Well

Proposed Type of Sewage Disposal System: Septic

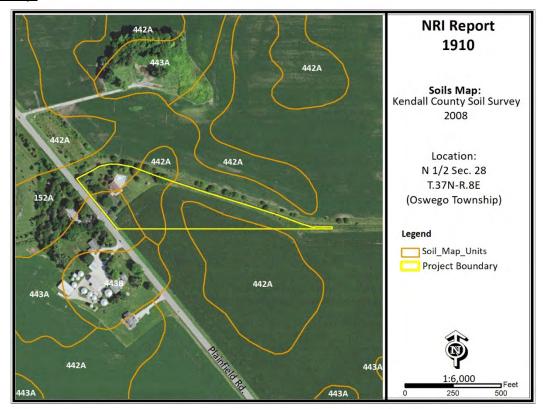
Proposed Type of Storm Water Management: Not Available

Size of Site: 4.8 acres

Land Evaluation Site Assessment Score: 170 (Land Evaluation: 97; Site Assessment: 73)

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:

| Мар | Soil Name | Drainage Class | Hydrologic | Hydric Designation | Farmland |
|------|--------------------------|----------------|------------|--------------------------|----------------|
| Unit | | | Group | | Designation |
| 152A | Drummer silty clay loam, | Poorly Drained | B/D | Hydric | Prime Farmland |
| | 0-2% slopes | | | | (if drained) |
| 442A | Mundelein silt loam, 0- | Somewhat | B/D | Non-hydric | Prime Farmland |
| | 2% slopes | Poorly Drained | | Hydric Inclusions Likely | |
| 443A | Barrington silt loam, 0- | Moderately | С | Non-hydric | Prime Farmland |
| | 2% slopes | Well Drained | | | |

<u>Hydrologic Soil Groups</u>: 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, one is classified as being a hydric soil, 152A Drummer silty clay loam. Another soil type, 442A Mundelein silt loam, is designated as likely to have hydric inclusions.

<u>Prime Farmland</u>: 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 are designated as prime farmland.

<u>Soil Limitations</u>: Limitations for dwellings without basements, dwellings with basements, small commercial building, shallow excavations, lawns/landscaping and conventional septic systems.

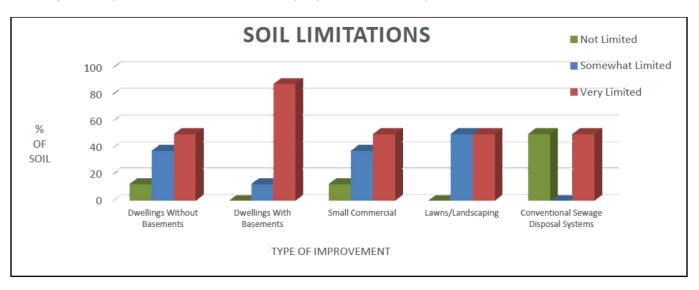
Table 2a:

| | Soil Dwellings Without | | Dwellings With | Small Commercial Building | |
|--|------------------------|------------------|------------------|---------------------------|--|
| | Type | Basements | Basements | | |
| | 152A | Very Limited | Very Limited | Very Limited | |
| | 442A | Somewhat Limited | Very Limited | Somewhat Limited | |
| | 443A | Not Limited | Somewhat Limited | Not Limited | |

Table 2b:

| Soil | Shallow Excavations | Lawns/Landscaping | Conventional Septic Systems | |
|------|---------------------|-------------------|-----------------------------|--|
| Type | | | | |
| 152A | Very Limited | Very Limited | Unsuitable | |
| 442A | Very Limited | Somewhat Limited | Suitable | |
| 443A | Somewhat Limited | Somewhat Limited | Suitable | |

Septic Systems: The factors considered for determining suitability 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. Soils 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 (811 W. John Street, Yorkville, IL; (630)553-9100 ext. 8026).



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 97, 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 73.

The LESA Score for this site is 170 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.

<u>Wetlands:</u> 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.

<u>Sediment and Erosion Control:</u> 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 John Gay & Laura Gay for the proposed The Pet's Home Pet Resort and Spa project (A-1 Special Use Permit and variance request) within Kendall County located in Section 28 of Seward Township (T.37N-R.8E) of the 3rd 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 an 97 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 170 which indicates a low 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, 100% 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, 87.5% are very limited for dwellings with basements and shallow excavations, 50% are very limited for dwellings without basements, small commercial buildings and lawns/landscaping, and 50% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. Since the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within both the Fox River Watershed and Morgan Creek subwatershed.

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 (III. Complied Statues, Ch. 70, Par 405/22.02a).



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

| NRI Report Number | 1910 | |
|---|---|--|
| | | |
| Date District Board Reviews Application | September 2019 | |
| | | |
| Applicant's Name | John Gay & Laura Gay | |
| | | |
| Size of Parcel | 4.773 acres | |
| | | |
| Current Zoning & Use | A-1; Agricultural/Single Family Residence | |
| Proposed Zoning & Use | Special Use Permit, Variance; Pet Kennel | |
| | | |
| Parcel Index Number(s) | 03-28-100-004 | |
| | | |
| Contact Person | Caitlin Paloian, Attorney | |

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

Report Prepared By: Megan Andrews Position: Resource Conservationist

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PURPOSE AND INTENT

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

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

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

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

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

Kendall County Soil and Water Conservation
District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
FAX: (630) 553-7442
E-mail: Megan.Andrews@il.nacdnet.net

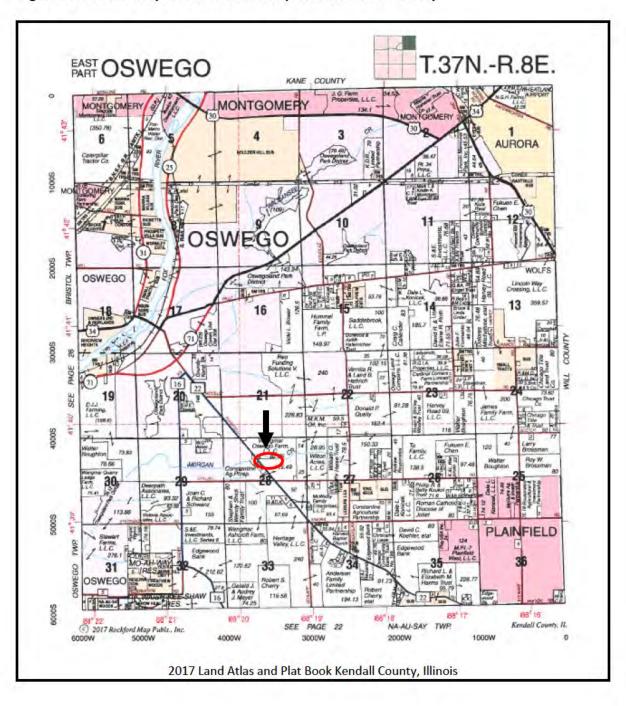
PARCEL LOCATION

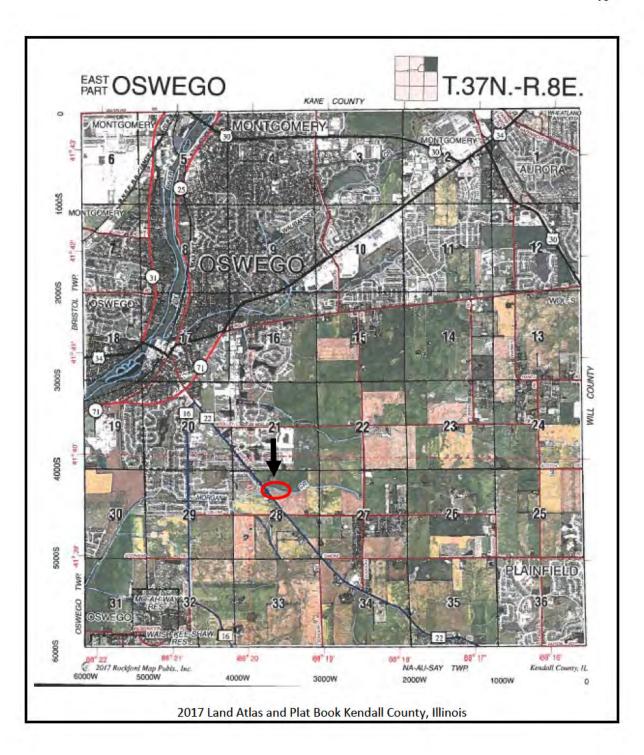
Location Map for Natural Resources Information Report # 1910

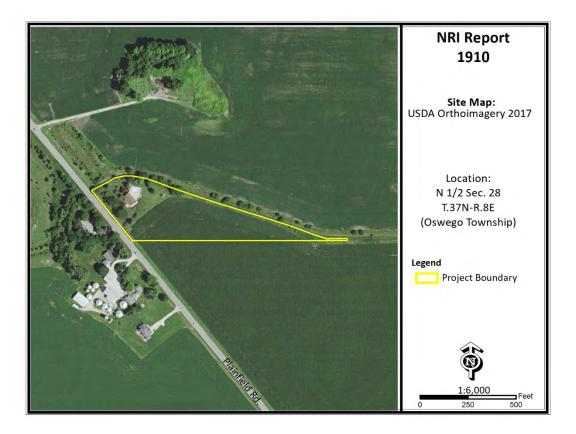
N½ Section 28 of Township 37 North, Range 8 East (Oswego Township) on 4.8 acres. This parcel is located on the east side of Plainfield Road and northeast of the intersection of Plainfield Road and Collins Road.

The parcel is 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.

ECOLOGICALLY SENSITIVE AREAS

What is Biological Diversity and Why Should it be Conserved?¹

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

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

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

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

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

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

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

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

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

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and

grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

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

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

Biological Resources Concerning the Subject Parcel

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

Office maps indicate that ecologically sensitive area(s) are not located near the parcel in question (PIQ).

SOILS INFORMATION

Importance of Soils Information

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

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

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

The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation

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

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

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

Figure 2: Soil Map

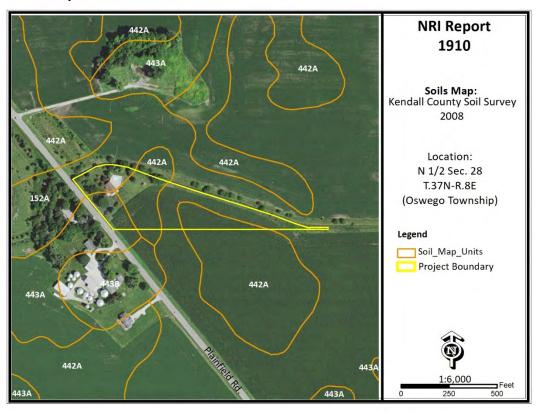


Table 1: Soil Map Unit Descriptions

| Symbol | Descriptions | Acres | Percent |
|--------|--------------------------------------|-------|---------|
| 152A | Drummer silty clay loam, 0-2% slopes | 2.4 | 50.0% |
| 442A | Mundelein silt loam, 0-2% slopes | 1.8 | 37.5% |
| 443A | Barrington silt loam, 0-2% slopes | 0.6 | 12.5% |

^{*}SOURCE: National Cooperative Soil Survey - USDA-NRCS

SOIL INTERPRETATIONS EXPLANATION

Nonagricultural

General

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

Other features may need treatment to overcome soil limitations for a specific purpose.

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

the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

Limitations Ratings

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 shrinkswell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

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

<u>Dwellings without Basements</u> - 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.

<u>Dwellings with Basements</u> - 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 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.

<u>Shallow Excavations -</u> 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.

<u>Lawns and Landscaping</u> - 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.

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 | Dwellings With | Small Commercial | Acres | % |
|----------------|-----------------------------|-------------------------|-------------------------|-------|-------|
| | Basements | Basements | Building | | |
| 152A | Very Limited: | Very Limited: | Very Limited: | 2.4 | 50.0% |
| | Ponding; Depth to saturated | Ponding; Depth to | Ponding; Depth to | | |
| | zone; Shrink-swell | saturated zone; Shrink- | saturated zone; Shrink- | | |
| | | swell | swell | | |
| 442A | Somewhat Limited: | Very Limited: | Somewhat Limited: | 1.8 | 37.5% |
| | Depth to saturated zone | Depth to saturated zone | Depth to saturated zone | | |
| 443A | Not Limited | Somewhat Limited: | Not Limited: | 0.6 | 12.5% |
| | | Depth to saturated zone | | | |
| % Very Limited | 24.3% | 24.3% | 24.3% | | |

Table 2b: Building Limitations

| Soil Type | Shallow Excavations | Lawns & Landscaping | Onsite Conventional Sewage Systems | Acres | % |
|----------------|--|---|---------------------------------------|-------|-------|
| 152A | Very Limited: Ponding; Depth to saturated zone; Dusty; Unstable Excavation Walls | Very Limited: Ponding; Depth to saturated zone; Dusty | Unsuitable: Wet | 1.3 | 35.1% |
| 442A | Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls | Somewhat Limited: Depth to saturated zone; Dusty | Suitable | 0.9 | 24.3% |
| 443A | Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls | Somewhat Limited: Dusty | Suitable | 1.5 | 40.6% |
| % Very Limited | 87.5% | 50% | 50% | | |

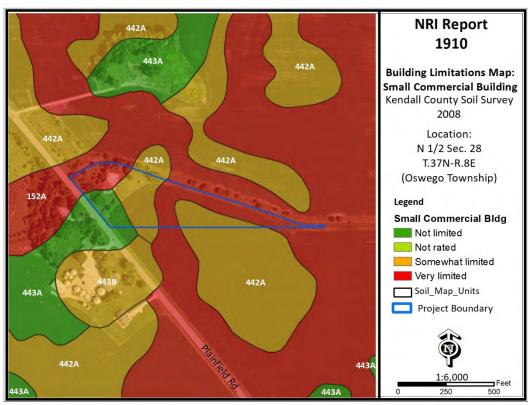
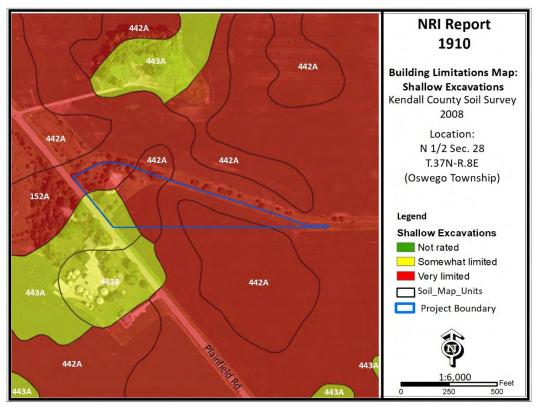


Figure 3a: Map of Building Limitations – Small Commercial Building





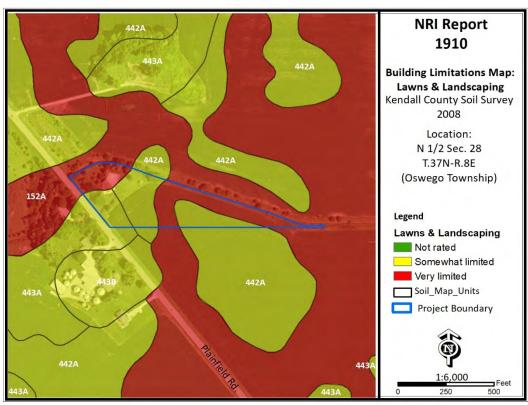
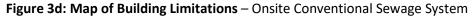
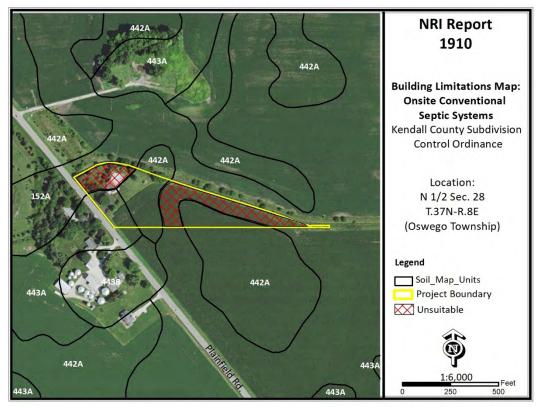


Figure 3c: Map of Building Limitations – Lawns/Landscaping





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.

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

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

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

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

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

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

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

Frequency: Expressed as: none means flooding is not probable; very rare means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); rare means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); occasional means that it occurs infrequently under normal weather conditions (chance of

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

Note: The information is based on evidence in the soil profile. In addition, consideration is

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

Table 3: Water Features

| Map Unit | Hydrologic Group | Surface Runoff | Water Table | Ponding | Flooding |
|-------------|---------------------|-------------------|------------------------|-----------------------------------|------------------|
| 152A | B/D | Negligible | January – May | January - May | January - May |
| | | | Upper Limit: 0.0'-1.0' | Surface Water Depth: 0.0'-0.5' | Duration: |
| | | | Lower Limit: >6.0' | Duration: Brief (2 to 7 days) | Frequency: None |
| | | | | Frequency: Frequent | |
| 442A | B/D | Negligible | January – May | January - May | January - May |
| | | | Upper Limit: 1.0'-2.0' | Surface Water Depth & Duration: - | Duration: |
| | | | Lower Limit: >6.0' | Frequency: None | Frequency: None |
| 443A | С | Low | February - April | February - April | February - April |
| | | | Upper Limit: 2.0'-3.5' | Surface Water Depth & Duration: - | Duration: |
| | | | Lower Limit: >6.0' | Frequency: None | 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 |
|-----------|-------|--------|---------|-------------------|
| 152A | 0-2% | Slight | 2.4 | 50.0% |
| 442A | 0-2% | Slight | 1.8 | 37.5% |
| 443A | 0-2% | Slight | 0.6 | 12.5% |

PRIME FARMLAND SOILS

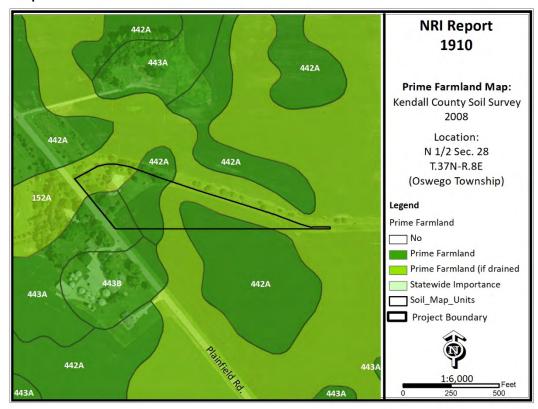
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

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

Table 5: Prime Farmland Soils

| Soil Types | Prime Designation | Acreage | Percent |
|------------------|-----------------------------|---------|---------|
| 152A | Prime Farmland (if drained) | 2.4 | 50.0% |
| 442A | Prime Farmland | 1.8 | 37.5% |
| 443A | Prime Farmland | 0.6 | 12.5% |
| % Prime Farmland | 100% | | |

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) |
|-----------|----------------|----------------|-------|--|
| 152A | 1 | 100 | 2.4 | 240 |
| 442A | 2 | 94 | 1.8 | 169.2 |
| 443A | 2 | 94 | 0.6 | 56.4 |
| Totals | | | 4.8 | 465.6 |
| LE Score | | LE= 465.6/4.8 | | LE=97 |

The Land Evaluation score for this site is 97, 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) | 10 |
| | 2. Current land use adjacent to site. (30-20-15-10-0) | 20 |
| | 3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0) | 10 |
| | 4. Size of site. (30-15-10-0) | 0 |
| В. | Compatibility / Impact on Uses | |
| | 1. Distance from city or village limits. (20-10-0) | 0 |
| | 2. Consistency of proposed use with County Land Resource Management Concept Plan and/or | 20 |
| | municipal comprehensive land use plan. (20-10-0) | |
| | 3. Compatibility of agricultural and non-agricultural uses. (15-7-0) | 0 |
| C. | Existence of Infrastructure | |
| | 1. Availability of public sewage system. (10-8-6-0) | 0 |
| | 2. Availability of public water system. (10-8-6-0) | 0 |
| | 3. Transportation systems. (15-7-0) | 7 |
| | 4. Distance from fire protection service. (10-8-6-2-0) | 6 |
| | Site Assessment Score: | 73 |

Land Evaluation Value: 97 + Site Assessment Value: 73 = LESA Score: 170

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

The **LESA Score for this site is 170 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given

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

DRAINAGE, RUNOFF AND FLOOD INFORMATION

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

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

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

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimiter.

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

When construction occurs, the Q value naturally increases because of the increase in

impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

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

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

Importance of Flood Information

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

hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

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

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

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated, or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps 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 2%) involving high and low areas (elevation is approximately 670' above sea level). The parcel lies within both the Fox River Watershed and Morgan Creek subwatershed. The topographic map indicates that the parcel drains predominately west toward Roods Creek.

Figure 5: FEMA Floodplain Map

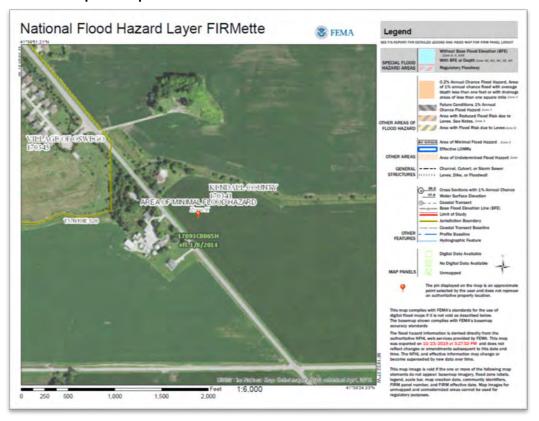
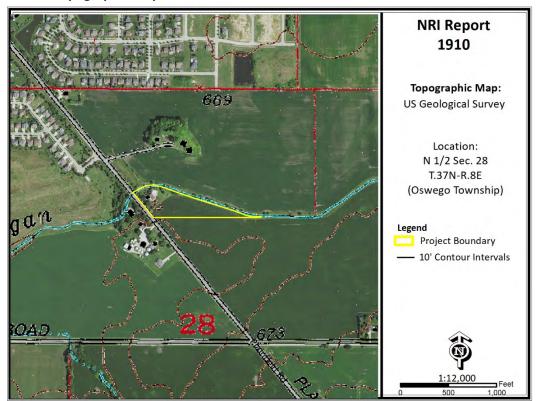


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

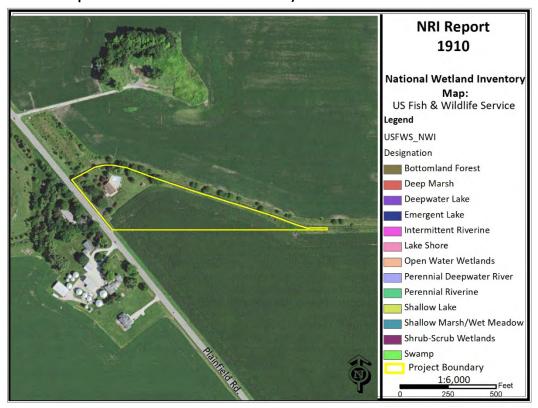
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any 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 Fox River Watershed and Morgan Creek Subwatershed.

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

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

WETLAND INFORMATION

Figure 7: Wetland 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 nonagriculture setting.

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

Hydric Soils

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

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

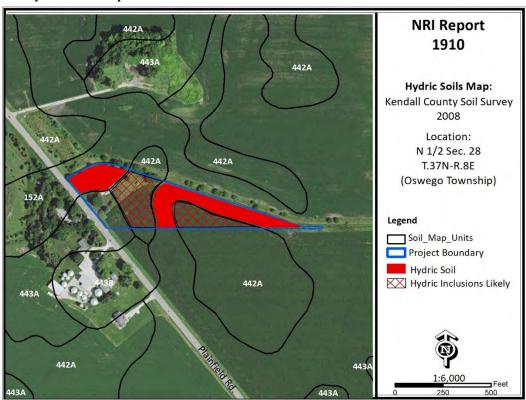
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain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

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions 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 |
|------------|-------------------------|-----------------------|-----------------------------|---------|---------|
| 152A | Poorly Drained | Hydric | No | 2.4 | 50.0% |
| 442A | Somewhat Poorly Drained | Non-hydric | Yes | 1.8 | 37.5% |
| 443A | Moderately Well Drained | Non-hydric | No | 0.6 | 12.5% |

Figure 8: Hydric Soils Map



WETLAND AND FLOODPLAIN REGULATIONS

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

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

WHO MUST APPLY

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

REGULATORY AGENCIES:

- Wetlands or U.S. Waters: U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, 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 <u>BEFORE</u> finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

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

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) -

Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land 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 rippable or hard.

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

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

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

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

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

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

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

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

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

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

LAND EVALUATION AND SITE ASSESSMENT

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

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

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

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

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

<u>TERRAIN</u> - The area or surface over which a particular rock or group of rocks is prevalent.

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

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

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

REFERENCES

<u>Hydric Soils of the United States.</u> USDA Natural Resources Conservation Service, 2007.

<u>FIRM – Flood Insurance Rate Maps for Kendall County.</u> Prepared by FEMA – Federal Emergency Management Agency.

<u>Hydrologic Unit Map for Kendall County.</u> Natural Resources Conservation Service, United States Department of Agriculture.

<u>Land Evaluation and Site Assessment System.</u> The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

<u>Soil Survey of Kendall County</u>. United States Department of Agriculture 2008, Natural Resources Conservation Service.

<u>Illinois Urban Manuel</u>. Association of Illinois Soil & Water Conservation Districts, 2016 Kendall County Land Atlas and Plat Book. 19th Edition, 2014.

<u>Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes</u>. Illinois State Geological Survey.

Natural Resources Conservation Service Wetland Inventory Map. United States Department of Agriculture.

<u>Geologic Road Map of Illinois.</u> Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110)

<u>Soil Erosion by Water</u> - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

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

From: Alec Keenum <akeenum@oswegofire.com>

Sent: Monday, January 3, 2022 9:19 AM

To: Matt Asselmeier

Subject: [External]RE: Kendall County Zoning Petition 22-04

Attachments: 3601 Plainfield Rd. Special Use Fire Protection Comments; OSWEGO FIRE PREVENTION

BUREAU

Matt,

As described back in 2019, its imperative that it is not overlooked that the structure shall be fully fire alarmed and sprinklered.

With respect to the re-orientation and access, the FD does not foresee an issue with those changes. The change to the "hammerhead" turnaround will require an auto-turn exhibit however to depict fire apparatus's ability to navigate that modified turnaround. I say modified because a 120' hammerhead consists of 60' on either side of the middle of the lane, and in this case the right side is short of the 60', so we need to see that this is still navigable.

Regards,

Capt. Alec J Keenum Fire Marshal Oswego Fire Protection District

From: Matt Asselmeier < masselmeier@co.kendall.il.us>

Sent: Thursday, December 23, 2021 3:01 PM

To: Alec Keenum <akeenum@oswegofire.com>; Claude Ainsworth (cainsworth@oswegotownship.com) <cainsworth@oswegotownship.com>; Joe West (jwest@oswegotownship.com) <jwest@oswegotownship.com>; FireChief <firechief@oswegofire.com>; Kenneth Holmstrom <ken.holmstrom@oswegotownship.com>; Les Was <wcginc@aol.com>; Rod Zinner (rzenner@oswegoil.org) <rzenner@oswegoil.org>; ttouchette@oswegoil.org
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>

Subject: Kendall County Zoning Petition 22-04

To All:

The Kendall County ZPAC will meet on Tuesday, January 4th, at 9:00 a.m., in the County Boardroom, at 111 W. Fox Street, Yorkville, to consider the following Petition:

1. Petition 22 – 04 – John and Laura Gay

Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance 2019-33 by

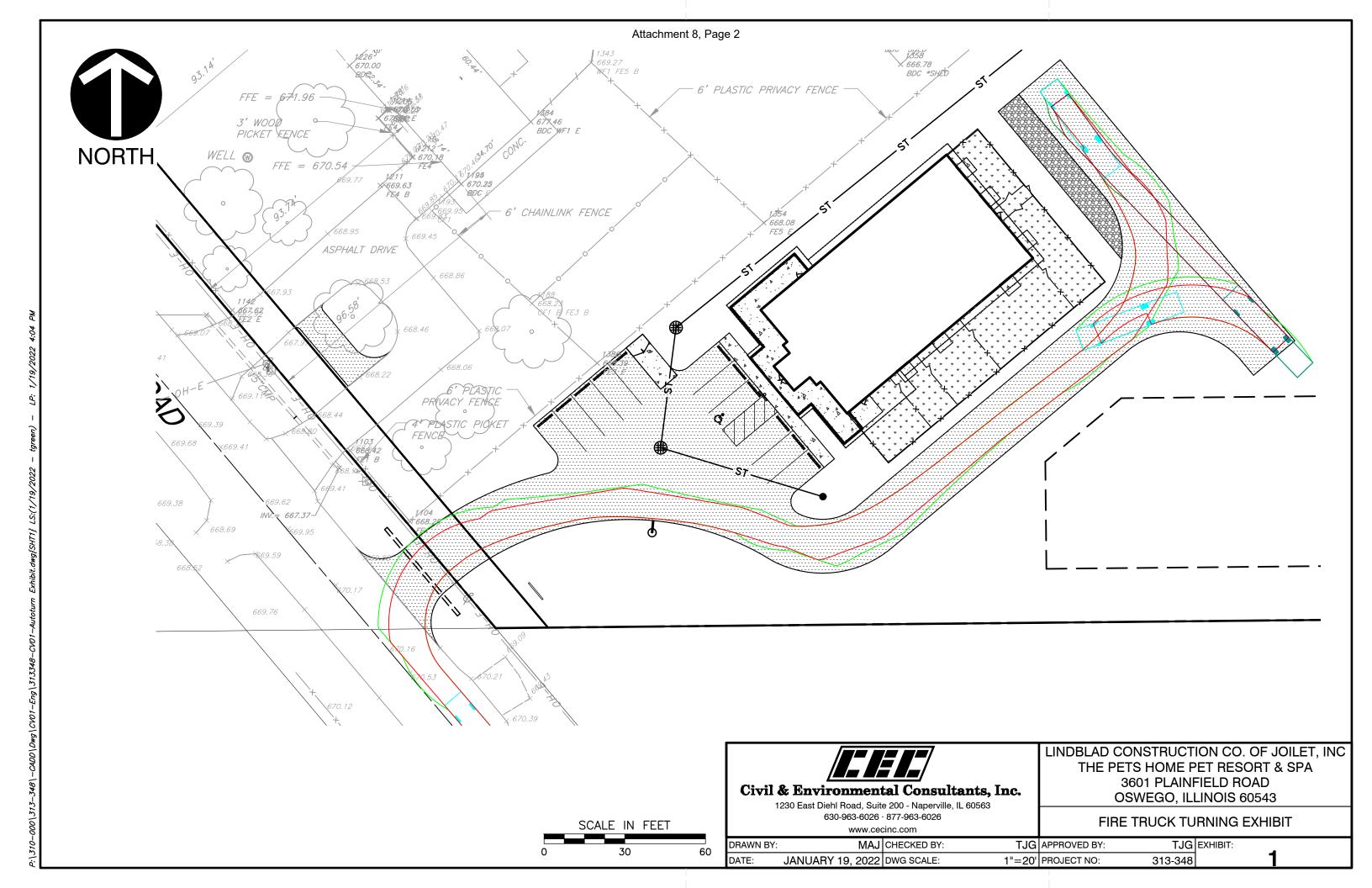
Changing the Site Plan

PINs: 03-28-100-004

Location: 3601 Plainfield Road, Oswego Township

Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on Plainfield Road,

Move the Parking Area, and Change the Layout of the Turnaround Area; Property is Zoned A-1



From: Alec Keenum <akeenum@oswegofire.com>
Sent: Wednesday, January 19, 2022 5:28 PM

To: Matt Asselmeier

Cc: FireChief; Scott Koeppel; Scott Gengler
Subject: RE: [External]Pets Home and Pet Spa

HI Matt,

Thanks for passing this on, I appreciate it.

Please note that in demonstrating that the shape of this Hammerhead does allow for the apparatus to successfully turn around, it is predicated on the tailboard hanging over the end of the hard-surfaced drive. This is acceptable as long as:

- a) There are no obstructions or landscaping in this area that would prohibit the apparatus for backing to that depth
- b) Some type of parking block/stop (curb or parking stop) is put in place to keep apparatus from dropping off the hard-surface into the grass
- c) All landscaping beyond the parking stop that is within the "backing distance" is low-growth/height that stays well below the height of the back overhang of the apparatus
- d) This area is conspicuously marked/posted as "No Parking Fire Lane"

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

From: Matt Asselmeier < masselmeier@co.kendall.il.us>

Sent: Wednesday, January 19, 2022 4:14 PM **To:** Alec Keenum keenum@oswegofire.com

Cc: FireChief <firechief@oswegofire.com>; Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler

<sgengler@co.kendall.il.us>

Subject: FW: [External]Pets Home and Pet Spa

Captain Keenum:

Do you find the attached document to be satisfactory for the truck turn exhibit at 3601 Plainfield Road?

Thanks,

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

PH: 630-553-4139 Fax: 630-553-4179

From: Alec Keenum <akeenum@oswegofire.com>

Sent: Thursday, February 3, 2022 7:42 AM **To:** Matt Asselmeier; 'Greg Chismark'

Cc: Scott Koeppel; Scott Gengler

Subject: RE: FW: [External]Fwd: 313-348 Pets Home - Revised Plans and Stormwater Report

These appear to satisfy my previous comments – thank you!

Alec

From: Matt Asselmeier < masselmeier@co.kendall.il.us>

Sent: Thursday, February 3, 2022 7:35 AM

To: Alec Keenum <akeenum@oswegofire.com>; 'Greg Chismark' <GChismark@wbkengineering.com>

Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us> Subject: FW: FW: [External]Fwd: 313-348 Pets Home - Revised Plans and Stormwater Report

Captain Keenum and Greg:

Attached please find updated drawings regarding 3601 Plainfield Road.

It is my understanding that the only change was to incorporate the requests of the Oswego Fire Protection.

Please let me know if you have any comments or concerns regarding the attached.

Thanks,

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

PH: 630-553-4139 Fax: 630-553-4179

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) January 4, 2022 – Unapproved Meeting Minutes

PBZ Senior Planner Matt Asselmeier called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Undersheriff Bobby Richardson – Sheriff's Department
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC Scott Gengler – PBZ Committee Chair David Guritz – Forest Preserve

Audience:

Judd Lofchie, Andrew Doyle, Kelley Chrisse, Patti Bernhard, and Tom Green

PETITIONS

Petition 22-04 John and Laura Gay

Mr. Asselmeier summarized the request.

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

- 1. Shifting the building orientation; the proposed building size remains the same.
- 2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
- 3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
- 4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials, Engineering Plans, Ordinance 2019-33, survey, and building elevations were provided. An updated landscaping plan was distributed.

The property is located at 3601 Plainfield Road.

The area for the special use is approximately four point seven (4.7) acres.

The Future Land Use calls for the property to be Suburban Residential (Max 1.0 DU/Acre).

Plainfield Road is a County Road Classified as a Major Collector.

No trails are planned in the area.

There are no floodplains or wetlands on the property, but Morgan Creek runs along the northeastern boundary of the property.

The adjacent land uses are Agricultural and Farmstead.

ZPAC Meeting Minutes 01.04.22

The adjacent properties are zoned A-1.

The Future Land Use Map calls for this area to be Suburban Residential and Commercial.

Zoning Districts within one half (1/2) mile include A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on December 21, 2021, and consultation was terminated.

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on December 23, 2021.

Oswego Fire Protection District was emailed information on December 23, 2021. Mr. Asselmeier read an email from the Fire Protection District regarding sprinkling and alarming the building. The Fire Protection District also requested an autoturn exhibit and noted that the right side of the turnaround area was sixty feet (60') short of the required distance.

The Village of Oswego was emailed information on December 23, 2021.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
- B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
- D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
- F. A maximum of one hundred (100) pets may be on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.

- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

Neither the Sheriff's Department nor the Planning, Building and Zoning Department have received complaints against the kennel operation at this property.

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the engineering plans, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According the building elevations, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area. The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22').

The Petitioners believe most of the traffic generated by the proposed business will occur in the morning and early evening when patrons drop-off and pick-up their pets.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

The Petitioners plan to installed one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on the east side of the building. The

ZPAC Meeting Minutes 01.04.22

description of the types of lighting that location of these lights can be found on the elevations. The exact light fixtures are not known.

According to the landscaping plan, the Petitioners plan to have one (1) sign along Plainfield Road.

According to the landscaping plan, the Petitioners plan to install eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials.

Seven (7) existing trees in front of the house will be protected with fencing. One (1) tree will be removed.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates.

According to the landscaping plan, the Petitioners plan to install a security gate near the entrance to the property.

The proposed Findings of Fact were as follows:

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. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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 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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related to stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.

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 recommended approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

- 1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan, elevations, and landscaping plan.
- 2. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
- 3. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
- If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 5. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Rybski noted this special use permit was previously approved.

Mr. Klaas noted the new access would run afoul of the County's Access Ordinance. Discussion occurred regarding the procedure for obtaining a variance to the Access Ordinance. A variance would not be required if one (1) of the existing access points were removed. Tom Green, Engineer for the Petitioners, noted that the eastern access point to the existing home would be removed. A small turnaround would be created for mail delivery. Mr. Klaas requested the plans be amended to more clearly reflect the elimination of the southern access.

Mr. Green said that he did the analysis for the Fire District and he would provide that information.

Undersheriff Richardson expressed concerns about increased traffic on Plainfield and that the sign be located in a manner that does impact lines of sight.

Mr. Asselmeier noted that the berms would require a stormwater permit. Greg Chismark requested a calculation showing that the disturbed area did not exceed the threshold for requiring a stormwater permit. Mr. Green asked if the septic field would be counted towards disturbed area. Mr. Asselmeier said Mr. Chismark believed that the septic field was part of the disturbed area. Mr. Green said the disturbed area would be large enough to require a stormwater permit and he would provide those calculations.

Mr. Rybski asked if a septic permit had been pulled. Mr. Green said no septic design exists.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the major amendment of an existing special use permit with the conditions proposed by Staff.

The votes were follows

Ayes (7): Asselmeier, Briganti, Holdiman, Klaas, Olson, Richardson, and Rybski

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

Absent (3): Chismark, Gengler, and Guritz

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on January 26, 2022.

PUBLIC COMMENT

Mr. Asselmeier reported that the Kendall County Regional Planning Commission Annual Meeting will be Saturday, February 5, 2022, at 9:00 a.m.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

ZPAC Meeting Minutes 01.04.22

The ZPAC, at 10:16 a.m., adjourned.

Respectfully Submitted, Matthew H. Asselmeier, AICP, CFM Senior Planner

Enc.

KENDALL COUNTY ZONING & PLATTING ADVISORY COMMITTEE JANUARY 4, 2022

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

| y | | | |
|------------------|---|-----------------------------|-----|
| NAME | ADDRESS (OPTIONAL) | EMAIL ADDRESS (OPTIONAL) | |
| Judd Lofchin | 1999 W. Galena | Judd 1299@ gwail.com | |
| ANDREW DIYLE | 760 COTTAGE ST SHOREWOOD, IL | adoyle@frayfpd.com | |
| Kelley Chrisse | One Towne Center Blvd. Shovewood, IL | Kchrisse@vil. Shorewood.il. | vS |
| Posti A. Berhard | 122 Aurora And Naperi We IZ | partie rw-astorneys. | ian |
| Tom Green | | tgreen@Cecinc.co | m |
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From: Alec Keenum <akeenum@oswegofire.com>

Sent: Monday, January 3, 2022 9:19 AM

To: Matt Asselmeier

Subject: [External]RE: Kendall County Zoning Petition 22-04

Attachments: 3601 Plainfield Rd. Special Use Fire Protection Comments; OSWEGO FIRE PREVENTION

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Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

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Sent: Thursday, December 23, 2021 3:01 PM

To: Alec Keenum <akeenum@oswegofire.com>; Claude Ainsworth (cainsworth@oswegotownship.com) <cainsworth@oswegotownship.com>; Joe West (jwest@oswegotownship.com) <jwest@oswegotownship.com>; FireChief <firechief@oswegofire.com>; Kenneth Holmstrom <ken.holmstrom@oswegotownship.com>; Les Was <wcginc@aol.com>; Rod Zinner (rzenner@oswegoil.org) <rzenner@oswegoil.org>; ttouchette@oswegoil.org
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Scott Gengler <sgengler@co.kendall.il.us>

Subject: Kendall County Zoning Petition 22-04

To All:

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Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance 2019-33 by

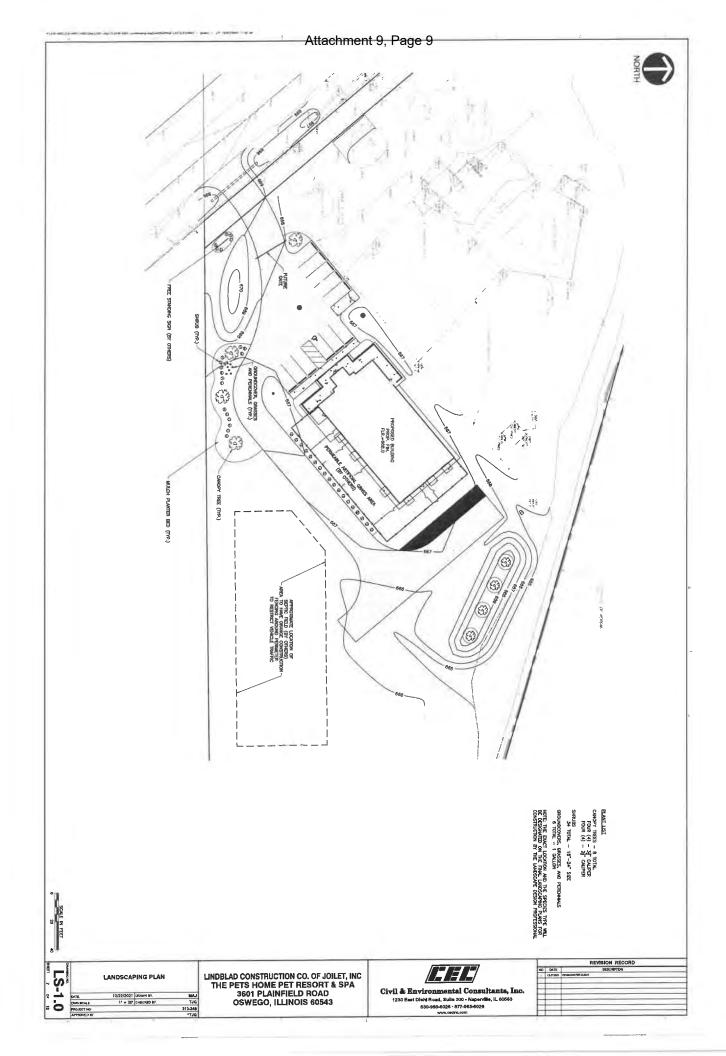
Changing the Site Plan

PINs: 03-28-100-004

Location: 3601 Plainfield Road, Oswego Township

Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on Plainfield Road,

Move the Parking Area, and Change the Layout of the Turnaround Area; Property is Zoned A-1





January 25, 2022

Mr. Matt Asselmeier Kendall County Planning, Building, & Zoning 111 West Fox Street Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

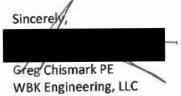
We have received and reviewed the following information for the subject project:

- Stormwater Management Report for The Pet's Home Pet Resort and Spa prepared by CEC dated January 2022 and received January 19, 2022.
- Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 19, 2022 and received January 19, 2022.
- Landscape Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated December 27, 2021 and received January 19, 2022.

The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval of a stormwater permit.

- Stormwater Report There is a minor discrepancy between the report and the plans for the storm sewer between structures 3 and 4.
- Engineering Plans The cover over the driveway access culvert is minimal. Change culvert pipe materials to RCP.
- Engineering Plans The cover over storm sewer within the pavement is minimal. Consider change
 pipe material to a rigid pipe to ensure long term durability.
- Engineering Plans The rip rap detail for the stormwater basin overflow is missing. Also, the end section detail / chart does not appear to be correct.
- Landscape Plans It appears the stormwater basin will hold a shallow depth of water. Specify plantings for the bottom of the basin.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.



WBK Engineering, LLC WBKEngineering.com





Civil & Environmental Consultants, Inc.

January 26, 2022

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

Re:

Response to Review Ltr dated 1/25/2022

Pets' Home Pet Resort & Spa 3601 Plainfield Road, Oswego, IL

CEC Project 313-348

Dear Mr. Asselmeier:

On behalf of Lindblad Construction, Civil & Environmental Consultants, Inc. (CEC) respectfully submits the following response to the WBK Engineering review letter dated January 26, 2022. The following are provided as attachments to this letter:

- Revised Final Engineering Plans (plans) prepared by CEC dated January 26, 2022
- Revised Stormwater Management Report prepared by CEC dated January 26, 2022

The following provides the County comments in bold followed by CEC's response.

1. Stormwater Report – There is a minor discrepancy between the report and the plans for the storm sewer between structures 3 and 4.

Response:

The Stormwater Management Report has been revised so to match the plans as requested.

2. Engineering Plans – The cover over the driveway access culvert is minimal. Change culvert pipe materials to RCP.

Response:

The material of the culvert pipe has been revised to RCP as requested.

3. Engineering plans – The cover over storm sewer within the pavement is minimal. Consider changing the pipe material to a rigid pipe to ensure long term durability.

Response:

The pipe material for the storm sewer located under the proposed parking lot has been revised to PVC SDR 26. The cover is more than the 1 foot minimum cover that is typically recommended for PVC pipe under pavement. The small portion of the pipe that has less than

Mr. Matt Asselmeier – Kendall County CEC Project 313-348 Page 2 January 26, 2022

1 foot of cover just to the west of storm structure No. 4 falls within the grass area and would not be subject to traffic loads.

4. Engineering Plans – The rip rap detail for the stormwater basin overflow is missing. Also, the end section detail / chart does not appear to correct.

Response:

The Pipe Outlet to Flat Area detail (Rip Rap) on sheet C800 has been corrected. Additionally, a basin overflow detail has been added to sheet C500.

5. Landscape Plans – It appears the stormwater basin will hold a shallow depth of water. Specify planting for the bottom of the basin.

Response:

The bottom of the stormwater basin seeding mixture has been noted on the plan as requested.

Please contact me at (630) 963-6026 if you have questions, or require clarifications, to this submittal.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Thomas J. Green, P.E., P.L.S., CFM Project Manager

Enclosures



February 1, 2022

Mr. Matt Asselmeier Kendall County Planning, Building, & Zoning 111 West Fox Street Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

- Response Letter prepared by CEC dated January 26, 2022 and received January 26, 2022.
- Stormwater Management Report for The Pet's Home Pet Resort and Spa prepared by CEC dated January 2022 and received January 26, 2022.
- Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 26, 2022 and received January 26, 2022.
- Landscape Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated January 26, 2022 and received January 26, 2022.

We find that all prior comments have been addressed and have no objection to the issuance of a stormwater permit. Please find attached a pre-construction checklist outlining inspections and permit close out requirements.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincere/

Greg Chismark PE WBK Engineering, LLC







February 11, 2022

Mr. Matt Asselmeier Kendall County Planning, Building, & Zoning 111 West Fox Street Yorkville, IL 60560-1498

Subject: 3601 Plainfield Road (WBK Project 19-102.AL)

Dear Mr. Asselmeier:

We have received and reviewed the following information for the subject project:

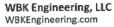
 Engineering Plans for The Pet's Home Pet Resort and Spa prepared by CEC dated February 2, 2022 and received February 3, 2022.

Plan changes do not affect our prior approval of the plans. We have no objection to the issuance of a stormwater permit based on this latest plan submittal. The pre-construction checklist dated 2-1-2022 outlining inspections and permit close out requirements remains valid.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications. If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

Greg Chismark PE WBK Engineering, LLC



Kendall County Site Development Construction Inspection Checklist

3601 Plainfield Road Date 2-1-2022

Required: 48 hour notice is required to schedule inspections prior to noted construction activity.

| Pre - Construction | Required | Comments | |
|---|----------|--|--|
| Pre-Construction Meeting | | Provide on-site contractor info & project schedule | |
| Contractor Contact information | X X | | |
| 24 Hour Emergency Contact Information | | | |
| Earthwork & Soil Erosion and Sedimentation Control | Required | Comments | |
| Initial SESC – Before any construction has begun | × | Contact WBK when SESC complete for inspection. | |
| WBK On-going Inspections | X | As needed | |
| Protection of Septic Field Areas | | | |
| Storm Sewer & Drainage | | | |
| | Required | Comments | |
| Installation of Pipe | | | |
| Detention Facility Grading | X | With final inspection | |
| Detention Facility Restoration | X | With final inspection | |
| ROW/Pavement | Required | Comments | |
| Proof Roll Subgrade | | Go.iiiiciii. | |
| Aggregate Base | П | | |
| Curb and Gutter | | | |
| Pavement - Binder / Surface | | | |
| | | | |
| Post - Construction | Required | Comments | |
| Final Inspection | × | Verify restrictor size and elevation | |
| Record Drawings | X | Topo with stage storage verification | |

Miscellaneous

- Contact WBK 24 hrs in advance of work.
- Pump reports required if dewatering occurs

All requests shall be called in to: Vince DiPrima, P.E. WBK Engineering, LLC. 116 West Main Street, Suite 201 St. Charles, IL 60174

Phone: (630) 443-7755 e-mail: vdiprima@wbkengineering.com

MINUTES – UNOFFICIAL UNTIL APPROVED KENDALL COUNTY

ZONING BOARD OF APPEALS MEETING

111 WEST FOX STREET, COUNTY BOARD ROOM (ROOMS 209 and 210)
YORKVILLE, IL 60560

January 31, 2022 - 7:00 p.m.

CALL TO ORDER

Chairman Randy Mohr called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:

Members Present: Cliff Fox, Tom LeCuyer, Randy Mohr, Dick Thompson, Anne Vickery, and Dick

Whitfield

Members Absent: Scott Cherry

Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner

Others Present: None

MINUTES:

Member LeCuyer made a motion, seconded by Member Fox, to approve the minutes of the December 13, 2021, hearing/meeting.

With a voice vote of six (6) ayes, the motion carried.

PETITIONS

The Zoning Board of Appeals started their review of Petition 21-49, 22-01, 22-03, and 22-04 at 7:00 p.m.

Petition 21 – 49 – Irma Loya Quezada

Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1

One Family Residential District

PINs: 09-18-300-018 (Part) and 09-18-300-019 (Part)

Location: On the East Side of Brisbin Road Across from 14859 and 14975 Brisbin Road, Seward

Township

Purpose: Petitioner Wants to Rezone the Property in Order to Divide the Property and Construct

Two Homes

Petition 22 – 01 – Jose and Silvia Martinez

Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow

a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern

Property Line

PINs: 03-12-100-004 and 03-12-100-013 Location: 1038 Harvey Road, Oswego Township

Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is

Zoned A-1

Petition 22 – 03 – Executive Pastor Sean Mabee on Behalf of Grace Bible Church of Shorewood and Fire Chief Andrew Doyle on Behalf of the Troy Fire Protection District

Request: Special Use Permit for a Governmental Building or Facility (Fire Station) and the

Revocation of a Special Use Permit for a Church Granted by Ordinance 2004-24

PIN: 09-12-300-017

Location: 748 Jones Road, Seward Township

Purpose: Petitioners Want to Operate a Fire Station and Remove the Special Use Permit for a

Church at the Subject Property; Property is Zoned A-1

Petition 22 – 04 – John and Laura Gay

Request: Major Amendment to an Existing Special Use Permit for a Kennel Granted by Ordinance

2019-33 by Changing the Site Plan

PIN: 03-28-100-004

Location: 3601 Plainfield Road, Oswego Township

Purpose: Petitioner Wants to Change the Orientation of the Building, Change the Access Point on

Plainfield Road, Move the Parking Area, and Change the Layout of the Turnaround Area;

Property is Zoned A-1

Mr. Asselmeier stated a quorum was not present at the January 26, 2022, Kendall County Regional Planning Commission meeting. He requested the hearings for the Petitions be continued to February 28, 2022, at 7:00 p.m.

Member Vickery made a motion, seconded by Member LeCuyer, to continue the hearings for Petitions 21-49, 22-01, 22-03, and 22-04 to February 28, 2022, at 7:00 p.m.

The votes were as follows:

Ayes (6): Fox, LeCuyer, Mohr, Thompson, Vickery, and Whitfield

Nays (0): None Abstain (0): None Absent (1): Cherry

The motion passed.

The Zoning Board of Appeals completed their review of Petitions 21-49, 22-01, 22-03, and 22-04 at 7:01 p.m.

NEW BUSINESS/OLD BUSINESS

Kendall County Regional Planning Commission Annual Meeting-February 5, 2022 at 9:00 A.M. Mr. Asselmeier reported the date and time of the Annual Meeting.

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petitions 21-37, 21-38, 21-40, 21-41, and 21-46 were approved by the County Board.

PUBLIC COMMENTS

Mr. Asselmeier reported there were no additional Petitions for the February hearing.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

Member LeCuyer made a motion, seconded by Member Thompson, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The Zoning Board of Appeals meeting adjourned at 7:02 p.m.

The next hearing/meeting will be on February 28, 2022.

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

Exhibits

- 1. Memo on Petitions 21-49, 22-01, 22-03, and 22-04 Dated January 27, 2022
- 2. Certificate of Publication for Petition 21-49 (Not Included with Report but on file in Planning, Building and Zoning Office)
- 3. Certificate of Publication and Certified Mail Receipts for Petition 22-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
- 4. Certificate of Publication and Certified Mail Receipts for Petition 22-03 (Not Included with Report but on file in Planning, Building and Zoning Office)
- 5. Certificate of Publication and Certified Mail Receipts for Petition 22-04 (Not Included with Report but on file in Planning, Building and Zoning Office)



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Zoning Board of Appeals

From: Matthew H. Asselmeier, AICP, CFM, Senior Planner

Date: January 27, 2022

Re: Petitions 21-49, 22-01, 22-03, and 22-04

The Kendall County Regional Planning Commission did not have a quorum for their January 26, 2022, meeting. As such, the Commission was unable to review at issue recommendations on the subject Petitions.

Accordingly, Staff requests that the Kendall County Zoning Board of Appeals meets as scheduled on January 31, 2022, and votes to continue the hearings on the subject Petitions to February 28, 2022, at 7:00 p.m.

As of the date of this memo, the subject Petitions would be the only Petitions on the February 28th agenda.

If you have any questions regarding this memo, please let me know.

MHA

Attachment 12 KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Meeting Minutes of January 26, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:10 p.m.

ROLL CALL

Members Present: Bill Ashton, Tom Casey, Claire Wilson, and Seth Wormley

Members Absent: Roger Bledsoe, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez,

and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Dan Kramer, Anne Vickery, Pete Fleming, Laruin Family, Dustin Walzer, Jim Martin, Judd

Lofchie, Andrew Doyle, Patti Bernhard, Lee Bryan, and Tom Green

ADJOURNMENT

Due to an absence of a quorum, the Kendall County Regional Planning Commission meeting adjourned at 7:10 p.m.

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

Attachment 13, Page 1 KENDALL COUNTY REGIONAL PLANNING COMMISSION

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

Unapproved - Meeting Minutes of February 23, 2022 - 7:00 p.m.

Vice Chairman Rodriguez called the meeting to order at 7:01 p.m.

ROLL CALL

Members Present: Tom Casey, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Bob

Stewart, Claire Wilson (Arrived at 7:03 p.m.), and Seth Wormley

Members Absent: Bill Ashton

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Miguel Angel Fernandez, Larson Family, Rusty Kamp, Robert Schwartz, Aaron Klima, Patti

Bernhard, and Tom Green

PETITIONS

Petition 22-04 John and Laura Gay

Mr. Asselmeier summarized the request.

In November 2019, the County Board approved a special use permit and related variance to allow a kennel at the subject property through Ordinance 2019-33. This Ordinance required that the site be developed substantial in accordance with an attached site plan.

On December 21, 2021, the Petitioners submitted a major amendment to the existing special use permit altering the site plan in the following ways:

- 1. Shifting the building orientation; the proposed building size remains the same.
- 2. Shifting the access for the special use slightly southeast to provide separation between the residence and business.
- 3. Moving the parking area from the northwest side of the building to the southwest side of the building; the number of parking spaces remains unchanged.
- 4. Modifying the emergency access road to include a one hundred percent (100%) concrete surface area and hammerhead turnaround.

The application materials, Engineering Plans, Ordinance 2019-33, survey, building elevations, and updated landscaping plan were provided.

The property is located at 3601 Plainfield Road.

The area for the special use is approximately four point seven (4.7) acres.

The Future Land Use calls for the property to be Suburban Residential (Max 1.0 DU/Acre).

Plainfield Road is a County Road Classified as a Major Collector.

No trails are planned in the area.

There are no floodplains or wetlands on the property, but Morgan Creek runs along the northeastern boundary of the property.

The adjacent land uses are Agricultural and Farmstead.

The adjacent properties are zoned A-1.

The Future Land Use Map calls for this area to be Suburban Residential and Commercial.

Zoning Districts within one half (1/2) mile include A-1 and R-1 in the County and R-2 inside the Village of Oswego.

The Ashcroft Place subdivision is located within one half mile (1/2) to the north.

The Deerpath Trails and Morgan Crossing subdivisions are located within one half (1/2) mile to the west.

EcoCat submitted on December 21, 2021, and consultation was terminated.

NRI application submitted on September 12, 2019, as part of the original application for special use. The LESA Score was 170 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on December 23, 2021.

Oswego Fire Protection District was emailed information on December 23, 2021. On January 3, 2022, the Oswego Fire Protection District submitted an email noting that the building had to be alarmed and have sprinklers. The email also requested an auto-turn exhibit and that the proposed turnaround area was sixty feet (60') short on the right side. The Petitioners submitted an auto-turn exhibit on January 19, 2022. The Oswego Fire Protection District requested that no landscaping or obstructions be in the area, a block or stop be installed to prevent apparatus from falling off the hard surfaced area, low growth or height landscaping in the area beyond the parking stop, and "No Parking-Fire Lane" markings or signage in the area. The Petitioners submitted updated plans on February 2, 2022, and the Oswego Fire Protection District approved them on February 3, 2022. The emails and exhibit were provided.

The Village of Oswego was emailed information on December 23, 2021.

ZPAC reviewed the proposal on January 4, 2022. Discussion occurred regarding the new driveway. It was clarified that the existing eastern access point would be removed. The Petitioners' Engineer agreed to provide the information requested by the Oswego Fire Protection District. The Sheriff's Department expressed concerns regarding traffic congestion and that the sign be placed in an appropriate location to prevent lines-of-sight issues. The septic system was still under design. The Planning, Building and Zoning Department requested improved area calculations because, based on the information provided, the area of improvement was close to the threshold for requiring a stormwater permit, if the berms were not installed. ZPAC recommended approval of the proposal with the conditions proposed by Staff by a vote of seven (7) in favor and zero (0) in opposition with three (3) members absent. The minutes of the meeting were provided.

The Kendall County Regional Planning Commission did not have quorum for their meeting on January 26, 2022.

The Kendall County Zoning Board of Appeals started a public hearing on this proposal on January 31, 2022. The hearing was continued to February 28, 2022. The minutes of the January 31, 2022, meeting were provided.

The Petitioners currently reside in the one-story frame house on the property.

Because of the shape of the property, a variance was required to the distance from the kennel to non-residentially zoned property.

The conditions placed in Ordinance 2019-33 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan, security plan, landscaping plan, and lighting plan attached hereto as Exhibit C. The previously listed plans may be slightly altered to meet the right-of-way dedication mentioned in Condition B.
- B. Within one hundred eighty (180) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire Plainfield Road portion of the property to Kendall County to be used as Plainfield Road right-of-way. This dedication shall have a depth of fifteen feet (15') as measured from the right-of-way line that existed on the date of adoption of this special use permit ordinance.
- C. A variance is granted to Section 7.01.D.27 of the Kendall County Zoning Ordinance allowing the kennel operation granted by this special use permit to be placed thirty feet, six and one half inches (30' 6 1/2") at its closest point to lot lines of properties zoned other than residential or shown on the Land Resource Management Plan (LRMP) map as non-residential.
- D. The use allowed by this special use permit shall be located a minimum of two hundred fifty feet (250') from the lot line of lots zoned residential or shown as Residential on the Land Resource Management Plan (LRMP) map.
- E. One (1) non-illuminated sign may be installed on the subject property in substantially the location shown on the site plan attached hereto as Exhibit C. The specific location of the sign may be adjusted slightly to reflect the right-of-way dedication in Condition B.
- F. A maximum of one hundred (100) pets may be on the subject property at any time.
- G. All pets shall be indoors between the hours of sunset and sunrise except for the purposes of owners dropping-off and picking-up pets.
- H. The hours of operation for the business allowed by this special use permit shall be Monday through Sunday from 6:00 a.m. until 6:00 p.m. The operator(s) of the business allowed by this special use permit may reduce these hours of operation. Pets experiencing medical emergencies may be tended to outside the hours of operation.
- I. The maximum number of employees for the business allowed by this special use permit shall be seven (7), including the business owners.
- J. Refuse shall be removed from the subject property at least one (1) time per week or as necessary to prevent litter or odors from emanating from the subject property.
- K. Any construction on the property related to the use allowed by this special use permit shall not be considered as agricultural purposes and shall secure applicable permits.
- L. The operator(s) of the kennel allowed by this special use permit may sell ancillary items related to their kennel operations.
- M. The operator(s) of the kennel acknowledge and agree to follow Kendall County's Right to Farm Clause.
- N. The operator(s) of the kennel allowed by this special use permit shall follow all applicable Federal,

State, and Local laws related to the operation of this type of business.

- O. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- P. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

The Petitioners dedicated the land for a right-of-way as outlined in condition 2.

Neither the Sheriff's Department nor the Planning, Building and Zoning Department had received complaints against the kennel operation at this property.

According to the information provided to the County in 2019, the Petitioners plan to offer pet daycare, boarding, and grooming services. The proposed hours of operation are Monday through Sunday from 6:00 a.m. until 6:00 p.m. However, the Petitioners would like to have the option to be closed on weekends and to allow boarders to drop-off and pick-up pets on the weekends on a pre-scheduled basis. The Petitioners plan to hire five (5) employees. The maximum number of pets planned for the site is one hundred (100). Per the Kendall County Zoning Ordinance, all animals will be indoors by sunset. The Petitioners believe the area is lacking this type of service.

As noted in the engineering plans, the Petitioners plan to construct an approximately four thousand, one hundred fifty (4,150) square foot building southeast of the existing home on the property. A six foot (6') tall wood fence would be located approximately fifteen feet (15') from the building to the northeast and twenty-four (24') from the building to the southeast. The fenced area would be approximately three thousand two hundred thirty (3,230) square feet in size and serve as a play area for the dogs and other pets at the facility.

According to the building elevations, the building shall consist of multiple rooms including a lobby, manager's office, restroom, bathroom, laundry, pet bathing room, three (3) pet suites, and pet areas for small, medium, and large pets.

Building and Occupancy Permits will be required for the new building.

The well would be located northeast of the building. The septic field would be located southeast of the building and turnaround area. The Petitioners indicated that they were working with the Health Department regarding well and septic facilities.

The property fronts Plainfield Road. As part of the proposed amendment, a new driveway would connect Plainfield Road and the kennel. The width of the entrance is twenty-two feet (22'). The plans show the removal of the existing southeastern access point.

The Petitioners propose to install an eleven (11) spot parking lot. One (1) of the spaces would be handicapped accessible.

The turnaround around would be twenty feet (20') wide.

The Petitioners plan to install one (1) light along the driveway and in the parking lot. This lights will be twelve feet (12') in height. Two (2) wall pack will be installed along the east side of the building. Eleven (11) wall lights will be installed on the building; three (3) will be on the north side of the building and one (1) will be on

the east side of the building. The description of the types of lighting that location of these lights can be found on the elevations. The exact light fixtures are not known.

The Petitioners plan to have one (1) non-illuminated sign along Plainfield Road. The sign location is shown on the landscaping plan. The Petitioners were allowed to have one (1) sign per their original special use permit.

The Petitioners plan to install approximately eight (8) canopy trees, six (6) deciduous shrubs, twenty-eight (28) evergreen shrubs, and six (6) groundcovers, grass, and perennials in substantially the sizes and locations as shown on the landscaping plan. The landscaping plan also shows one (1) approximately four foot (4') tall berm and a retention pond. All landscaping was planned to be installed by June 1, 2022.

Seven (7) existing trees are in front of the house will be protected with fencing. One (1) tree will be removed.

Per the Kendall County Stormwater Management Ordinance, a stormwater permit will be required for the project. The stormwater related correspondence was provided.

The Petitioners believe the distance of their facility to existing houses combined with having the pets indoors by sunset will prevent any noise issues.

The Petitioners plan to install a four foot by eight foot (4' X 8') refuse enclosure to the northeast of the parking lot southwest of the building. The enclosure is proposed to be fenced with a six feet (6') tall wood board privacy fence with double gates.

One (1) future gate is planned near the entrance to the property as shown on the landscaping plan.

The proposed Findings of Fact were as follows:

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. Provided the Oswego Fire Protection District approves the new turnaround area and the Kendall County Highway Department approves the new access point, the operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare. The immediately adjacent properties are also zoned A-1. There are no existing structures on adjacent properties within one hundred feet (100') of the property line. Taking into account the residential properties to the west and southwest of the property, the proposed kennel location will be situated on the east end of the property, thereby well-exceeding the two hundred fifty foot (250') setback requirement from any residential district set forth in the Zoning Ordinance. In addition, the Petitioners have a waste management plan and have considered the impact of noise on surrounding properties. A six foot (6') tall fencing is planned around the outdoor play area. The Petitioners intend to follow the Kendall County Zoning Ordinance as it relates to having all pets inside by dusk.

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 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. As noted in the previous finding, the proposed special use will be setback further than the required setback for residentially zoned properties. The

Petitioners plan to install a fence and appropriate lighting. The Petitioners agreed to have animals indoors by sunset. The proposed of hours of operation will also prevent injury to neighboring land uses.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This is true. An existing curb cut is already located off of Plainfield Road at the subject property. The Petitioners will have to secure applicable permits related stormwater, drainage, well, septic systems, and the new driveway access.

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. Kendall County previously granted a variance regarding distance to non-residentially zoned or use properties through Ordinance 2019-33 at this property. No variances are necessary for the proposed amendment and the special use would otherwise conform to the applicable regulations of the district.

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 recommended approval of the requested amendment to an existing special use permit for a kennel subject to the following conditions:

- 1. The site plan, security plan, landscaping plan, and lighting plan referenced as Exhibit C in Ordinance 2019-33 is replaced with the site plan, elevations, and landscaping plan.
- 2. The vegetation and berm outlined in the landscaping plan shall be installed in the quantities outlined and described in the landscaping plan and shall be installed by June 1, 2022. The Planning, Building and Zoning Committee may extend this deadline upon the request of the property owner. Damaged or dead vegetation shall be replaced on a timeframe approved by the Planning, Building and Zoning Department.
- 3. The remaining conditions and restrictions contained in Ordinance 2019-33 shall remain effective.
- 4. Failure to comply with one or more of the above conditions or restrictions or the conditions and restrictions contained in Ordinance 2019-33 could result in the amendment or revocation of the special use permit.
- 5. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 6. This special use permit and major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Patti Bernhard, Attorney for the Petitioners, requested approval of the amendment.

Member Wilson asked if the Petitioners were presently operating a business at the property. Ms. Bernhard responded the that the Petitioners were offering grooming and pet daycare services. The Petitioners were utilizing a dog taxi for the service.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the amendment to the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (8): Casey, Hamman, McCarthy-Lange, Nelson, Rodriguez, Stewart, Wilson, and Wormley

Nays (0): None Absent (1): Ashton Abstain (0): None

The motion carried.

This proposal will go to the Kendall County Zoning Board of Appeals on February 28, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

A representative of the Larson Family requested to know the time of the April 27, 2022, Commission meeting. The meeting will be at 7:00 p.m.

ADJOURNMENT

Member Nelson made a motion, seconded by Member Wormley, to adjourn. With a voice of eight (8) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 8:45 p.m.

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

Enc.

KENDALL COUNTY REGIONAL PLANNING COMMISSION FEBRUARY 23, 2022

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

| NAME | ADDRESS | EMAIL ADDRESS |
|---------------------------|------------|---------------|
| 1 17 117 12 | (OPTIONAL) | (OPTIONAL) |
| Ton Green | | |
| Palli Bernhad | | |
| Mignel Argel Fornandez | | |
| Lann Paraily | | |
| Losty Kangs | | |
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| | | |
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John & Laura Gay 3601 Plainfield Road, Oswego

Presented by:

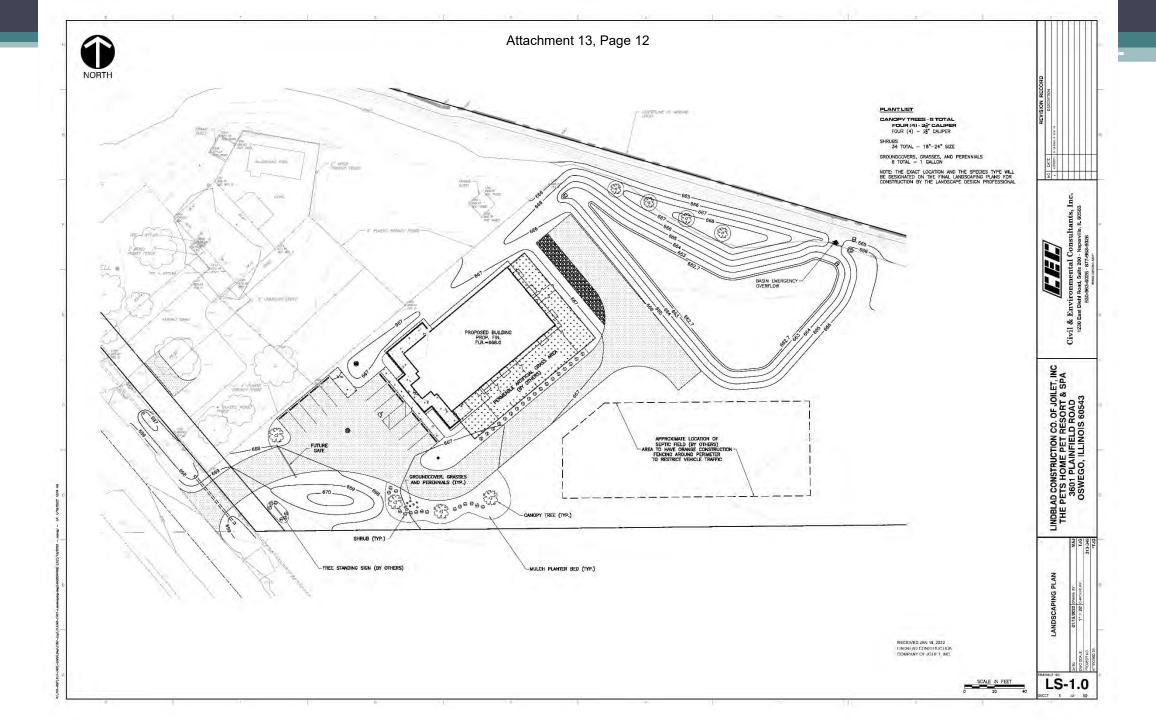
Patti A. Bernhard Rosanova & Whitaker, Ltd. 127 Aurora Avenue Naperville, IL 60540



Requests:

Approve a major amendment to an existing special use to make the following improvements:

- Building orientation shifted, no change to building size;
- Access to the Special Use shifted slightly southeast to provide separation between the residence and business (drive eliminated);
- Moved designated parking area to the southwest side of the building, no change to the number of parking spaces; and
- Emergency access road has been modified to include 100% concrete surface and a hammer-head turn around.





gragory e. lyons, 635 trotter drive cool city, il 60411 0 815-634-4726 p. 815-634-3400

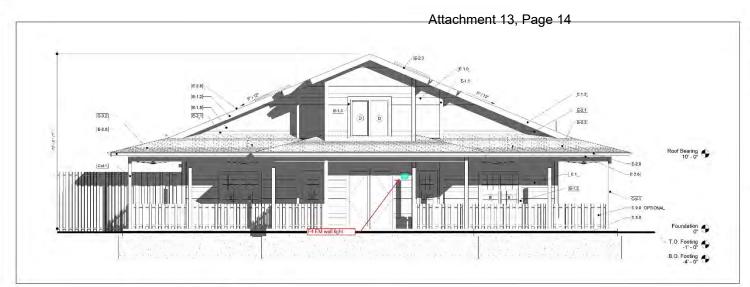
redory.lyons@stcolobol.nel

NEW PET BOARDING FACILITY for: THE PETS HOME PET RESORT and SPA 3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

project no. 2151 date 12/13/2021 Issued for Permit

Exterior Rende

A0.00

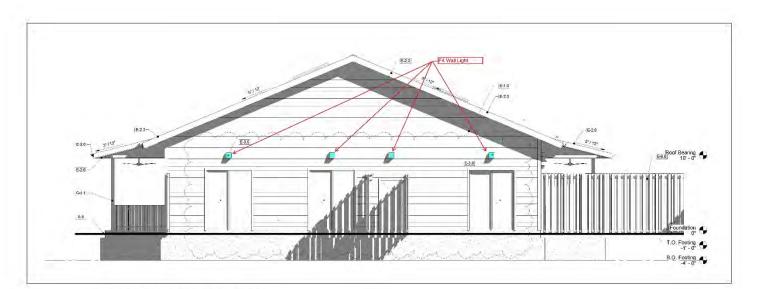


| KEY MARK | KEY DESCRIPTION | | |
|----------|---|--|--|
| COL-1 | 4x4 TREATED BOOD POST by SIMPSON STRONG-TIE BASE AND CAP CONN | | |
| E-1Ø | HARDIE BOARD - VINYL LAP SIDING (BRIGHT RED) | | |
| E-U | VNYL 2x6 CORNER BOARDS (LHITE) | | |
| E-12 | VNYL 2xig FASCIA BOARD (UHITE) | | |
| E-13 | VNYL 266 TRIM BOARD (UNITE) | | |
| E-2Ø | PREFINSHED ALIMINIM GUTTER AND DOWNSPOUTS (WHITE) | | |
| E-23 | CONCEALED METAL FLASHING | | |
| E-72 | | | |
| E-2,3 | 30-YEAR COMPOSITE ASPHALT SHINGLES (HUNTER GREEN) | | |
| E-2.4 | | | |
| E-25 | CONTINUOUS RIDGE VENT (COLOR TO MATCH ROOFING) | | |
| E-26 | VENTED VINTL SOFFIT (WHITE) | | |
| E-3.0 | EXTERIOR LED LIGHT FIXTURE | | |
| E-40 | | | |
| E-5Ø | FINISH GRADE - SEE CIVIL DRAWINGS FOR GRADING PLAN | | |
| E-60 | VNYL PRIVACY FENCE (WHITE) | | |
| E-10 | | | |
| E-80 | 3 | | |
| E-9.0 | WHITE PVC FENCE (OPTIONAL) | | |

NOTES:

1 FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS COLOR AND GNIDO.

FRONT ELEVATION (Reversed) SCALE: 1/4" * 1'-0"



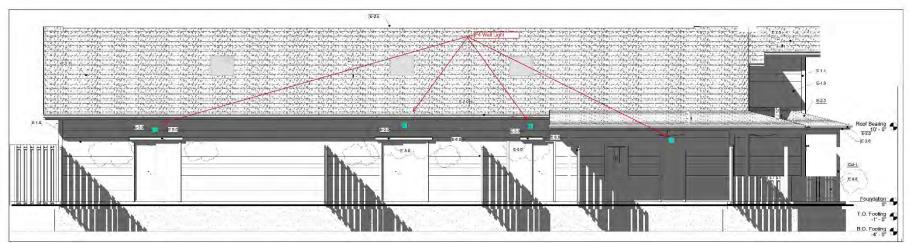
REAR ELEVATION (Reversed) SCALE: 1/4" = 1'-0"

NEW PET BOARDING FACILITY for:
THE PETS HOME PET RESORT and SPA
3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

project no. 2151 date 12/13/2021 Issued for Permit

Exterior Elevations

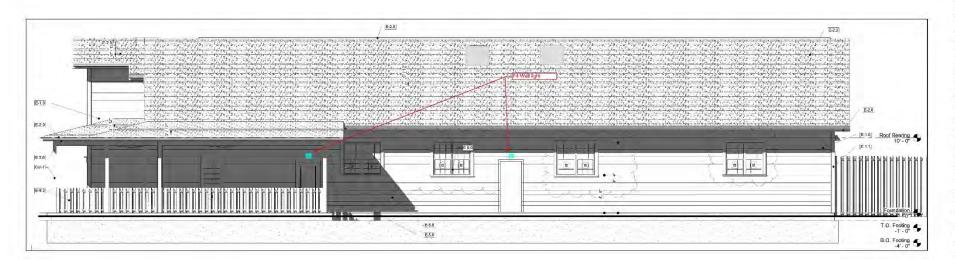
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RIGHT ELEVATION (Reversed)
9CALE: V4" • 1'-0"

NOTES:

- L FOR GENERAL NOTES AND DRAWING LIST SEE DRAWINGS COLOR AND GNUCO.
- 2. FOR ELEVATION KEYNOTE LEGEND SEE DRAWING A200.



ILEFT ELEVATION (Reversed)

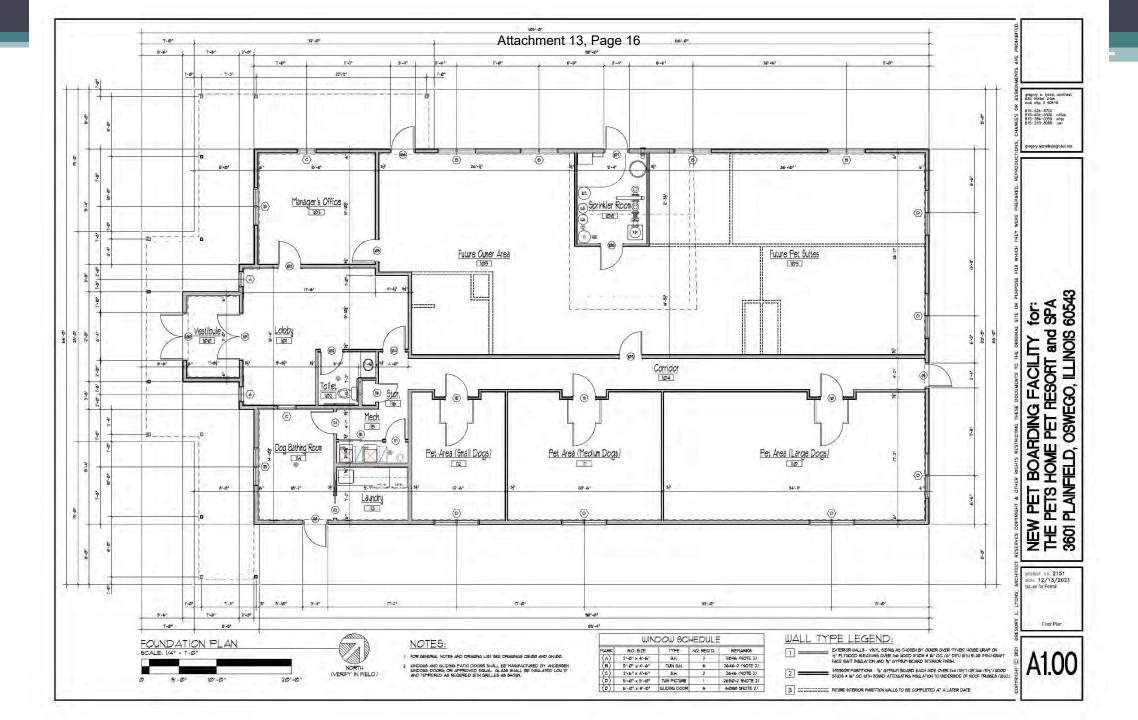
NEW PET BOARDING FACILITY for: THE PETS HOME PET RESORT and SPA 3601 PLAINFIELD, OSWEGO, ILLINOIS 60543

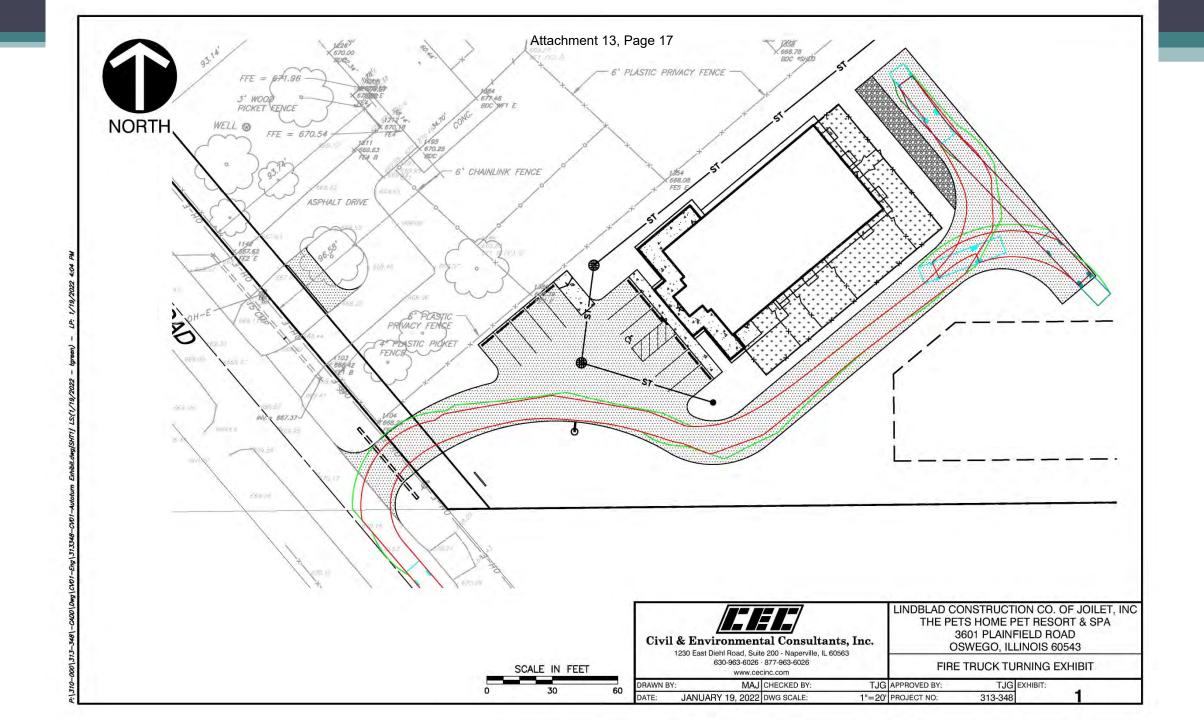
gregory.lyons@abcglabal.net

project no. 2151 data 12/13/2021 last ed for Permit

Exterior Elevations

A2.01





Attachment 13, Page 18 SITA DATA GROSS BOUNDARY: 207,901 S.F. (4.773 AC.) DIMENSION PLAN NOTES: 15 R.O.W. DEDICATION: NET BOUNDARY 5,123 S.I. (0.118 AU.) 202,778 S.F. (4.655 AC.) REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED BUILDING INFORMATION PIN. 03-28-100-004 (BUILDING/PORCH DIMENSIONS, PRIVACY FENCE EXISTING PERVIOUS AREA LXISTING MPLRVIOUS AREA 197,828 S.F 10,073 S.F UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO PAVEMENT LINES. 31,644 8.1 UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKING MATERIALS SHALL BE YELLOW PAINT, LINES SHALL BE 4 INCHES WIDE. DISTURBED AREA 68.671 S.F (1.61 AC) CONTRACTOR OF THE PARTY. PARKING REQUIRED (THROUGH SPECIAL USE APPLICATION): REGULAR SPACES BANDICAP SPACES TOTAL 10 SPACES A PROPOSED WOOD TRASH ENCLOSURE HAS BEEN LOCATED SOUTHWEST OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS. PARKING PROVIDED 19 SPACES 1 SPACE 11 SPACES HANDICAP SPACES= TOTAL SPACES PROVIDED EXTERIOR LENGED IN DOS AREA ADJACENT TO BUILDING 3,2301 ST GRAVEL SHOULDER ACCESSIBLE PARKING STALL SIGNAGE (SEE DETAIL THIS SHEET) PROPOSED "NO PARKING CONCRETE STOOP FIRE LANE" SIGN PROPOSED PCC SIDEWALK (SEE DETAIL THIS SHEET) PROPOSED ACCESSIBLE PARKING STALL (SEE DETAIL THIS SHEET) # OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING R7-8 SIGN R7-1101 SIGN TOTAL OFF STREET PRKG. ACCESSIBLE PRKG, SPACES SPACES REQUIRED REQRD. MIN. # OF PROPOSED PCC PAVEMENT (SEE DETAIL THIS SHEET) 1 TO 20 20 21 TO 50 51 TO 75 75 TO 100 101 TO 150 151 TO 200 201 TO 300 301 TO 400 401 TO 500 501 TO 1000 OVER 1000 YELLOW CROSS HATCHING PROPOSED BUILDING Civil & 1 4'x8' PROPOSED (SEE DIMENSION PLAN NOTE 1) TRASH ENCLOSURE (6' WOOD BOARD PRIVACY FENCE WITH DOUBLE GATES) ROAD LINDBIAD CONSTRUCTION CO. OF JOILET, INC THE PETS HOME PET RESORT & SPA 3601 PLAINFIELD ROAD OSWEGO, ILLINOIS 60543 2% OF TOTAL NUMBER PROPOSED ARTIFICIAL TURF 20 PLUS 1 FOR EACH 100 OVER 1000 (BY OTHERS) PROPOSED B' PRIVACY FENCE AROUND EXTERIOR DOG AREA (SEE DIMENSION PLAN NOTE 1) NOTES FOR HANDICAP PARKING STALLS: PROPOSED TURNAROUND 2" PROPOSED H.M.A. SURFACE COURSE, IL-9.5 6" PROPOSED AGGREGATE PROPOSED "NO PARKING - FIRE LANE" SIGN SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT GENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. PROPOSED CONCRETE— WHEEL STOP (TYP.) (SEE DETAIL THIS SHEET) BASE COURSE TYPE B (CA-6) PROPOSED H.M.A. PAVEMENT (SEE DETAIL THIS SHEET) HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE". mmm PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENCER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING. PROPOSED "NO PARKING - FIRE LANE" SIGN PROPOSED FREE STANDING SIGN ACCESSSIBLE PARKING SPACE MARKINGS (BY OTHERS) 4. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ADCESSIBLE PEDICISTINA ENTRANCE OF THE PARKING PACILITY. ACCESSIBLE PARKING STALL SIGNAGE 6" P.C.C. (IDCT CLASS SI) RESERVED (IDOT CLASS SI) PARKING 2.25"--- --- 4.5" #5 REINFORCING BAR. - 1.5" HOT MIX ASPHALT SURFACE COURSE, IL-9.5 4" MECHANICALLY 6" AGGREGATE BASE COMPACTED AGGREGATE SUBBASE, CA-6 BOTH SIDES COURSE TYPE B (CA-6) " SQUARE DRAINAGE VOID - 2.5" (MINIMUM) HOT MIX ASPHALT BINDER COURSE IL-19.0 COMPACTED SUBGRADE DIMENSION PLAN PAVEMENT SECTION (95% MODIFIED PROCTOR DENSITY) 12 x18 PROVIDE 1/2" EXPANSION JOINT FILLER WITH SEALANT WHERE THE CONCRETE SIDEWALK ABUTS THE BUILDING. 8" AGGREGATE BASE COURSE TYPE B (CA-6) NOTES: \$250 FINE 0,75° DIA. X 18" LONG ANCHOR BOLT.2 MIN. EACH BUMPER. 2. PROVIDE MEDIUM BROOM FINISH. 1. PROVIDE BROOM FINISH. SIGN REQUIRING "\$200 FINE ILLINOIS STANDARD R7-1101 COMPACTED SUBGRADE (95% MODIFIED PROCTOR DENSITY) 3. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED. 2. CONCRETE SHALL BE CLASS "A" 4,000 PSI UNLESS OTHERWISE NOTED. CONCRETE WHEEL STOP HMA PAVEMENT SECTION P.C.C. SIDEWALK/ SLAB SECTION P.C.C. PAVEMENT/ TRASHENCLOSURE SLAB SECTION VAN ACCESSIBLE NOT TO SCALE NOT TO SCALE VAN ACCESSIBLE SIGN 18 x9" 2" SERIES D LETTERS



MINIMIZE TRAFFIC ON ROUTE 30

Currently most dogs that come daily are transported via the Pet Taxi shuttle service provided by owners.

Thank You