

KENDALL COUNTY ZONING BOARD OF APPEALS PUBLIC HEARING/MEETING

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

AGENDA

August 29, 2022 – 7:00 p.m.

CALL TO ORDER – ZONING BOARD OF APPEALS

ROLL CALL for the Zoning Board of Appeals: Randy Mohr (Chair); Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield

MINUTES: Approval of Minutes from the June 27, 2022, Zoning Board of Appeals Hearing/Meeting

(Pages 2-24)

PETITIONS:

1. Petition 22 – 14 – Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia

Ahymee Nyamle on Behalf of the Olgani Wosho Foundation (Pages 25-67)

Request: Special Use Permit for a Place of Worship

PIN: 03-05-401-003

Location: 67 Boulder Hill Pass, Montgomery, Oswego Township

Purpose: Petitioner Wants to Operate a Church Inside This Unit of Boulder Hill Market; Unit is

Zoned B-3 Highway Business District

2. **Petition 22 – 16 – Lydia Ramirez (Pages 68-173)**

Request: Major Amendment to a Special Use Permit for a Banquet Facility Granted by Ordinance

2019-3 by Amending the Site Plan, Landscaping Plan, and Photometric Plan

PIN: 03-34-100-027

Location: 5100 Hundred Block of Schlapp Road (Approximately 0.48 Miles South of the

Intersection of Plainfield Road and Schlapp Road on the East Side of Schlapp Road),

Oswego Township

Purpose: Petitioner Would Like to Operate a Banquet Facility at the Property, but Would Like to

Reconfigure the Layout of the Site; Property is Zoned A-1 SU

3. Petition 22 – 18 – Abacuc Rodriguez (Pages 174-182)

Request: Variance to Section 8:07.E.2 of the Kendall County Zoning Ordinance to Allow a Garage

Attached to the Primary Structure to Encroach Up To 5.05 Feet of the Eastern Property

Line

PIN: 01-05-203-002

Location: 16402 Galena Road, Little Rock Township

Purpose: Petitioner Would Like to Construct an Attached Garage at the Property; Property is Zoned

R-3

NEW BUSINESS/OLD BUSINESS

1. October 21, 2022 Illinois Association of County Zoning Officials Training

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 22-01 Landscaping Business at 1038 Harvey Road

2. Petition 22-06 Definitions of Landscaping and Excavating Businesses

3. Petition 22-12 Tower Lighting Text Amendment

4. Petition 22-13 Special Use Permit for Lisbon Township Garage at 15759 Route 47

PUBLIC COMMENT:

ADJOURN ZONING BOARD OF APPEALS- Next hearing/meeting on October 3, 2022

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

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
June 27, 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, Tom LeCuyer, Randy Mohr, Dick Thompson, and Dick Whitfield

Members Absent: Cliff Fox

<u>Staff Present:</u> Matthew Asselmeier, AICP, CFM, Senior Planner <u>Others Present:</u> Judd Lofchie, Joe Antoniolli, and Kevin Kunkel

Chairman Mohr announced that Petition 22-13 will be moved to ahead of Petition 22-12 on the agenda.

MINUTES:

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the minutes of the May 31, 2022, hearing/meeting.

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

PETITIONS

Chairman Mohr swore in Judd Lofchie, Joe Antoniolli, and Kevin Kunkel

The Zoning Board of Appeals started their review of Petition 22-01 at 7:01 p.m.

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 on 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

Mr. Asselmeier summarized the request.

In 2018, the Planning, Building and Zoning Department started investigating a landscaping business operating at the subject property without a special use permit. On February 23, 2021, the court imposed a fine of Thirty-Two Thousand, Eight Hundred Dollars (\$32,800) against the Petitioners for

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operating a landscaping business without a special use permit, installing the southern driveway without a permit, Junk and Debris Ordinance violations, and related court costs. The discovery of assets portion of the case has been continued with the hope that the Petitioners will apply for the applicable special use permit and variance.

The Petitioners purchased the property in 2018.

On December 9, 2021, the Petitioner submitted the necessary application for a special use permit for a landscaping business, a variance to allow a landscaping business on a non-State, County or Collector roadway as defined by the Kendall County Land Resource Management Plan, and a variance to allow the southern driveway to be within five feet (5') of the side yard property line.

The application materials, survey of the property, original landscaping plan, NRI Report, and aerial of the property were provided.

Since the original application was submitted, the Petitioners worked with the Village of Oswego and the Kendall County Regional Planning Commission to address access issues. Documents related to these matters were provided. The Petitioners submitted a revised landscaping plan on June 8, 2022. Based on comments from the Village of Oswego, the Petitioners again revised their landscaping plan on June 22, 2022. The Village of Oswego verbally supported the layout of the access point, pending payment of fees and deposits.

The property is located at 1038 Harvey Road.

The property is approximately three (3) acres.

The existing land use is Single-Family Residential.

The Future Land Use Map calls for the area to be Suburban Residential (Max 1.0 DU/Acre). Oswego's Future Land Use Map calls for the area to be Industrial.

Harvey Road is classified as a Collector by the Village of Oswego in this area and is not classified as such in the Land Resource Management Plan.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Comed Right-of-Way, Industrial, Stormwater Pond, and Single-Family Residential.

The adjacent properties are zoned R-2, M-1, and M-2 by the Village of Oswego.

Oswego's Future Land Use Map calls for the area to be Agricultural, Single-Family Residential, and Light Industrial.

The zoning districts within one half (1/2) mile are A-1, A-1 SU, R-1, R-3, B-3, B-3 SU, and M-1 in the County and R-1, R-2, R-4, B-3, M-1, and M-2 inside the Village of Oswego.

Oswego East High School is located within one half (1/2) mile of the property.

The A-1 special use permits to the north are for a landscaping business and a cemetery. The B-3 special use permit to the east is for a watchman's quarters.

EcoCAT Report was submitted on December 9, 2021, and consultation was terminated.

The LESA Score was 124 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Oswego Township on December 22, 2021. To date, no comments have been received.

Petition information was sent to the Village of Oswego on December 22, 2021. The Village of Oswego submitted an email requesting the southern driveway be moved at least five feet (5') north of the southern property line. The email was provided. As noted previously, the Petitioners worked with the Village of Oswego to address access issues.

On June 8, 2022, the Petitioners' Attorney submitted a revised landscaping plan to the Village of Oswego. The differences between the new landscaping plan and the previously submitted landscaping plan were as follows:

- 1. The southern gravel driveway is shown to line up with the road across the street.
- 2. The southern gravel driveway is shown as five feet (5') from the southern property line.
- 3. The southern gravel driveway is shown as ten feet (10') in width instead of twenty feet (20') in width.
- 4. The six foot by five foot (6'X5') dumpster is not shown next to the frame shed.
- 5. The landscaping around the southern driveway entrance has been altered to reflect the new driveway location. Also, the number of mission arborvitae has increased from eleven (11) to (12).

On June 13, 2022, the Village of Oswego sent an email to the Petitioner outlining the defects of the plan. The defects are as follows:

- 1. A base course is needed.
- 2. Flare does not meet minimum dimensions.
- 3. Driveway should be twenty feet (20') wide.

This email was provided.

Petition information was sent to the Oswego Fire Protection District on December 22, 2021. To date, no comments were received.

ZPAC reviewed the proposal on January 4, 2022. The Petitioners' Attorney requested the start date for the business to be changed from April 1st to March 1st of each year. Discussion occurred regarding

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annexing the property into the Village of Oswego; the Petitioners' Attorney did not know why the Petitioners had not pursued annexation. The Petitioners' Attorney reiterated that no members of the public would be invited onto the property and no retail sales of landscaping materials would occur. Discussion occurred regarding the reasons why the Petitioner had not applied for proper zoning despite citation and court action. The Petitioners' Attorney indicated the Petitioners were agreeable to the proposed conditions provided the start date was moved to March 1st. ZPAC recommended approval of the special use permit with the conditions proposed by Staff with an amendment to move the start of the operating season to March 1st by a vote of five (5) in favor and two (2) 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 minutes of this meeting were provided.

At their meeting on February 23, 2022, the Commission voted to layover this proposal until issues related to the access permit for the southern driveway were resolved with the Village of Oswego by a vote of eight (8) in favor and zero (0) in opposition with one (1) member absent. The minutes of this meeting were provided.

The Petitioners did not attend the March 23, 2022, Kendall County Regional Planning Commission meeting and the proposal remained tabled. The minutes of the March 23, 2022 meeting were provided.

At the April Kendall County Regional Planning Commission meeting, the Petitioners requested that the hours of operation be changed to daily from 6:00 a.m. until 8:00 p.m. and that the business be allowed to operate year-round. Condition 18 has been amended to reflect this change. The Commission also told the Petitioners to submit an access permit application with a revised site plan to the Village of Oswego by May 18, 2022, in order for this topic to be placed on the May 25, 2022, Commission agenda. The minutes this meeting were provided.

Prior to the May Kendall County Regional Planning Commission meeting, the Petitioners' Attorney submitted an email requesting the proposal be continued as the Petitioners continued to work with the Village of Oswego regarding the access permit. The minutes of the May Regional Planning Commission were provided.

At their meeting on June 22, 2022, Commissioners reviewed the updated landscaping plan. The Kendall County Regional Planning Commission recommended approval of the special use permit with the condition that the Village of Oswego sign-off on the landscaping/site plan by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of this 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 hearing was continued again until the driveway access permit issues were resolved. The minutes of the January 31, 2022, meeting were provided and the minutes of the February 28, 2022, meeting were provided. Due to the Petitioners' lack of attendance at the March 23, 2022, Kendall County Regional Planning Commission meeting, the hearing was continued at the March 28, 2022, Kendall County Zoning Board of Appeals hearing. The

minutes of this hearing were provided. The Kendall County Zoning Board of Appeals continued this Petition at their hearing on May 2, 2022. The minutes of this hearing were provided. The hearing was continued again at the May 31, 2022, Kendall County Zoning Board of Appeal hearing. The minutes of the May 31, 2022, Zoning Board of Appeals hearing were provided.

On April 11, 2022, the Kendall County Planning, Building and Zoning Committee met to discuss issuing new, additional citations at the property. The consensus of the Committee was to not have the Department issue new citations related to the operation of the landscaping business or the placement of the driveway. The Petitioners were given ten (10) days to clean up and organize the property. Updated photos were provided at the April 27, 2022, meeting.

The Kendall County Planning, Building and Zoning Committee met on May 9, 2022, and voted to issue citations for the installation of the driveway without a permit. The Committee voted not to issue a citation for operating a landscaping business without a special use permit. The Petitioners' court date for the illegal driveway installation is July 6, 2022.

Per Section 7:01.D.30 of the Kendall County Zoning Ordinance, landscaping businesses can be special uses on A-1 zoned property subject to the following conditions:

- 1. All vehicles, equipment and materials associated with a landscaping business shall be stored entirely within an enclosed structure, unless otherwise permitted under the terms of this Special Use Permit.
- 2. The business shall be located on, and have direct access to, a State, County or Collector Highway as identified in the County's LRMP, having an all-weather surface, designed to accommodate loads of at least 73,280 lbs, unless otherwise approved in writing by the agency having jurisdiction over said Highway. Such approvals shall establish limitations as to the number of employees and types of vehicles coming to and from the site that are engaged in the operation of the use (including delivery vehicles). These restrictions shall be included as controlling conditions of the Special Use.
- 3. No landscape waste generated off the property can be burned on this site.

If the County Board approves the outdoor storage of materials and the variance to the requirement to be located on a State, County or Collector Highway, the above conditions have been met.

The Petitioners would like the business to be open from 6:00 a.m. until 8:00 p.m. everyday throughout the year. According to the business plan, the business has four (4) employees. Employees arrive at the property at approximately 6:30 a.m., go to work sites, and return to the property and leave to go home by around 7:00 p.m. Business equipment presently consists of three (3) trucks.

The landscaping business area on the southeast corner of the site will be of gravel and will be approximately thirteen thousand, two hundred fifty (13,250) square feet in size. If there is a motor vehicle or equipment related leak, the area impacted gravel will be removed and replaced with clean gravel.

One (1) one (1) story, approximately two thousand nine hundred (2,900) square foot house, constructed in 1955 with a two (2) story garage is located on the property. There is also one (1) approximately two hundred forty-five (245) square foot shed frame structure on the property near the landscaping storage area. There is also one (1) chicken coop and one (1) additional shed on the northeast corner of the property not associated with the landscaping business. The picture of the house was provided.

After the February 23, 2022, Kendall County Regional Planning Commission meeting, the Petitioners moved the chicken coop and other outbuilding on the north side of the property out of the side yard setback. The Petitioners also applied for and received a deck permit.

According to the most recent landscaping plan, the Petitioners plan to install open storage areas, one (1) for grass and brush clippings at twenty feet wide by approximately one hundred twenty feet in depth (20' X 120'), one (1) for mulch, and one (1) for sand. There would also be storage areas for brick pallets. No information was provided on the dimensions for the storage areas for mulch, sand, and brick pallets north of the existing frame shed. There would also be four (4) truck storage areas measured at fifteen feet wide by twenty-eight feet in depth (15' X 28'). There would also be one (1) mulch storage area south of the frame shed. This area would be twelve feet by twenty feet (12'X20') and would be a maximum three feet (3') in height. According to the business plan, no piles of materials would exceed three feet (3') in height.

Any structures related to the landscaping business would be required to obtain applicable building permits.

Per the site survey, the property is served by a septic system. No information was provided regarding a well.

No employees or customers would use restroom or water facilities on the property.

One six foot by five foot (6' X 5') dumpster was shown on the updated landscaping plan in the landscaping business area.

The property drains to the southeast and northeast.

Per the survey, the house is served by an existing driveway with two (2) access points off of Harvey Road. Per the updated landscaping plan, one (1) ten foot (10') wide gravel driveway provides access from the landscaping storage area to Harvey Road; this access was installed without proper permits and will need to secure applicable permits. The southern driveway is five feet (5') north of the southern property line. A picture of the southern driveway was provided.

The Village of Oswego provided information regarding driveway standards; this information is included as part of an email provided.

Earlier in the review process, the Village of Oswego submitted an email requesting the driveway be moved at least five feet (5') from the property. Staff exchanged emails with the Petitioners' Attorney outlining the next steps. The Petitioners' Attorney believed that the driveway was located greater than five feet (5') from the southern property line. Staff requested the measurement of the driveway to the

southern property line be added to the plat of survey. The above referenced emails were provided. The distance was added to the updated landscaping plan.

An inspection of the property occurred on March 16, 2022, and new gravel appeared to have been added to the driveway per the picture provided.

The Petitioners' Attorney submitted an email stating the that Village of Oswego did not need to approve the access permit. This email was provided. This issue was ultimately addressed.

A variance will still be needed to address the gravel parking located inside the fenced area, unless the fenced area is moved five feet (5') from the property line.

According to the plat of survey, the Petitioners plan to have two (2) parking spaces and one (1) handicapped accessible parking space to the west of the garage. The parking spaces will be of brick pavers.

The plat of survey shows two existing light poles. Existing lighting is used for residential purposes only. The Petitioners were not proposing any additional lighting.

The Petitioners were not proposing any business related signage.

The updated landscaping plan shows one (1) solid fence eight feet (8') in height along the landscaping business area. One (1) security gate is also shown on the landscaping plan.

The updated landscaping plan shows twenty-eight (28) eight foot (8') tall mission arborvitaes, four (4) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property. No information was provided regarding the vegetation along the southern property line. The Petitioner has already installed twenty-two (22') mission arborvitaes and three (3) blue spruces. A picture of the existing landscaping was provided. The vegetation along the southern property line can be seen in the provided picture of the southern driveway. The Village of Oswego also requested landscaping in their provided email, but did not provide details on type or nature of landscaping. The Petitioners requested ninety (90) days to install the vegetation after the special use permit is approved.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

If approved, this would be the nineteenth (19th) special use permit for a landscaping business in unincorporated Kendall County.

The proposed Findings of Fact for the special use permit 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 site is developed in accordance with the submitted site plan and provided a variance is granted regarding the location of the parking area and driveway inside the fenced area, the operation of the special use will not be

detrimental to the public health, safety, morals, comfort, or general welfare. Conditions may be placed in the special use permit ordinance to address hours and seasons of operation.

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. Appropriate restrictions may be placed in the special use permit to regulate the number of employees, hours of operation, site landscaping, and noise. Therefore, the neighboring property owners should not suffer loss in property values and the use will not negatively impact the adjacent 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. If the Village of Oswego approves the new access point for the southern driveway and if a variance is granted for the location of the southern driveway inside the fenced area, then adequate points of ingress and egress will be provided. The owners of the business allowed by the special use permit have agreed not pile materials in excess of three feet (3') in height.

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 a variance is granted for the location of the driveway inside the fenced area and a variance is granted allowing the use on a non-state, county, or collector highway, the special use shall 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".

The proposed Findings of Fact for the variances were as follows:

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. There are no topographic conditions or other outstanding conditions not caused by the Petitioners that created a particular hardship or difficulty upon the owner.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. It is unknown the exact number of A-1 zoned properties that could ask for similar variances. The Village of Oswego defines Harvey Road as a Collector

while the Kendall County Land Resource Management Plan does not define Harvey Road as a Collector; it is unique to have this difference in classification.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The owners created the hardship by installing the driveway without proper permits and operating the business at the subject property. While the owners were not responsible for the differences in classification for Harvey Road, the owners voluntarily chose to operate a landscaping business at the subject property and, thus, created the hardship.

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. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, provided the Village of Oswego grants access to Harvey Road at the location shown on the landscaping plan.

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. Allowing the driveway to be on the property line and allowing the business to operate on a non-State, County, or Collector Highway will not impair any of the above items.

Staff believed that a landscaping business could operate at the subject property with reasonable restrictions. However, Staff had concerns, given the Petitioners' previous behavior, that reasonable restrictions will be followed. Staff believes the following conditions and restrictions were necessary for the operation of a special use permit at the subject property:

- 1. The site shall be developed substantially in accordance with the plat of survey and landscaping plan. The dumpster shall be a minimum six feet by five feet (6'X5'). Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install fence shown on the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the fence.
- 2. The existing house, garage, chicken coop, deck, swimming pool, and shed located on the northwest corner of the property shall be used for residential purposes only and shall be exempt from the site development conditions of the special use permit. The locations of these structures may change without requiring an amendment to the special use permit.
- 3. A variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance shall be granted allowing off-street parking and southern driveway to be no closer than zero feet (0') from the southern property line as shown on the landscaping plan. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.
- 4. A variance to Section 7:01.D.30.b of the Kendall County Zoning Ordinance shall be granted allowing the operation of a landscaping business at a property not located on and not having direct access to a State, County, or Collector highway as designed in the County's Land Resource Management Plan.
- 5. The owners of the business allowed by the special use permit shall maintain the parking area

shown on the site plan and in substantially the same location as depicted on the plat of survey. The parking area shall be brick pavers. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the brick pavers and handicapped parking space with applicable signage shown on the plat of survey. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the brick pavers and handicapped parking space.

- 6. The owners of the business allowed by the special use permit shall maintain the landscaping business area on the southeast corner of the site as depicted on the landscaping plan. This area shall be gravel. The mulch area south of the frame shed shall be approximately twelve feet by twenty feet (12'X20') in size and shall be a maximum three feet (3') in height.
- 7. The owners of the businesses allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored and items stored on the subject property and shall promptly clean up the site if leaks occur.
- 8. Any new structures constructed or installed related to the business allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
- 9. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
- 10. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
- 11. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
- 12. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated storage areas shown on the landscaping plan. The maximum height of the piles of landscaping related material shall be less than three feet (3') in height.
- 13. No signage advertising or promoting the business shall be installed on the subject property. The owner of the business allowed by this special use permit may install appropriate handicapped parking signs and other directional signs within the fenced landscaping business area as shown on the landscaping plan.
- 14. Twenty-eight (28) eight foot (8') tall mission arborvitaes, four (4) nine foot (9') tall blue spruces, and one (1) fifteen foot (15') mulch bed along the southwest corner of the property shall be installed and maintained on the property in substantially the locations shown on the landscaping plan. Damaged or dead arborvitaes shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Within ninety days (90) of the approval of this special use permit, the owners of the business allowed by the special use permit shall install the previously described vegetation. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.

- 15. No landscape waste generated off the property can be burned on the subject property.
- 16. A maximum of four (4) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
- 17. No customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
- 18. The hours of operation of the business allowed by this special use permit shall be daily from 6:00 a.m. until 8:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- 19. The noise regulations are as follows:

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

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

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

- 20. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
- 21. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.
- 22. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 23. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 24. 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.

- 25. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 26. This 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.

Member Cherry asked where the property was located in relation to Wolf Road. Mr. Asselmeier responded the property is north of Wolf Road. The subject property is on the east side of Harvey Road, the opposite side of the road from the high school. Discussion occurred about the previous owners of the property.

A complaint was filed against the Petitioners in 2018 for operating a landscaping business without a special use permit.

Chairman Mohr asked about the uses directly to the south of the property. Mr. Asselmeier responded, the uses are industrial uses.

Chairman Mohr expressed concerns about having large amounts of grass clippings generating odors. It was noted that the Petitioners have to live on the property and the adjacent use to the east are business related. Chairman Mohr said the residential neighbors to the west will smell the grass clippings. He requested a condition stating the frequency of removing grass clippings. Member Cherry expressed concerns about burning of grass clippings.

Chairman Mohr opened the public hearing at 7:23 p.m.

Judd Lofchie, Attorney for the Petitioners, said the Petitioners will not be collecting grass clippings; the Petitioners were agreeable to a condition to that effect. The Petitioners requested that the conditions be clarified that employee parking be gravel in Condition 5. No objections were expressed to this condition.

Mr. Lofchie explained the access point negotiations with Oswego. He was attempting to save his clients money on the cost of installing concrete and relocating the driveway.

Mr. Lofchie explained that the Petitioners did not pursue annexation to the Village of Oswego because of the time and money expended, to this point, to obtain the special use permit.

Chairman Mohr asked why the Petitioners have been operating so long without proper zoning. Mr. Lofchie said that his clients' previous attorney dropped the ball on the case. He noted that the Petitioners have been working to get into compliance with the various regulations of the County.

Chairman Mohr asked about the current legal proceedings. Mr. Asselmeier explained the Petitioners were previously found guilty, assessed a fine, but have not been required to pay the fine. The Planning, Building and Zoning Committee requested new citations be issued related to the driveway and the court date for that citation is July 6, 2022.

Chairman Mohr closed the public hearing at 7:30 p.m.

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

The votes were as follows:

Ayes (4): LeCuyer, Mohr, Thompson, and Whitfield

Nays (1): Cherry Abstain (0): None Absent (1): Fox

The motion passed.

Member LeCuyer made a motion, seconded by Member Whitfield, to approve the Findings of Fact for the variance.

The votes were as follows:

Ayes (4): LeCuyer, Mohr, Thompson, and Whitfield

Nays (1): Cherry Abstain (0): None Absent (1): Fox

The motion passed.

Member LeCuyer made a motion, seconded by Member Thompson, to recommend approval of the special use permit and variances with the conditions proposed by Staff with an amendment to condition 1 to reflect no grass clippings in the landscaping business area and an amendment to condition 5 to allow the employee parking in the landscaping business area to be gravel.

Chairman Mohr asked about the fines. Mr. Asselmeier said, if the special use permit is approved, the Petitioners could operate a business under the terms of the special use permit. The fines were related to activities that occurred in the past.

Mr. Asselmeier explained the process for asking for extensions as outlined in the various conditions.

The votes were as follows:

Ayes (5): Cherry, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (1): Fox

The motion passed.

Oswego Township will be notified of the results of the hearing.

The proposal will go to the Planning, Building and Zoning Committee on July 11, 2022.

Chairman Mohr encouraged the Petitioners to meet the requirements within the timelines outlined in the special use permit.

The Zoning Board of Appeals completed their review of Petition 22-01 at 7:40 p.m.

The Zoning Board of Appeals started their review of Petition 22-13 at 7:40 p.m.

Petition 22 – 13 – Joe Slivka and Kevin Kunkel on Behalf of Lisbon Township

Request: Special Use Permit for a Government Building or Facility (Garage)

PINs: 08-21-300-002 and 08-21-300-004

Location: 15759 Route 47, Newark, Lisbon Township

Purpose: Petitioner Wants to Construct a Garage for Township Equipment; Property is Zoned A-1

Agricultural District

Mr. Asselmeier summarized the request.

Lisbon Township would like to construct a seven thousand four hundred eighty-eight (7,488) square foot garage on the subject property, located at 15759 Route 47, Newark.

The application materials, plat of survey, existing conditions survey, site plan, landscaping plan, building elevations were provided.

The property is approximately two point zero four (2.04) acres in size.

The existing land use is Institutional, Transportation and Agricultural.

The zoning is A-1.

The County's Future Land Use Map called for the property to be Agricultural. The Village of Lisbon's Future Land Use Map called for the property to be Commercial.

Route 47 is a State maintained Arterial. IDOT had no concerns regarding this proposal, an email to that effect was provided.

The County has a trail planned along Route 47.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Farmstead and Comed Right-of-Way.

The nearby properties in the unincorporated area are zoned A-1. The property to the west and south is inside the Village of Lisbon and is zoned Mining.

The County's Future Land Use Map called for the area to be Agricultural, Comed Right-of-Way and Mining. The Village of Lisbon's Future Land Use Map called for the area to Agricultural, Commercial, Mixed Use Business, and Mining.

The property to the southwest is owned by Vulcan Lands, Inc.

EcoCAT Report was submitted on May 12, 2022, and consultation was terminated.

The NRI application was submitted on May 4, 2022. The LESA Score was 178 indicated a low level of protection. The NRI Report was provided.

Petition information was sent to Lisbon Township on May 26, 2022. To date, no comments have been received.

Petition information was sent to the Village of Lisbon on May 26, 2022. To date, no comments have been received.

Petition information was sent to the Lisbon-Seward Fire Protection District on May 26, 2022. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. Discussion occurred regarding screening. The only screening would be the vegetation shown in the landscaping plan. Mr. Rybski requested confirmation that no sinks or bathroom facilities would be located in the facility. Mr. Asselmeier said that it was his understanding that no sinks or bathroom facilities would be located in the facility. The facility would be for storage purposes only. Mr. Holdiman said that offices might go in the facility in the future and the Petitioners were aware that a septic facility would be required at that time. The Petitioners might need to purchase additional property to have room for a septic system. Mr. Gengler asked about the handling of oil waste. Mr. Holdiman said no discussion has occurred regarding maintenance of vehicles and related requirements including oil interceptor and septic system requirements. ZPAC recommended approval of the request with a correction to a typo in condition 9 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 June 22, 2022. Member Nelson questioned the need for a bathroom on the site. No restrooms are located on the property. Member Nelson also asked if borings had occurred on the property. Joe Antoniolli and Kevin Kunkel responded no. Member Nelson expressed concerns that leaked oils would not get absorbed into the ground. His concerns regarding leaks was connected to concerns about installing a septic system on the property. Restrooms and offices would occur as part of a Phase II. The existing tanks owned by Lisbon Township were double walled tanks. Chairman Ashton said Lisbon Township did not have the funds to install restroom facilities. Kevin Kunkel said townships can only borrow money for a maximum ten (10) years. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

According to the information provided, Lisbon Township plans to construct a garage facility to store township vehicles and equipment. The building will not have an office. The maximum number of employees at the property will be three (3).

According to the site plan, Lisbon Township plans to construct one (1) seven thousand four hundred eighty-eight (7,488) square foot building on the property.

According to the building elevations, the building will be twenty-six feet (26') in height at its highest point. Four (4) doors to drive in vehicles and equipment would be located on the east side of the building and these doors would be sixteen feet, four inches (16' 4") in height. The elevations also show one (1) man door on the east side of the building and one (1) man door on the west side of the building.

It should be noted that on the building elevations South Elevation = East, West Elevation = South, North Elevation = West, and East Elevation = North.

The site plan shows an existing metal building and salt storage shelter. The metal building would be demolished in the future; no date has been provided for demolition.

The property is served by a well, but does not have a septic system.

One (1) trash enclosure area is shown on the site plan at the location of the existing metal building. This trash enclosure will be installed after the metal building is demolished. Until the metal building is demolished, there will not be a refuse area on the property.

Per the site plan, most of the property drains to the south.

The project does not meet the disturbance or lot coverage requirements needed for a stormwater permit.

Per the site plan, the property will utilize one (1) approximately twenty-five foot (25') wide driveway to access Route 47. The existing conditions survey showed three (3) access points onto Route 47.

According to the site plan, there are six (6) proposed parking stalls, including one (1) handicapped accessible parking stall, located north of the proposed building.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per each employee is required for public service uses.

According to the site plan, the building will have wall pak lighting. No information was provided regarding the location or number of lights.

According to the site plan, one monument sign shall be placed on the subject property. The sign will not be illuminated.

According to the site plan, no fencing will be installed on the property. No other security information was provided.

According to the landscaping plan, one (1) Autumn Blaze Maple, two (2) Northern Catalpa, and three (3) Redwood American Linden will be planted on the property. The trees will be three inch (3") BB. One (1) Sargent Crabapple will also be planted and will be six foot (6') BB. No information was provided regarding the timing of planting.

The existing turf would remain.

No information was provided regarding noise control.

No odor causing activities are foreseen at the property.

If approved, this would be the sixth (6th) special use permit for a government facility in the unincorporated area.

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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 site is developed in accordance with the submitted site plan and landscaping plan, the proposed use should not be detrimental or endanger the public health, safety, morals, comfort, or general welfare.

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. The subject property is located along a four (4) lane highway with agricultural uses on all sides. Few residential uses are located in the vicinity. Provided the site is developed in accordance with the submitted site plan and landscaping plan, the proposed use will not be substantially injurious to neighboring properties and or adversely impact adjacent uses.

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

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

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 proposal is consistent with a goal found on page 9-20 of the Kendall County Land Resource Management Plan call for "Mutually supportive, non-adversarial team of municipal, township, school, park, county, and other governments working toward the benefit of everyone in Kendall County." Also, land next to an arterial highway is a logical location for a township highway facility.

Staff recommended approval of the request special use permit subject to the following conditions and restrictions:

- 1. The site shall be developed substantially in accordance with the submitted site plan and landscaping plan. Lisbon Township may demolish the one (1) story metal building shown on the site plan without seeking an amendment to this special use permit.
- The botanicals shown on the landscaping plan shall be installed by June 30, 2024. This deadline may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. Damaged or dead botanicals shall be replaced on a timeframe approved by the

- Kendall County Planning, Building and Zoning Department.
- 3. The seven thousand four hundred eighty-eight (7,488) square foot building shall be developed substantially in accordance with the elevations with a maximum building height of twenty-six feet (26'). On the elevations, South Elevation = East, West Elevation = South, North Elevation = West, and East Elevation = North.
- 4. Any structures constructed, installed, or demolished related to the use allowed by this special use permit on the property shall not be considered for agricultural purposes and must secure applicable building permits.
- 5. One (1) free standing monument sign may be installed in substantially the location shown on the site plan. The sign shall not be illuminated.
- 6. The trash enclosure shall be placed in substantially the location shown on the site plan, upon demolition of the one (1) story metal building. The enclosure shall be screened per the requirements of the Kendall County Zoning Ordinance. The property owners shall ensure that the site is kept free of litter and debris.
- 7. The owners of the uses allowed by this special use permit shall diligently monitor the property for leaks from equipment, vehicles, and materials parked and stored on the subject property and shall promptly clean up the site if leaks occur.
- 8. None of the vehicles or equipment parked or stored on the subject property related to the use allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
- 9. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause (**typo corrected at ZPAC**).
- 10. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.
- 11. 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.
- 12. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 13. This 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.

Member Whitfield ask about the trash enclosure. Mr. Asselmeier said the trash enclosure was the area reserved for a dumpster.

Chairman Mohr asked where a trail could go on this property. Mr. Asselmeier said, because of the Comed right-of-way, a trail would have been required to be further inside the property. For this reason, neither the Illinois Department of Transportation nor the Kendall County Highway Department requested a dedication for a trail. The trees would not be impacted by a bike trail.

Chairman Mohr opened the public hearing at 7:52 p.m.

Chairman Mohr asked if the Petitioners were agreeable to the proposed conditions. Kevin Kunkel, Petitioner, responded yes.

Discussion occurred regarding the lack of restrooms. Mr. Kunkel said future plans call for the construction of another building will meeting rooms and restrooms.

Member Whitfield asked about the project cost. Mr. Kunkel responded Five Hundred Thousand Dollars (\$500,000). Mr. Kunkel explained township cannot borrow funds for longer than ten (10) years. The Township budget is One Hundred Fifty Thousand Dollars (\$150,000).

Discussion occurred regarding ADA compliance and reasonable accommodations with regards to restrooms. The property never had restroom facilities.

Chairman Mohr closed the public hearing at 7:55 p.m.

Member Thompson made a motion, seconded by Member Cherry, to approve the Findings of Fact.

The votes were as follows:

Ayes (5): Cherry, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (1): Fox

The motion passed.

Member Whitfield made a motion, seconded by Member Cherry, to recommend approval of the special use permit with the conditions proposed by Staff.

The votes were as follows:

Ayes (5): Cherry, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (1): Fox

The motion passed.

The proposal will go to the Planning, Building and Zoning Committee on July 11, 2022.

The Zoning Board of Appeals completed their review of Petition 22-13 at 7:57 p.m.

The Zoning Board of Appeals started their review of Petition 22-12 at 7:57 p.m.

Petition 22 – 12 – Kendall County Regional Planning Commission

Request: Text Amendment to Section 6:06.B.3.b Pertaining to Design Guidelines (Light

Requirements) of Telecommunication Facilities

Purpose: Petitioner Wants Lights to Be Red at Night and May Be White Strobe During the Day

Unless Otherwise Required by the Federal Government to Be White Strobe at Night

Mr. Asselmeier summarized the request.

On March 3, 2022, the County received a complaint regarding lights not working on the tower at Legion and Immanuel Roads. The tower owner fixed the matter.

Upon additional discussions, the suggestion was made to change the present language contained in Section 6:06.B.3.b, pertaining to design guidelines (lighting requirements) of telecommunication carrier facilities as follows:

"Lighting should be installed for security and safety purposes only. Except with respect to lighting required by the FCC or FAA, which shall be conventional red lighting at night and may be white strobe during the day (unless required by the FAA or FCC to be white strobe at night), all lighting should be shielded so that no glare extends substantially beyond the boundaries or a facility."

At their meeting on March 23, 2022, the Kendall County Comprehensive Land Plan and Ordinance Committee voted to forward a request to the Kendall County Regional Planning Commission to initiate a text amendment to the Zoning Ordinance as described in the above paragraph.

At their meeting on April 27, 2022, the Kendall County Regional Planning Commission voted to initiate the text amendment to the Zoning Ordinance as described in the above paragraph.

The proposal was emailed to the townships on May 31, 2022. To date, no comments have been received.

ZPAC reviewed the proposal at their meeting on June 7, 2022. It was noted that, if someone provided information from the FCC or FAA requiring different lighting requirements, the federal regulations would supersede County regulations. ZPAC recommended approval of the proposal 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 the proposal at their meeting on June 22, 2022. The Kendall County Regional Planning Commission recommended approval by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were provided.

Chairman Mohr opened the public hearing at 7:59 p.m.

Members LeCuyer and Whitfield felt that the FAA should already have regulations regarding lighting. Mr. Asselmeier said that Larry Nelson felt that the proposal would be less intrusive than current regulations. Mr. Asselmeier explained that the issue with the tower on Legion Road has been fixed.

Chairman Mohr noted that the color requirement was the only thing proposed for amendment.

Chairman Mohr closed the public hearing at 8:02 p.m.

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Member LeCuyer made a motion, seconded by Member Cherry, to recommend approval of the text amendment.

The votes were as follows:

Ayes (5): Cherry, LeCuyer, Mohr, Thompson, and Whitfield

Nays (0): None Abstain (0): None Absent (1): Fox

The motion passed.

The townships will be notified of the results of the hearing.

The proposal will go to the Planning, Building and Zoning Committee on August 8, 2022.

The Zoning Board of Appeals completed their review of Petition 22-12 at 8:03 p.m.

NEW BUSINESS/OLD BUSINESS

None

REVIEW OF PETITIONS THAT WENT TO THE COUNTY BOARD

Mr. Asselmeier reported that Petition 21-49 was approved by the County Board. He also said that Petition 22-10 was withdrawn by the Petitioners.

PUBLIC COMMENTS

Mr. Asselmeier reported that no applications for text amendments, map amendments, or special use permit have been submitted for the August 1, 2022, hearing/meeting. The application deadline for variances is July 1, 2022.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 8:04 p.m.

The next regularly scheduled hearing/meeting will be on August 1, 2022.

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

Exhibits

- 1. Memo on Petition 22-01 Dated June 24, 2022
- 2. Certificate of Publication and Certified Mail Receipts for Petition 22-01 (Not Included with Report but on file in Planning, Building and Zoning Office)
- 3. Memo on Petition 22-13 Dated June 24, 2022
- 4. Certificate of Publication for Petition 22-13 (Not Included with Report but on file in Planning,

- Building and Zoning Office)
- 5. Memo on Petition 22-12 Dated June 23, 2022
- 6. Certificate of Publication for Petition 22-12 (Not Included with Report but on file in Planning, Building and Zoning Office)



KENDALL COUNTY ZONING BOARD OF APPEALS JUNE 27, 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

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NAME	ADDRESS	SIGNATURE
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DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

Fox (630) 553

(630) 553-4141

Fax (630) 553-4179

Petition 22-14

Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olangi Wosho Foundation B-3 Special Use Permit for a Place of Worship

INTRODUCTION

The Olangi Wosho Foundation would like to operate the Christian Spiritual Warfare Ministry at 67 Boulder Hill Pass.

The application materials are included as Attachment 1. The site plan is included as Attachment 2.

On February 17, 2015, the Kendall County Board approved Ordinance 2015-02, granting a special use permit for a place of worship to River's Edge Fellowship at 71 Boulder Hill Pass. This ordinance is included as Attachment 3.

SITE INFORMATION

PETITIONER: Sunny Simon on Behalf of Boulder Hill Market, LLC (Property Owner) and

Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation (Tenant)

ADDRESS: 67 Boulder Hill Pass, Montgomery

LOCATION: Southwest Side of Boulder Hill Pass Inside the Boulder Hill Market





Note: The addresses may not be in the exact location inside the building.

TOWNSHIP: Oswego

PARCEL #: 03-05-401-003

LOT SIZE: 7.82 +/- Acres; 6,800 Square Feet Unit Space

EXISTING LAND Commercial-Shopping Center

USE:

ZONING: B-3 (Unit) B-3 with a Special Use Permit for a Place of Worship (Property)

LRMP:

Future	Suburban Residential (Max 1.0 DU/Acre) (County)
Land Use	
Roads	Boulder Hill Pass is a Township Maintained Local Road.
Trails	None
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Special Use Permit for a Place of Worship

APPLICABLE Section 9:03.C – B-3 Special Uses REGULATIONS: Section 13:08 – Special Use Procedures

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SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Gas Station and Wooded	B-3	Suburban Residential	N/A
South	Township Office	B-3 and R-7	Suburban Residential	N/A
East	Oswegoland Parking District/Office/ Wedgewood Manor	B-1, B-3, and R-7	Suburban Residential	N/A
West	Train Tracks	A-1 (County)	Suburban Residential (County)	N/A
		Village of		
		Montgomery	Village of Montgomery	

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on July 8, 2022, and indicated the following protected resources in the vicinity:

Greater Redhorse River Redhorse

See Attachment 1, Pages 11-13.

Adverse impacts were unlikely and consultation was terminated; see Attachment 4.

NATURAL RESOURCES INVENTORY

The NRI application was submitted on July 6, 2022, see Attachment 1, Page 10. The LESA Score was 78 indicating a low level of protection. The NRI Report is included as Attachment 5.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on July 21, 2022.

VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on July 21, 2022.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to the Oswego Fire Protection District on July 21, 2022. The Oswego Fire Protection District submitted an email on July 22, 2022 indicating that a sprinkler system might be required, depending on the occupancy load. This email is included as Attachment 6.

ZPAC

ZPAC reviewed this proposal at their meeting on August 2, 2022. Discussion occurred regarding restricting outdoor events at the property. The Petitioners were not present at the meeting. ZPAC recommended approval of the proposal with conditions proposed by Staff by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were included as Attachment 7. After the ZPAC meeting, the Petitioner submitted an email saying they will not have outdoor services. This email is included as Attachment 8.

RPC

The Kendall County Regional Planning Commission reviewed this proposal at their meeting on August 24, 2022. Discussion occurred regarding the noise regulations. The suggestion was made to have the noise regulations apply to non-church service related activities only. No weddings would occur at the property and no outside activities would occur at the property. Any signs installed on the property would

have to meet applicable regulations. The Petitioners stated they had no concerns regarding the conditions. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were included as Attachment 9.

GENERAL INFORMATION

The Kendall County Zoning Ordinance in Section 7:01.D.41 places the following requirements on special use permits for places of worship:

- 1. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
- 2. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

No changes to the exterior of the building are proposed as part of the special use permit.

OPERATIONS

According to the information found on Attachment 1, Pages 3-4, the Olgani Wosho Foundation operates the Christian Spiritual Warfare Ministry. If approved, services would be held on Tuesday mornings, Wednesday afternoons, Wednesday nights, Friday mornings, Friday nights, Saturdays around Noon, Saturday nights, and Sunday afternoons. The times of activities were subject to change. Various community based activities, including food distributions and retreats, would either occur at the property or originate from the property.

BUILDINGS AND BUILDING CODES

67 Boulder Hill Pass is approximately six thousand, eight hundred (6,800) square feet in size. Per Attachment 2, Page 3, the space has one (1) door facing the parking lot and two (2) doors facing the back side of the building. Two (2) restroom facilities are inside the space.

No information was provided regarding the number of people inside the space.

A change in occupancy would be required.

ENVIRONMENTAL HEALTH

The property is served by public water and sewer.

STORMWATER

No new impervious surface is proposed.

ACCESS

The property fronts Boulder Hill Pass.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The existing parking lot has approximately two hundred thirty-five parking (235) spaces.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per every three (3) seats is required for places of worship.

LIGHTING

No exterior lighting was planned.

SIGNAGE

No signage information was provided. Any signage installed would be required to meet the requirements of the Kendall County Zoning Ordinance.

SECURITY

No information was provided regarding security.

ZBA Memo – Prepared by Matt Asselmeier – August 25, 2022

LANDSCAPING

No changes to the existing landscaping was planned.

NOISE CONTROL

No information was provided regarding noise control.

ODORS

No odor causing activities are foreseen at the property.

RELATION TO OTHER SPECIAL USES

If approved, this would be the thirteenth (13th) special use permit for a place of worship in the unincorporated area and the second (2nd) such special use permit in the Boulder Hill Market.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to 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 operators of the use follow applicable building codes, no threats to the public health, safety, morals, comfort, or general welfare are foreseen.

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. The subject property is mostly surrounded by business uses with multi-family uses found to the east. Provided a restriction is placed in the special use permit regarding noise, no injury should be caused to neighboring properties. No information has been provided showing that the existing place of worship in Boulder Hill Market has negatively impacted property values or the use and enjoyment of other properties in the immediate vicinity.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The use will be located inside an existing building with no plans to alter existing points of ingress and egress or drainage. Adequate utilities are onsite.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **This is true**; no variances are needed.

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 Future Land Use Map calls for this property to be Suburban Residential and the property has been zoned for commercial uses since 1956. According to the definition of Suburban Residential found on page 6-45 of the Land Resource Management Plan, "Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas." Governmental, educational, religious, and recreational uses can be found adjacent to the subject property. The proposed use would enhance and complement the existing uses in the area.

RECOMMENDATION

Staff recommends approval of the requested special use permit subject to the following conditions and restrictions:

- The special use shall be restricted to the unit shown as 67 Boulder Pass in the attached site plan (Attachment 2). No outdoor services shall be held at the subject property. (Amended after ZPAC meeting)
- 2. If the Olangi Wosho Foundation vacates the unit, the special use permit shall automatically be revoked.
- 3. The noise regulations are as follows:

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

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

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

- 4. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use, including, but not limited to, the signage regulations contained in the Kendall County Zoning Ordinance.
- 5. 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.
- 6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

ATTACHMENTS

- 1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
- 2. Site Plan
- 3. Ordinance 2015-02
- 4. EcoCat Information
- 5. NRI Report
- 6. July 22, 2022 Oswego Fire Protection District Email
- 7. August 2, 2022 ZPAC Meeting Minutes (This Petition Only)
- 8. August 4, 2022 Email Regarding Outdoor Events
- 9. August 24, 2022 Kendall County Regional Planning Commission Meeting Minutes (This Petition Only)

Page 6 of 6



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

	PROJECT NAME : The Olangi Wosho Foun	dation FILE #:
NAME OF APPLICANT		
Yonia Ahyee Nyamle		
CURRENT LANDOWNER/NAM	E(s)	
Boudlerhill Property LLC		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
6,800 sq/ft 67 Boul	lder Hill Pass, Montgomery, IL 60538	63-05-401-002
EXISTING LAND USE	CURRENT ZONING LAND CLA	SSIFICATION ON LRMP
REQUESTED ACTION (Check A	All That Apply):	
X SPECIAL USE	MAP AMENDMENT (Rezone to)	VARIANCE
ADMINISTRATIVE VARIA	NCEA-1 CONDITIONAL USE for:	SITE PLAN REVIEW
TEXT AMENDMENT	RPD (Concept; Preliminary; Final)ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	FINAL PLAT	OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIA	AL USE (Major; Minor)	
¹PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EM
	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EM PRIMARY CONTACT OTHER #(Cell, etc.)
¹PRIMARY CONTACT Yonia Ahyee Nyamle	PRIMARY CONTACT MAILING ADDRESS	
¹PRIMARY CONTACT Yonia Ahyee Nyamle	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX #	
¹PRIMARY CONTACT Yonia Ahyee Nyamle PRIMARY CONTACT PHONE#	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX # N/A	PRIMARY CONTACT OTHER #(Cell, etc.)
¹PRIMARY CONTACT Yonia Ahyee Nyamle PRIMARY CONTACT PHONE # ²ENGINEER CONTACT ENGINEER PHONE # I UNDERSTAND THAT B' COUNTY STAFF & BOAR	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX # N/A ENGINEER MAILING ADDRESS	ENGINEER EMAIL ENGINEER OTHER # (Cell, etc.) TY IN QUESTION MAY BE VISITED BY THE PETITION PROCESS AND THAT
¹PRIMARY CONTACT Yonia Ahyee Nyamle PRIMARY CONTACT PHONE # ²ENGINEER CONTACT ENGINEER PHONE # I UNDERSTAND THAT BY COUNTY STAFF & BOAR THE PRIMARY CONTACT COUNTY. I CERTIFY THAT THE INI	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX # N/A ENGINEER MAILING ADDRESS ENGINEER FAX # Y SIGNING THIS FORM, THAT THE PROPER ED/ COMMISSION MEMBERS THROUGHOUT	ENGINEER EMAIL ENGINEER OTHER # (Cell, etc.) TY IN QUESTION MAY BE VISITED BY THE PETITION PROCESS AND THAT CORRESPONDANCE ISSUED BY THE
¹PRIMARY CONTACT Yonia Ahyee Nyamle PRIMARY CONTACT PHONE # ²ENGINEER CONTACT ENGINEER PHONE # I UNDERSTAND THAT BY COUNTY STAFF & BOAR THE PRIMARY CONTACT COUNTY. I CERTIFY THAT THE INI BEST OF MY KNOWLED	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX # N/A ENGINEER MAILING ADDRESS ENGINEER FAX # Y SIGNING THIS FORM, THAT THE PROPER RD/ COMMISSION MEMBERS THROUGHOUT ILISTED ABOVE WILL BE SUBJECT TO ALL FORMATION AND EXHIBITS SUBMITTED AR GE AND THAT I AM TO FILE THIS APPLICAT	ENGINEER EMAIL ENGINEER OTHER # (Cell, etc.) TY IN QUESTION MAY BE VISITED BY THE PETITION PROCESS AND THAT CORRESPONDANCE ISSUED BY THE E TRUE AND CORRECT TO THE ION AND ACT ON BEHALF OF THE
¹PRIMARY CONTACT Yonia Ahyee Nyamle PRIMARY CONTACT PHONE # ²ENGINEER CONTACT ENGINEER PHONE # I UNDERSTAND THAT B' COUNTY STAFF & BOAR THE PRIMARY CONTACT COUNTY. I CERTIFY THAT THE INI BEST OF MY KNOWLED ABOVE SIGNATURES.	PRIMARY CONTACT MAILING ADDRESS PRIMARY CONTACT FAX # N/A ENGINEER MAILING ADDRESS ENGINEER FAX # Y SIGNING THIS FORM, THAT THE PROPER RD/ COMMISSION MEMBERS THROUGHOUT ILISTED ABOVE WILL BE SUBJECT TO ALL FORMATION AND EXHIBITS SUBMITTED AR GE AND THAT I AM TO FILE THIS APPLICAT	ENGINEER EMAIL ENGINEER OTHER # (Cell, etc.) TY IN QUESTION MAY BE VISITED BY THE PETITION PROCESS AND THAT CORRESPONDANCE ISSUED BY THE

Last Revised: 12,15.20 Special Use

go (Light up name)

¹Primary Contact will receive all correspondence from County ²Engineering Contact will receive all correspondence from the County's Engineering Consultants

July 8, 2022

70: Building, Zoning and Permits 111 W. Fox St. Verking, IL 40560

To whom I may encern,

I, Sunny Simm, accept the application from Olangi Wosho Foundation to open a church for senice and church activities at 67 Boulder Hill lass in Montgamery.



Olangi Wosho Foundation

The plan description below is designed to provide an overview of the Olangi Wosho Foundation and the functions of its ministry known as the Christian Spiritual Warfare Ministry in the State of Illinois.

Brief Description of the ministry:

The Christian Spiritual Warfare Ministry is an international ministry that was founded by Papa and Maman Olangi. Through years of countless prayers, the Lord revealed himself to Maman Olangi with a vision to deliver and bring all nations into Jesus Christ, to deliver bondage, the yoke of witchcraft, ancestral curses, and generational curses. This is to be accomplished through spiritual strengthening teachings and the instructions that the God provided to Maman Olangi. As a result, she established three distinct groups. The first is the International Community of Women of Ambassador of Christ (CIFMC). The second is the Peniel Centre for all men. Third is the youth ministry, known as Christian Youth Combatant (JCC). The ministry has over 100 branches worldwide executing and spreading the gospel of Jesus Christ through the preaching of repentance.

Program and timing schedule:

Our branch weekly programs are as follow:

- Tuesday: Morning Intersection (9-11 AM)
- Wednesday: Intersection afternoon (6-8 PM) & Intersection overnight (12-2:30 AM)
- Friday: Morning Intersection (9-11 AM) & Midnight Prayer (12-3:00 AM)
- Saturday: Intersection (JCC @ 11:30 -12:30 AM) & Spiritual strengthen teaching (6-8PM)
- Sunday: Adoration & Worship service (3-6PM)

•

THIS ACTIVITIES ARE SUBJECT TO CHANGE OR BEING MODIFY WHENEVER NECESSARY.

Outdoor activities:

We developed a variety of activities that are local, national, and international. Every year, we create activities that nourish our spirit and physical self. These activities include:

- organizing community picnic for the youth
- Site visits
- Retreats
- Seminar sessions
- Community outreach
- Shelter food distributions
- Community prayer sessions

THIS ACTIVITIES ARE SUBJECT TO CHANGE OR BEING MODIFY WHENEVER NECESSARY.

Attachment 1, Page 5

WARRANTY DEED GENERAL

15-WWW2841386V

201600009469

GILLETTE KENDALL COUNTY, IL

RECONDED: 6/29/2016 2:21 PM 4D: 1099.00 RMSPS FEE: 10.00 PAGES: 4

THE GRANTOR(S), Boulder Hill Market, LLC, of the Village of Montgomery, County of Kendall, State of Illinois, for and in consideration of Ten (\$10,00) and no/100ths Dollars

in hand paid, convey(s) and warrant(s) to Boulder Hill Property, LLC

(Grantee's Address)

of the County of DuPage, the following described real estate situated in the County of Kendall in the State of Illinois, to wit

See attached Exhibit A

SUBJECT TO. General Real Estate taxes for 2016 and subsequent years, Easements, covenants and restrictions of record

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of

Permanent Real Estate Index Number(s) 03-05-401-003
Address of Real Estate 21 Boulder Hill Pass, Montgomery, IL 60538

Dated this 2nd day of JUNE, 2016

Boulder Hill Market, LLC

BY Kimberly A Funk, Trustee of Sole Member

Chicago Title Insurance Company 1795 West State Street Geneva IL 60134



Sandy Wegman
Kane County Recorder
719 S Batavia Ave , Bldg C Geneva II, 60134 Phone 630-232-5935 Fax 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS
STATE OF ILLINOIS) COUNTY OF KANE) ^{SS}
Kimberly A. Funk, Trustee, being duly sworn on oath,
states that affiant resides at
And further states that (please check the appropriate box)
A [X] That the attached deed is not in violation of 765 ILCS 265/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land of B [] That the attached deed is not in violation of 765 ILCS 263/1(b) for one of the following reasons (please circle the appropriate number) 1 The division or subdivision of land into parcels or tracts of 5 0 acres or more in size which does not involve any new streets or easements of access. 2 The division of lots or blocks of less than one 10 acres of adjoining and contiguous land, 4 The conveyance of parcels of land before in division of value as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access, 5 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access, 6 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use, 7 Conveyances made to correct descriptions in prior conveyances, 8 The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel of tract of land existing on July 17, 1959 and not involving any new streets or easements of access, 9 The sale of a single lot of less than 5 0 acres from a larger tract when a survey is made by an Illinois Registered Land, Surveyor, provided, that this exemption shall not apply to the sale of any
subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land, 10 This conveyance is of land described in the same manner as title was taken by grantor(s)
AFFIANT further states that <u>S</u> he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording
SUBSCRIBED AND SWORN TO BEFORE ME
This Zad day of JUNE, 20 16
Signature of Notary Public "OFFICIAL SEAL" KENNETH L KAERGARD Notary Public, State of Illinois My commission expires 02/20/19

EXHIBIT A

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

COMMENCING AT THE MOST WESTERLY CORNER OF BOULDER HILL, KENDALL COUNTY, ILLINOIS, UNIT 1, SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER LINE OF ILLINOIS STATE HIGHWAY NO 25 WITH THE SOUTHWESTERLY LINE OF BOULDER HILL PASS EXTENDED NORTHWESTERLY, THENCE SOUTH 49 DEGREES 13 MINUTES 28 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 197 50 FEET TO A POINT OF CURVATURE, THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, BEING ALONG A CHRVE TO THE RIGHT. HAVING A RADIUS OF 3171 60 FEET, AN ARC DISTANCE OF 52 50 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID CURVE BEING ALONG SAID SOUTHWESTERLY LINE, AN ARC DISTANCE OF 509 69 FEET TO A POINT OF COMPOUND CURVATURE, THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, BEING ALONG & CURVE TO THE RIGHT, HAVING A RADIUS OF 731 25 FEET, AN ARC DISTANCE OF 182 1, FEET, TO A POINT LYING 200 72 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF BOULDER HILL, KENDALL COUNTY, ILLINOIS, UNIT 9, (AS MEASURED ALONG THE LAST DESCRIBED CURVE), THENCE SOUTH 64 DEGREES 31 MINUTES 02 SECONDS WEST 553 54 FEET TO APOINT LYING 25 FEET NORTHERLY OF THE NORTHERLY LINE OF HILLSTONE ROAD (AS MEASURED AT RIGHT ANGLES THERETO), THENCE SOUTH 07 DEGREES 23 MINUTES 49 SECONDS EAST TO SAID NORTHERLY LINE, THENCE SOUTH 82 DEGREES 36 MINUTES 11 SECONDS WEST ALONG SAID NORTHERLY LINE 75 00 FEET TO THE NORTHWEST CORNER OF SAID UNIT 9 THENCE NORTH 84 DEGREES 57 MINUTES 25 SECONDS WEST 119 46 FEET TO THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY, THENCE NORTHERLY ALONG SAID EASTERLY LINE BEING ALONG A CURVE TO THE LEFT, HAVING A RAPIUS OF 1050 48 FEET, AN ARC DISTANCE OF 453 80 FEET, THENCE NORTH 42 DEGREES 34 MINUTES 23 SECONDS EAST 201 40 FEET TO A POINT LYING 250 FEET SOUTHEASTERLY OF THE CENTER LINE OF ILLINOIS STATE HIGHWAY NO 25 (AS MEASURED AT RIGHT ANGLES THERETO), THENCE NORTH 40 DEGREES 46 MINUTES 32 SECONDS EAST 249 56 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

JUN 29 16 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TA

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1.	Applicant Boulds hill property LLC.
	Address 67 Boulda hill pass, mont
	City Montgomay State 16 zip 60538
2.	Nature of Benefit Sought Opm a Church
3.	Nature of Applicant: (Please check one) Natural Person (a) Corporation (b) Land Trust/Trustee(c) Trust/Trustee (d) Partnership (e) Joint Venture (f)
4.	If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5.	If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity: NAME ADDRESS INTEREST
Š	Sunny simon alichen Kalapunike i Sayman Kora 20%.
6	Name, address, and capacity of person making this disclosure on behalf of the applicant:
6. I,	Sunny Simon, - PRESIDENT
read the	above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in
both sub	ostance and fact.
Subscrib	ped and sworn to before me this day of day of
OF AM NOTA VE PUBL	FICIAL SEAL PARO SILVA LIO, STATE OF ILLINOIS NE COUNTY ON EXPIRES 04/27/2024



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



NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION
Petitioner: Contact Person: Suny Smorth Costs City, State, Zip: Mary D (253) Phone Number: Email: Please select: How would you like to receive a copy of the NRI Report? Email Mail
Site Location & Proposed Use Township Name Township 37 N, Range E, Section(s) Parcel Index Number(s)
Type of Request Change in Zoning from to Variance (Please describe fully on separate page) Special Use Permit (Please describe fully on separate page) Name of County or Municipality the request is being filed with:
In addition to this completed application form, please including the following to ensure proper processing: Plat of Survey/Site Plan – showing location, legal description and property measurements Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc. If available: topography map, field tile map, copy of soil boring and/or wetland studies NRI fee (Please make checks payable to Kendall County SWCD) The NRI fees, as of July 1, 2010, are as follows: Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)
Fee for first five acres and under \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
NOTE: Applications are due by the 1 st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.
I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.
1/6/22
Petitioner of Authorized Agent This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.
FOR OFFICE USE ONLY NRI# Date initially rec'd Date all rec'd Board Meeting Fee Due \$ Fee Paid \$ Over/Under Payment Refund Due





07/08/2022

IDNR Project Number: 2300382

Date:

Applicant: Sunny Simon Contact: Sunny Simon

Address: 67 Boulder Hill Pass

Montgomery, IL 60538

Project: Church

Address: 67 Boulder Hill Pass, Montgomery

Description: Open a church for service and church activities

Natural Resource Review Results

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

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

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

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

Location

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

County: Kendall

Township, Range, Section:

37N, 8E, 5

IL Department of Natural Resources Contact Kyle Burkwald

217-785-5500

Division of Ecosystems & Environment



Government Jurisdiction
Building, Planning and Zoning
Matt Asselmeier

111 West Fox Street Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

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

IDNR Project Number: 2300382

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

Security

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

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

Privacy

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





EcoCAT Receipt

Project Code 2300382

APPLICANT	DATE
-----------	------

Sunny Simon Sunny Simon 67 Boulder Hill Pass Montgomery, IL 60538 7/8/2022

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
For CAT Compulation	ć 425 00	ć 2.01	\$ 127.81
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID

\$ 127.81

Illinois Department of Natural Resources One Natural Resources Way Springfield, IL 62702 217-785-5500 dnr.ecocat@illinois.gov Please fill out the following findings of ract to the Dest of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That 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.				
	This is true			
properties in the imme diminish and impair pr of property within the determining consisten provisions for approp open space and other	will not be substantially injurious to the use and enjoyment of other ediate vicinity for the purposes already permitted, nor substantially roperty values within the neighborhood. The Zoning classification general area of the property in question shall be considered in acy with this standard. The proposed use shall make adequate oriate buffers, landscaping, fencing, lighting, building materials, or improvements necessary to insure that the proposed use does adjacent uses and is compatible with the surrounding area and/or ea.			
	This is true			
other necessary faciliti	, access roads and points of ingress and egress, drainage, and/or ies have been or are being provided. This is type:			
the district in which it	shall in all other respects conform to the applicable regulations of is located, except as such regulations may in each instance be by Board pursuant to the recommendation of the Zoning Board of			
Appeals	This is two			

Lacy & Associates LLC Attorneys at Law

930 N. York Road, Suite 212 Hinsdale, Illinois 60521 Phone: 630-873-3484 e-mail: lacy@lacyassociates.com

July 7, 2022

Boulder Property LLC Attn. Sunny Simon

Re. United Survey Service, LLC Survey #16-24146-Dated May 9, 2016 regarding the real property commonly known as 21-89 Boulder Hill Pass, Montgomery, Illinois ("Property").

Dear Mr. Simon,

The above referenced survey was done on your behalf in connection with your purchase of the Property. The survey belongs to you and you are free to use it for any purpose or in manner you deem fit.

If you have any further concerns, please contact me at you earliest convenience.

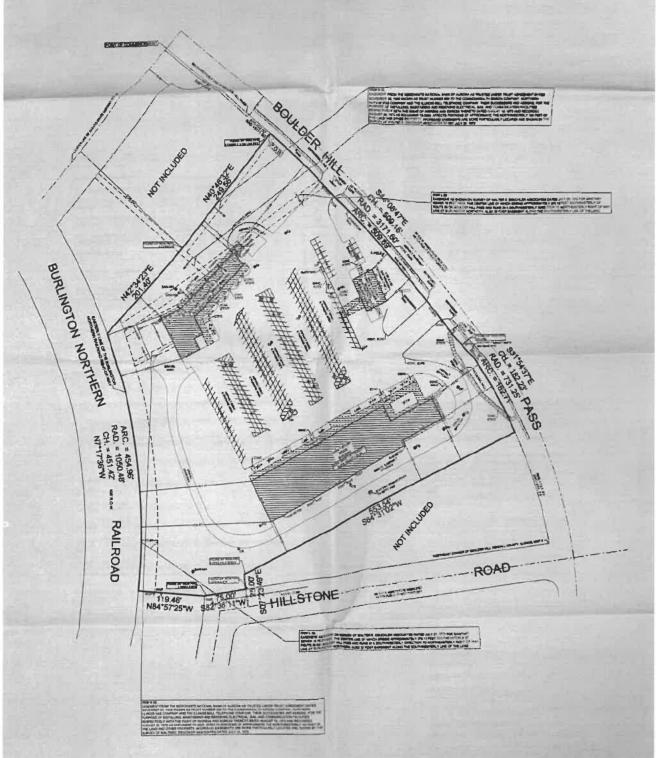
Your attention to this matter is appreciated

Michael Lacy

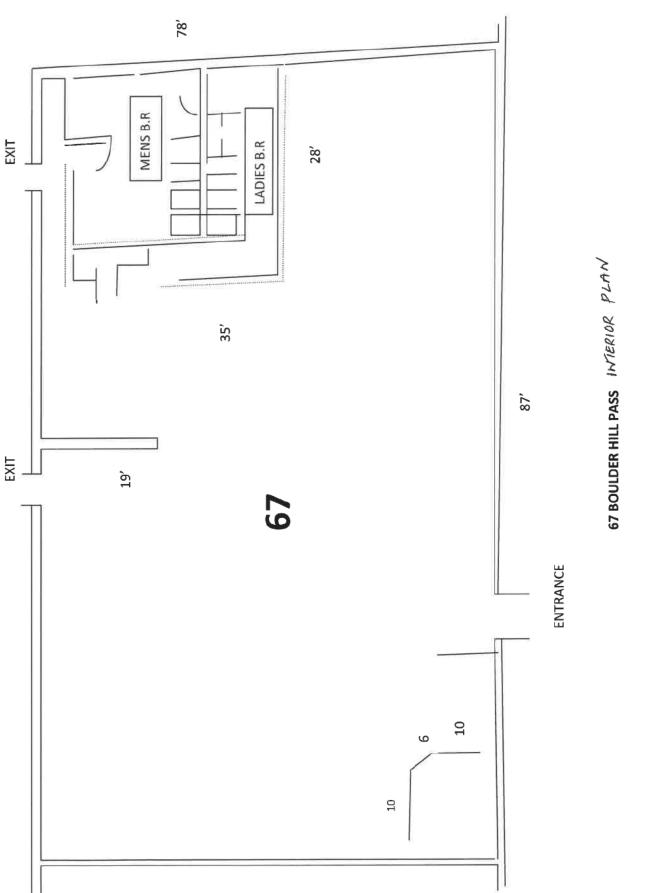
Sincerely,



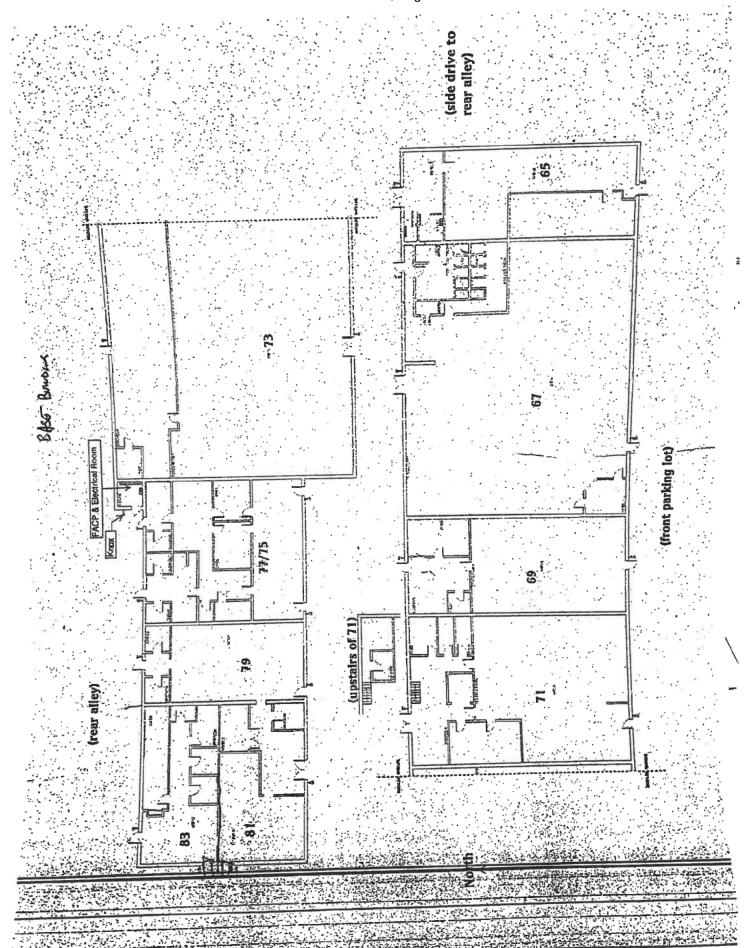
UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 2100 N. 15TH AVENUE UNITC, MELRODE PARK R. 6016C TEL: 1847) 299-1016 FAX: (847) 299-1687 FAX: (244) 633-5345 EAMAL: USURVEY@USANDOS.COM ALTA / NSPS LAND TITLE SURVEY



OFFICE BY		
DATE MAY S FOR	-	
RE No.		
2016 - 24146		-



PARKING LOT



State of Illinois County of Kendall Zoning Petition #14-39

ORDINANCE NUMBER 2015 - DQ

GRANTING SPECIAL USE FOR THE TENANTS AT 71 BOULDER HILL PASS RIVER'S EDGE FELLOWSHIP

<u>WHEREAS</u>, River's Edge Fellowship has filed a petition for a Special Use within the B-3 Highway Business Zoning District for a 4,800 square foot tenant space on an overall 7.82 acre property located in the Boulder Hill Marketplace on the east side of Boulder Hill Pass, approximately 0.15 miles north of Route 25 (PIN# 03-05-401-003), in Oswego Township; and

<u>WHEREAS</u>, said petition is to allow the operation of a place of worship including community outreach events; and

WHEREAS, said property is currently zoned B-3 Highway Business District; and

WHEREAS, said property is legally described as:

THAT PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THRID PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25 AND THE EAST RIGHT OF WAY LINE OF THE C.B.& Q. RAILROAD, THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE OF THE C.B. & Q. RAILROAD FOR A DISTANCE OF 2000 FEET; THENCE EAST ON A LINE SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO A POINT WHERE THE SAID LINE INTERSECTS THE WEST RIGHT OF WAY LINE OF BOULDER HILL PASS (AS SHOWN ON THE SUBDIVISION PLAT OF BOUDLER HILL UNIT #1) EXTENDED IN SAME ARC AS SHOWN; THENCE NORTHWESTERLY ALON GTHE WEST RIGHT OF WAY LINE OF SAID BOULDER HILL PASS EXTENDED, TO A POINT WHERE THE SAID LINE INTERSECTS THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 25; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING

<u>WHEREAS</u>, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on February 2, 2015; and

WHEREAS, the findings of fact were approved 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. We believe the presence of River's Edge Fellowship would help improve the public health, safety, comfort and general welfare of

Page 1 of 3

State of Illinois County of Kendall Zoning Petition #14-39

the Boulder Hill area.

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. Our desire, by being present in the Boulder Hill market, would be to not hinder or disrupt any business, office or residence but to be a benefit to all. We feel that fuller occupancy of the center would increase the traffic flow for existing businesses as well as increase the property value as a whole.

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 an existing shopping/professional center therefore all these considerations are already in place.

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 Hearing Officer. We wholeheartedly agree to adhere to and respect all applicable regulations.

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. This special use permit will be consistent with the uses in the strip center.

<u>WHEREAS</u>, the Kendall County Board has considered the findings and recommendation of the Special Use Hearing Officer & Zoning Board of Appeals and finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, this special use shall be run with the tenant, River's Edge Fellowship at 71 Boulder Hill Pass; and

<u>WHEREAS</u>, if the River's Edge Fellowship was to move out of the building the special use would dissolve at that time; and

<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby grants approval of a special use zoning permit operate a place of worship including community outreach events in the 4,800 square feet of building space located at 71 Boulder Hill Pass.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

Page 2 of 3

Attachment 3, Page 3

State of Illinois County of Kendall Zoning Petition #14-39

<u>IN WITNESS OF</u>, this Ordinance has been enacted by the Kendall County Board this 17th day of February, 2015.

Attest:

Debbie Gillette

Kendall County Clerk

John Shaw

Kendall County Board Chairman

Anyone, 6 months of age and older, is eligible to receive the COVID-19 vaccine. Find your nearest vaccination location at <u>vaccines.gov</u>. https://www.vaccines.gov/>



Consultation Search



Search EcoCAT Consultations

Clear Selections

Search by County-TRS

Search by City

ı	Project	Project	Date			File		Measures			T
١	Number	Name	Received	Applicant	Jurisdiction	Status	Results	Adopted	City *	County	*
	2300382	Church	7/8/2022	Sunny Simon	Building, Planning and Zoning	Closed	Consultation Termination Terminated Closed		Montgomery	Kendall	178

^{*} Information in the city field was entered by applicants and has not been proofed or validated by IDNR. The existence of mis-spelled city names may reduce the number of projects found when you search by city.

^{**} Sorting by this field may list repeats for projects that fall into more than one TRS.



August 1, 2022

Sunny Simon 67 Boulder Hill Pass Montgomery, IL 60538

Dear Sunny Simon,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) Application for the proposed Boulder Hill Market church special use permit petition filed with Kendall County. The proposed project is located in the southeast corner of Section 5 in Oswego Township (T.37N-R.8E of the 3rd Principal Meridian) in Kendall County, Illinois (Parcel Index Number 03-05-401-003). After reviewing the application, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. The church plans to operate out of an existing building within a commercial shopping center where soils have previously been disturbed. The site plan is not proposing any grading, land disturbance, addition of buildings, or building expansions.

The Kendall County SWCD has reviewed the 7.82-acre project site and would like to note the following in regard to natural resource considerations:

- The site, as submitted for review, is currently a commercial shopping center. The unit being proposed as a place of worship is located at 67 Boulder Hill Pass in Montgomery, IL. The unit is currently vacant.
- The 2008 Soil Survey for Kendall County as maintained by the United States Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) contains soil maps and descriptions for soil types throughout the county. The table below shows the soil map units that are present within the project site.

Soil Map Unit				
318D2 Lorenzo loam, 6-12% slopes, eroded				
325B Dresden silt loam, 2-4% slopes				
802B Orthents, loamy, undulating				

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. 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. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. 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 information provided in the table below provides further detail regarding the following:
 - Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D),





the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and 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.

Map Unit	Drainage Class	Hydrologic Group	Hydric Designation
318D2	Well Drained	В	Non-Hydric
325B	Well Drained	В	Non-Hydric
802B	Well Drained	С	Non-Hydric Hydric Inclusions Likely

- This site is located on slopes of approximately 2-12%. The site lies within the Fox River Watershed (Mastodon Lake sub watershed). Topographic maps indicate that the site drains predominantly to the northwest towards the Fox River.
- Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Digital Flood Insurance
 Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0053G (effective date February 4, 2009), it
 does not appear that this parcel is located within the 100-year floodplain. It is mapped as Zone X, an area of
 minimal flood hazard. Additionally, based upon review of the U.S. Fish & Wildlife Service's National Wetlands
 Inventory Map, wetlands do not appear to be identified on the project site. The Fox River, however, is located
 within 350 feet of the parcel and is identified as a Riverine (R), Lower Perennial (2), Unconsolidated Bottom (UB),
 Permanently Flooded (H) (R2UBH) wetland/waters.
- If construction is to occur onsite in the future, a soil erosion and sediment control plan should be prepared and implemented in accordance with both Kendall County and Illinois EPA requirements. The Illinois Urban Manual can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300point rating scale. 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 Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
318D2	6	69	0.5	34.5
325B	4	79	2.5	197.5
802B	8	0	4.8	0.0
Totals			7.8	232
LE Calculation			(Product of relative value / Total Acres) 232 / 7.8 = 29.7	
LE Score				LE = 30

The Land Evaluation score for this site is 30 out of a possible 100 points, indicating that the soils are not well-suited for agricultural uses.

Site Assessment Computation

Α.	Agricultural Land Uses	Points
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
В.	Compatibility / Impact on Uses	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or	20
	municipal comprehensive land use plan. (20-10-0)	
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	15
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:	48

The Site Assessment score for this site is 48 out of a possible 200 points. The Land Evaluation value (30) is added to the Site Assessment value (48) to obtain a LESA Score of 78. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

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

The overall LESA Score for this site is 78 indicating 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.





Attachment 5, Page 4

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

Sincerely,



Alyse Olson Resource Conservationist



Attachment 6

Matt Asselmeier

From:

Alec Keenum <akeenum@oswegofire.com>

Sent:

Friday, July 22, 2022 7:13 AM

To:

Matt Asselmeier

Cc:

FireChief; Brian Holdiman

Subject:

[External]RE: Kendall County Zoning Petition 22-14

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morning Matt,

Only comments here: as per the State of Illinois's Life-Safety Code, this new assembly occupancy may require sprinkler protection depending on the size of the occupancy load determined for the facility (which is something that for starters, their architect should be able to determine).

Regards,

Capt. Alec J Keenum
Fire Marshal
Oswego Fire Protection District

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) August 2, 2022 – Unapproved Meeting Minutes

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
Scott Gengler – PBZ Committee Chair
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department

Audience:

John Tebrugge and Lydia Ramirez

PETITIONS

<u>Petition 22-14 Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation</u>

Mr. Asselmeier summarized the request.

The Olangi Wosho Foundation would like to operate the Christian Spiritual Warfare Ministry at 67 Boulder Hill Pass.

The application materials and site plan were provided.

On February 17, 2015, the Kendall County Board approved Ordinance 2015-02, granting a special use permit for a place of worship to River's Edge Fellowship at 71 Boulder Hill Pass. This ordinance was also provided.

The unit is approximately six thousand eight hundred (6,800) square feet.

The unit is zoned B-3.

The County's Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Boulder Hill Pass is a Township maintained local road.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were commercial related, an apartment complex, train tracks, and a wooded lot.

The adjacent properties were zoned A-1, R-7, B-1, and B-3. One (1) of the adjacent properties was inside the Village of Montgomery.

The County's Land Resource Management Plan called for the area to be Suburban Residential.

EcoCAT Report was submitted on July 8, 2022, and indicated the following protected resources in the vicinity:

Greater Redhorse River Redhorse

The NRI application was submitted on July 6, 2022. The LESA Score was 78 indicating a low level of protection.

Petition information was sent to Oswego Township on July 21, 2022.

Petition information was sent to the Village of Montgomery on July 21, 2022.

ZPAC Meeting Minutes 08.02.22

Petition information was sent to the Oswego Fire Protection District on July 21, 2022. The occupancy load might require the unit to be sprinklered.

The Kendall County Zoning Ordinance in Section 7:01.D.41 places the following requirements on special use permits for places of worship:

- 1. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
- 2. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

No changes to the exterior of the building are proposed as part of the special use permit.

According to the information provided, the Olgani Wosho Foundation operates the Christian Spiritual Warfare Ministry. If approved, services would be held on Tuesday mornings, Wednesday afternoons, Wednesday nights, Friday mornings, Friday nights, Saturdays around Noon, Saturday nights, and Sunday afternoons. The times of activities were subject to change. Various community based activities, including food distributions and retreats, would either occur at the property or originate from the property.

67 Boulder Hill Pass is approximately six thousand, eight hundred (6,800) square feet in size. The space has one (1) door facing the parking lot and two (2) doors facing the back side of the building. Two (2) restroom facilities are inside the space.

No information was provided regarding the number of people inside the space.

A change in occupancy would be required.

The property is served by public water and sewer.

No new impervious surface is proposed.

The property fronts Boulder Hill Pass.

The existing parking lot has approximately two hundred thirty-five parking (235) spaces.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per every three (3) seats is required for places of worship.

No exterior lighting was planned.

No signage information was provided. Any signage installed would be required to meet the requirements of the Kendall County Zoning Ordinance.

No information was provided regarding security.

No changes to the existing landscaping was planned.

No information was provided regarding noise control.

No odor causing activities were foreseen at the property.

If approved, this would be the thirteenth (13th) special use permit for a place of worship in the unincorporated area and the second (2nd) such special use permit in the Boulder Hill Market.

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 operators of the use follow applicable building codes, no threats to the public health, safety, morals, comfort, or general welfare are foreseen.

ZPAC Meeting Minutes 08.02.22

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. The subject property is mostly surrounded by business uses with multi-family uses found to the east. Provided a restriction is placed in the special use permit regarding noise, no injury should be caused to neighboring properties. No information has been provided showing that the existing place of worship in Boulder Hill Market has negatively impacted property values or the use and enjoyment of other properties in the immediate vicinity.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The use will be located inside an existing building with no plans to alter existing points of ingress and egress or drainage. Adequate utilities are onsite.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

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 Future Land Use Map calls for this property to be Suburban Residential and the property has been zoned for commercial uses since 1956. According to the definition of Suburban Residential found on page 6-45 of the Land Resource Management Plan, "Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas." Governmental, educational, religious, and recreational uses can be found adjacent to the subject property. The proposed use would enhance and complement the existing uses in the area.

Staff recommends approval of the requested special use permit subject to the following conditions and restrictions. The Petitioners had not agreed to these conditions:

- 1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the attached site plan.
- 2. If the Olangi Wosho Foundation vacates the unit, the special use permit shall automatically be revoked.
- 3. The noise regulations are as follows:

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

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

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

- 4. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use, including, but not limited to, the signage regulations contained in the Kendall County Zoning Ordinance.
- 5. 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.
- 6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Attachment 7, Page 4

Chairman Gengler asked why the Future Land Use Map called for this area to be residential. Mr. Asselmeier did not know why the Future Land Use Map called for the area to be residential.

The Petitioner was not in attendance.

Discussion occurred about outside events. Mr. Asselmeier noted the times of services. Discussion occurred about adding a condition requiring services to be held indoors after a certain time of day. The consensus was not to add this recommendation until discussion occurs with the Petitioners.

Discussion occurred regarding other uses inside the Boulder Hill Market and previous uses at the unit.

The special use would go away if the subject church moved or closed.

Mr. Klaas made a motion, seconded by Mr. Rybski, to recommend approval of the special use permit with conditions proposed by Staff.

With a voice vote of six (6) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on August 24, 2022.

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Briganti made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:29 a.m., adjourned.

Respectfully Submitted, Matthew H. Asselmeier, AICP, CFM Senior Planner

Encs.

Matt Asselmeier

From:

Sunny Simon <

Sent:

Thursday, August 4, 2022 12:49 PM

To:

Matt Asselmeier

Cc:

Maria Rivera;

Subject:

Re: [External] Publication Notice Draft

Sent from my iPhone

On Aug 2, 2022, at 1:44 PM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Yes we are agreeing to restricting outdoor services at the property.

Thanks

Sunny Simon

Maria:

ZPAC met today and recommended approval of the proposal. There were some concerns regarding having services outdoors. Would you be agreeable to condition restricting outdoor services at the property?

The IDNR website said that the EcoCat consultation was terminated. Could you send me the termination letter?

The Regional Planning Commission meeting is August 24th at 7:00 p.m. Please plan to attend that meeting.

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: Maria Rivera

Sent: Wednesday, July 20, 2022 4:11 PM

To: Matt Asselmeier < masselmeier@kendallcountyil.gov>

Cc: Sunny Simon <

Subject: Re: [External]Publication Notice Draft

Hi Matt.

Attachment 9, 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 August 24, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bill Ashton, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez,

Claire Wilson, and Seth Wormley

Members Absent: Tom Casey and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Sunny Simon, Yonia Ahymee, and Lydia Ramirez

PETITIONS

<u>Petition 22-14 Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on</u> Behalf of the Olgani Wosho Foundation

Mr. Asselmeier summarized the request.

The Olangi Wosho Foundation would like to operate the Christian Spiritual Warfare Ministry at 67 Boulder Hill Pass.

The application materials and site plan were provided.

On February 17, 2015, the Kendall County Board approved Ordinance 2015-02, granting a special use permit for a place of worship to River's Edge Fellowship at 71 Boulder Hill Pass. This ordinance was also provided.

The unit is approximately six thousand eight hundred (6,800) square feet.

Discussion occurred regarding previous tenants in the unit. The previous use was for a youth related use.

The unit is zoned B-3.

The County's Future Land Use Map called for the property to be Suburban Residential (Max 1.00 DU/Acre).

Boulder Hill Pass is a Township maintained local road.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were commercial related, an apartment complex, train tracks, and a wooded lot.

The adjacent properties were zoned A-1, R-7, B-1, and B-3. One (1) of the adjacent properties was inside the Village of Montgomery.

The County's Land Resource Management Plan called for the area to be Suburban Residential.

EcoCAT Report was submitted on July 8, 2022, and indicated the following protected resources in the vicinity:

Greater Redhorse

River Redhorse

Adverse impacts were unlikely and consultation was terminated.

The NRI application was submitted on July 6, 2022. The LESA Score was 78 indicating a low level of protection. The NRI Report was provided.

Petition information was sent to Oswego Township on July 21, 2022. No comments received.

Petition information was sent to the Village of Montgomery on July 21, 2022. No comments received.

Petition information was sent to the Oswego Fire Protection District on July 21, 2022. The Oswego Fire Protection District submitted an email on July 22, 2022 indicating that a sprinkler system might be required, depending on the occupancy load. This email was provided.

ZPAC reviewed this proposal at their meeting on August 2, 2022. Discussion occurred regarding restricting outdoor events at the property. The Petitioners were not present at the meeting. ZPAC recommended approval of the proposal with conditions proposed by Staff by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided. After the ZPAC meeting, the Petitioner submitted an email saying they will not have outdoor services. This email was provided.

The Kendall County Zoning Ordinance in Section 7:01.D.41 places the following requirements on special use permits for places of worship:

- 1. The height for the towers and steeples shall not exceed seventy-five (75) feet and not more than forty-five (45) feet for the main structure.
- 2. Other related uses, such as school, child day care services, kindergartens, meeting facilities shall be permitted to the extent that the activity is otherwise permitted, and shall be subject to all applicable regulations, including parking.

No changes to the exterior of the building are proposed as part of the special use permit.

According to the information submitted to the County, the Olgani Wosho Foundation operates the Christian Spiritual Warfare Ministry. If approved, services would be held on Tuesday mornings, Wednesday afternoons, Wednesday nights, Friday mornings, Friday nights, Saturdays around Noon, Saturday nights, and Sunday afternoons. The times of activities were subject to change. Various community based activities, including food distributions and retreats, would either occur at the property or originate from the property.

67 Boulder Hill Pass is approximately six thousand, eight hundred (6,800) square feet in size. Per the submitted building plan, the space has one (1) door facing the parking lot and two (2) doors facing the back side of the building. Two (2) restroom facilities are inside the space.

No information was provided regarding the number of people inside the space.

A change in occupancy would be required.

The property is served by public water and sewer.

No new impervious surface is proposed.

The property fronts Boulder Hill Pass.

The existing parking lot has approximately two hundred thirty-five parking (235) spaces.

Per Section 11:04 of the Kendall County Zoning Ordinance, one (1) parking space per every three (3) seats is required for places of worship.

No exterior lighting was planned.

No signage information was provided. Any signage installed would be required to meet the requirements of the Kendall County Zoning Ordinance.

No information was provided regarding security.

No changes to the existing landscaping was planned.

No information was provided regarding noise control.

No odor causing activities are foreseen at the property.

If approved, this would be the thirteenth (13^{th}) special use permit for a place of worship in the unincorporated area and the second (2^{nd}) such special use permit in the Boulder Hill Market.

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 operators of the use follow applicable building codes, no threats to the public health, safety, morals, comfort, or general welfare are foreseen.

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. The subject property is mostly surrounded by business uses with multi-family uses found to the east. Provided a restriction is placed in the special use permit regarding noise, no injury should be caused to neighboring properties. No information has been provided showing that the existing place of worship in Boulder Hill Market has negatively impacted property values or the use and enjoyment of other properties in the immediate vicinity.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. The use will be located inside an existing building with no plans to alter existing points of ingress and egress or drainage. Adequate utilities are onsite.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true; no variances are needed.

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 Future Land Use Map calls for this property to be Suburban Residential and the property has been zoned for commercial uses since 1956. According to the definition of Suburban Residential found on page 6-45 of the Land Resource Management Plan, "Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas." Governmental, educational, religious, and recreational uses can be found adjacent to the subject property. The proposed use would enhance and complement the existing uses in the area.

Staff recommended approval of the requested special use permit subject to the following conditions and restrictions. As of the date of this memo, the Petitioners have not agreed to these conditions:

- 1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the submitted site plan. No outdoor services shall be held at the subject property. (Amended after ZPAC meeting)
- 2. If the Olangi Wosho Foundation vacates the unit, the special use permit shall automatically be revoked.
- 3. The noise regulations are as follows:

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

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

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

- 4. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use, including, but not limited to, the signage regulations contained in the Kendall County Zoning Ordinance.
- 5. 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.
- 6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Mr. Asselmeier said he was concerned about adding noise related restrictions, but the use planned to have services overnight and an apartment complex was located in the vicinity. Member Nelson asked if the County could regulate sound caused by a church service. Member Nelson suggested adding a quantifier that the noise regulation would only apply to non-church service related activities.

Chairman Ashton asked about signs. Mr. Asselmeier responded that the Petitioners could install signage as allowed in the B-3 District.

Mr. Asselmeier asked the Petitioners if they had any concerns regarding the proposed conditions. Sunny Simon and Yonia Nyamle responded that they had no concerns.

Member Wilson asked if the weddings would ever occur at the property. Mr. Simon responded no. All activities would occur inside the unit.

Member Nelson made a motion, seconded by Member Wormley, to recommend approval of the special use permit.

The votes on were as follows:

Ayes (7): Ashton, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (2): Casey and Stewart

Abstain (0): None

The motion carried.

The proposal will go to the Kendall County Zoning Board of Appeals on August 29, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

For the September meeting, there is a map amendment request for a portion of property on Route 52 south of 2735 Route 52. The owners of Yogi Bear Campground were still working on their special use permit amendment application. Commissioners reviewed the outstanding items related for the Yogi Bear Campground's application.

ADJOURNMENT

Chairman Ashton made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:50 p.m.

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

Enc.



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203 Yorkville, IL • 60560 (630) 553-4141 Fax (630) 553-4179

Petition 22-16 Lydia Ramirez 5100 Block of Schlapp Road Major Amendment to A-1 Special Use Permit for Banquet Facility

INTRODUCTION

In February 2019, the Kendall County Board granted a special use permit for a banquet facility at the subject property. The property recently sold and the new owner would like to amend the site plan, landscaping plan, and photometric plan for the property.

The application materials are included as Attachment 1. Ordinance 2019-3 is included as Attachment 2. The revised proposed site plan is included as Attachment 3. The revised proposed landscaping plan is included as Attachment 4. The proposed photometric plan is included as Attachment 5. The revised proposed engineering plans are included as Attachment 6. The site plan, landscaping plan, and engineering plans were revised after ZPAC to address concerns from WBK Engineering.

In particular, the following changes were proposed:

- 1. The northern driveway from the parking lot to Schlapp Road was eliminated.
- 2. The total number of parking spaces was reduced from one hundred fifty-one (151), including seven (7) handicapped parking spaces, to one hundred fifty parking (150), including six (6) handicapped parking spaces. The parking lot would also be divided into two (2) phases with ninety-nine (99) parking spaces in the first phase and fifty-one (51) parking spaces in the second phase. The location of the handicapped parking spaces within the parking lot was also adjusted.
- 3. The future building east of the parking lot was increased from one thousand five hundred (1,500) square feet to two thousand five (2,500) square feet.
- 4. One (1) additional asphalt walkway between the parking lot and barn (western walkway) was added. The walkway is approximately twelve feet (12') in width and encompasses one thousand ninety (1,090) square feet.
- 5. The eastern gravel walkway was reduced from twelve feet (12') to eight feet (8') in width.
- 6. The gravel walkway south of the barn was also reduced from twelve feet (12') to eight feet (8') in width.
- 7. The three (3) grain bins, tent area north of the proposed barn, and outdoor concrete pad areas on the east and west side of the barn were removed and replaced with a lean to building and concrete pad areas.
- 8. The proposed barn was increased from a four thousand nine hundred fifty (4,950) square foot structure to a five thousand two hundred eighty (5,280) square foot structure, not including the one thousand two hundred (1,200) square foot lean to building.
- 9. The location and configuration of the septic system was changed.

- 10. The wet bottom detention pond was made approximately two feet (2') deeper and the foot print of the pond shrunk.
- 11. A wild flower and prairie seed mix was added to the bio-swale west of the berm.
- 12. A dry mesic prairie mix was added around the pond.
- 13. The number of understory trees was decreased from ten (10) to five (5).
- 14. The location of some of the deciduous bushes around the proposed barn was adjusted to reflect the new dimensions of the barn.
- 15. The location of lights along the driveway were adjusted to reflect having one (1) entrance/exit. Accordingly, the number of "A2-5" lights was reduced from five (5) to four (4) and the number of "A1-3" lights was increased from two (2) to three (3).
- 16. Eighteen (18) new lights were proposed along the walkways from the parking lot to the proposed barn and walkways around the barn.

The existing conditions contained in Ordinance 2019-3 were as follows:

- 1. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.
- 2. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
- 3. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
- 4. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
- 5. The subject parcel must maintain a minimum of five (5) acres.
- 6. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
- 7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held.
- 8. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated.
- 9. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- 10. The noise regulations are as follows:
 - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA

when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

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

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

- 11. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- 12. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend."
- 13. A new certificate of occupancy must be issued for all buildings.
- 14. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 15. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- 16. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.
- 17. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line.
- 18. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line.
- 19. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 20. 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.
- 21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Condition 1 is the only condition proposed for amendment. The height of trees and timing of screening would remain the same. Planting of vegetation would be completed by June 1, 2023.

SITE INFORMATION

PETITIONER Lydia Ramirez

ADDRESS 5100 Hundred Block of Schlapp Road

LOCATION Approximately 0.48 Miles South of the Intersection of Plainfield Road and Schlapp Road on the East Side of Schlapp Road



TOWNSHIP Oswego

PARCEL # 03-34-100-027

LOT SIZE 9.7 +/- Acres

EXISTING LAND Agricultural USE

ZONING A-1 Agricultural District with a Special Use Permit

LRMP

Current	Agricultural			
Land Use				
Future	Rural Residential (Max 0.60 Du/Acre)			
Land Use				
Roads	Schlapp Road is a Township Road Classified as a Minor Collector.			
Trails	None			
Floodplain/ Wetlands	None			

REQUESTED ACTION

Major Amendment to an Existing A-1 Special Use Permit to Operate a Banquet Facility

APPLICABLE REGULATIONS

Section 7:01 D.12 – A-1 Special Uses – Permits Banquet Facilities to be Located in the A-1 District with Approval of a Special Use Provided that the Facility Meets Certain Criteria

Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead	A-1 SU	Rural Residential (Max 0.60 DU/Acre) and Rural Estate Residential (Max 0.45 DU/Acre)	A-1 SU
South	Agricultural	A-1	Rural Residential	A-1
East	Agricultural/Farmstead	A-1 and A-1 SU	Rural Residential	A-1, A-1 SU, and R-1 and R-3
West	Agricultural	A-1	Rural Residential	A-1

The A-1 SU to the north of the subject property is for a residential unit for a stable employee. The A-1 SU immediately to the east of the subject property is a church. One (1) additional A-1 SU is located within one half (1/2) mile of the property to the northeast; this special use permit is for the selling of agricultural products not grown on the premises.

Seven (7) houses, not including the homes in the Douglas Hill Subdivision and Leisure Lea Subdivison, are located within one half (1/2) mile of the existing property lines.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCat submitted on July 13, 2022, consultation was terminated (see Attachment 1, Pages 5-7).

NATURAL RESOURCES INVENTORY

NRI application submitted on July 18, 2022. The LESA Score was 198 indicating a low level of protection. The NRI Report was provided as Attachment 7.

ACTION SUMMARY

OSWEGO TOWNSHIP

Oswego Township was emailed information on July 21, 2022. The right-of-way dedication required in Ordinance 2019-3 occurred as required.

OSWEGO FIRE PROTECTION DISTRICT

Oswego Fire Protection District was emailed information on July 21, 2022. The previous property owner explored obtaining a variance to the sprinkling requirements.

The Oswego Fire Protection District submitted an email (Attachment 8) on July 22, 2022, with following comments and conditions:

- 1. New construction, including the lean to, shall be required to be sprinkler protected and fire alarmed.
- 2. Concrete pads and housing for tents are required to be compliant with IBC and IFC tent regulations.
- 3. An auto turning exhibit is required to validate ability of emergency vehicles to navigate the site.
- 4. Gravel parking lot shall be constructed so that it can be maintained in drivable and accessible condition year-round.

At the ZPAC meeting, the Petitioner agreed to the above conditions. The revised auto turn exhibit is included as Attachment 12. The Oswego Fire District's response is included as

Attachment 13. The auto turn exhibit was updated following the comments from the Oswego Fire Protection District.

VILLAGE OF OSWEGO

The Village of Oswego was emailed information on July 21, 2022.

ZPAC

ZPAC reviewed the proposal at their meeting on August 2, 2022. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting are included as Attachment 9.

WBK

WBK submitted comments on the proposal on August 2, 2022. These comments are included as Attachment 10. Tebrugge Engineering's response letter is included as Attachment 11.

RPC

The Kendall County Regional Planning Commission reviewed the proposal at their meeting on August 24, 2022. Discussion occurred regarding concerns raised at the original review of the special use permit pertaining to noise and the pond. Requirements were placed in the original special use permit pertaining to screening and "no trespassing" signs. The Petitioner was requesting the amendment because the new designs would save them money. The Petitioner was agreeable to the requirement that structures have sprinklers. It was noted that the nearest home was located over one thousand feet (1000') from the use with screening around both properties. Construction would start at the beginning of 2023. The Kendall County Regional Planning Commission recommended approval of the proposal by a vote of six (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 14.

FINDINGS OF FACT

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

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls are included in the plan to prevent noise from negatively impacting neighboring properties.

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. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the Petitioner plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address utilities, drainage, and points of ingress and egress.

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. True, no additional variances are requested.

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 3-3 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

RECOMMENDATION

Staff recommends approval of the major amendment to an existing special use permit subject to the following conditions and restrictions:

- 1. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the attached site plan (Attachment 3), landscaping plan (Attachment 4), photometric plan (Attachment 5), engineering plans (Attachment 6), and auto turning exhibit (Attachment 12). The wall to wall specs shall be forty-four feet seven inches (44' 7") (Amended after ZPAC). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
- 2. Installation of the vegetation shown in the landscaping plan (Attachment 4) shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.
- 3. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles (**Added after ZPAC**).
- 4. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
- 5. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.
- 6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 7. This 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
- 2. Ordinance 2019-3
- 3. Site Plan
- 4. Landscaping Plan
- 5. Photometric Plan
- 6. Engineering Plans
- 7. NRI Report
- 8. July 22, 2022 Oswego Fire Protection District Email
- 9. August 2, 2022 ZPAC Minutes (This Petition Only)
- 10. August 2, 2022 WBK Comment Letter
- 11. August 3, 2022 Tebrugge Engineering Response Letter Regarding WBK Comments
- 12. Auto Turn Exhibit
- 13. August 4, 2022 Oswego Fire District Response to Auto Turn Exhibit
- 14. August 24, 2022 Kendall County Regional Planning Commission Meeting Minutes (This Petition Only)

ZBA Memo – Prepared by Matt Asselmeier – August 25, 2022



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

	PRO	JECT NAME_Heriage	ramis banquet C	enterFILE#:
NAME OF APPLICANT				
Lydia Ramirez				
CURRENT LANDOWNER	R/NAME(s)			
Lydia Ramirez				
SITE INFORMATION ACRES	SITE ADDRES	S OR LOCATION		ASSESSOR'S ID NUMBER (PIN)
9.37	5100 Block	of Schlapp Road		03-34-100-024
EXISTING LAND USE		ENT ZONING	LAND CLASS	IFICATION ON LRMP
Ag	Ag			
REQUESTED ACTION (C	heck All That Ap	ply):		
SPECIAL USE		MAP AMENDMENT (Rez	cone to)	VARIANCE
ADMINISTRATIVE V	'ARIANCE	A-1 CONDITIONAL USE	for:	SITE PLAN REVIEW
TEXT AMENDMENT	_	RPD (Concept; Pr	etiminary; Final)	ADMINISTRATIVE APPEAL
PRELIMINARY PLAT	_	_ FINAL PLAT		OTHER PLAT (Vacation, Dedication, etc.)
X AMENDMENT TO A	SPECIAL USE	(XMajor;Minor)		
PRIMARY CONTACT		PRIMARY CONTACT MAIL	ING ADDRESS	PRIMARY CONTACT EMAIL
Lydia Ramirez				
PRIMARY CONTACT PHO	NE#	PRIMARY CONTACT FAX	#	PRIMARY CONTACT OTHER #(Cell, etc.)
² ENGINEER CONTACT		ENGINEER MAILING ADDR	RESS	ENGINEER EMAIL
John J Tebrugge				
ENGINEER PHONE #		ENGINEER FAX #		ENGINEER OTHER # (Cell, etc.)
COUNTY STAFF & BO	OARD/ COM	MISSION MEMBERS T	HROUGHOUT TH	IN QUESTION MAY BE VISITED BY IE PETITION PROCESS AND THAT PRRESPONDANCE ISSUED BY THE
CERTIFY THAT THE	INFORMAT	ION AND EXHIBITS SE	JBMITTED ARE T	RUE AND CORRECT TO THE
ABOVE SIGNATURES	EDGE AND S. THE APP	THAT I AM TO FILE TH	HIS APPLICATION AT THEY ARE FR	AND ACT ON BEHALF OF THE EE OF DEBT OR CURRENT ON
ALL DEBTS OWED T	O KENDALL	COUNTY AS OF THE	APPLICATION D	ATE.
SIGNATURE OF APP	LICANT			DATE
		4)	7-14-22
		FEE PAID:	55	
		CHECK #		

¹Primary Contact will receive all correspondence from County

Last Revised: 7.5.22 Major Amendment to a Special Use

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

Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03' with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

WARRANTY DEED

Prepared by:

Colosimo Ewing Smith, LLC 11000 E. US Route 34, Suite 6 Plano, Illinois 60545

Grantors:

R.Y. Property Management Corporation 00 Schlapp Rd Oswego, IL 60543

Grantees:

Lydia Ramirez

THE GRANTOR, R.Y. Property Management Corporation, an Illinois corporation, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other valuable consideration in hand paid, conveys and warrants to GRANTEE, Lydia Ramirez, which dollars is the following described real estate, situated in Village of Oswego, Kendall County, Illinois, to wit:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 660.0 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 116 DEGREES 06 MINUTES 03 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM (SAID NORTHEASTERLY LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID NORTHWEST QUARTER AT A POINT WHICH IS 660.0 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER), 609.24 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE 547.13 FEET TO THE POINT OF BEGINNING IN OSWEGO TOWNSHIP KENDALL COUNTY ILLINOIS

PERMANENT PARCEL NUMBER: 03-34-100-027 COMMONLY KNOWN AS: 00 Schlapp Rd, Oswego, IL 60543

SUBJECT TO general taxes for 2021 and subsequent years and covenants, conditions and restrictions of record; special assessments confirmed after this contract date, building, building line and use or occupancy restrictions, zoning laws and ordinances; and easements for public utilities, if any.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this 20th day of May 2022.

Jorge Ramirez		(Seal)
STATE OF ILLINOIS)) SS:	
COUNTY OF KENDALL)	

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jorge Ramirez personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of May 2022



Mail and send subsequent tax bills to: Lydia Ramirez





07/13/2022

IDNR Project Number: 2300798

Date:

Applicant: Lydia Ramirez
Contact: John Tebrugge

Address:

Project: Heritage Farm Banquet Center Address: 5199 S Schlapp Rd, Oswego

Description: Construction of a gravel drive with gravel parking lot, one main building and two accessory buildings and detention pond for weddings and banquet events.

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

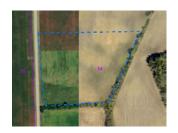
Township, Range, Section:

37N, 8E, 34

IL Department of Natural Resources
Contact

Adam Rawe 217-785-5500

Division of Ecosystems & Environment



Government Jurisdiction

IL Environmental Protection Agency Division of Water Pollution Control PO Box 19276

Springfield, Illinois 62794

Disclaimer

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

IDNR Project Number: 2300798

Terms of Use

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

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

Security

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

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

Privacy

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

Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**. They are as follows:

That 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. 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 provided that the site is developed in accordance with the approved site plan, landscape plan and lighting plan.

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.

The Special Use will not be substantially injurious to the use of other properties inthe immediate vicinity for the purposes already permitted nor diminish property values in the neighborhood due to adequate landscaping across the site, proper lighting levels near the property line and conducting the events within the approved hours of operation

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

Adequate utilities will be provided with a new well and septic system and a detention pond will provide the required storm water management for the site. The point of egress has been reviewed and approved by Oswego Township.

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 The special use will conform to the applicable regulations of the district and the additional

recommendations from the Zoning Board of Appeals

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 special use is consistent with the purpose and objectives found on pages 3-6 of the Kendall County

Land Resource Management Plan.

State of Illinois County of Kendall Zoning Petition #19-05

ORDINANCE NUMBER 2019-

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED A-1 AGRICULTURAL FOR A
BANQUET FACILITY AND A VARIANCE TO SECTION 7.01.D.10.A OF THE KENDALL
COUNTY ZONING ORDINANCE TO ALLOW A BANQUET FACILITY TO BE LOCATED
OFF OF A NON-ARTERIAL OR NON-MAJOR COLLECTOR ROADWAY FOR A 10.0 ACRE
+/- PARCEL LOCATED IN THE 5100 BLOCK OF SCHLAPP ROAD ON THE EAST SIDE OF
SCHLAPP ROAD APPROXIMATELY 0.48 MILES SOUTH OF PLAINFIELD ROAD ON THE
SOUTH TEN ACRES OF THE PROPERTY IDENTIFIED BY PARCEL IDENTIFICATION
NUMBER 03-34-100-024 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.10 of the Kendall County Zoning Ordinance permits the operation of banquet facilities as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

<u>WHEREAS</u>. Section 7.01.D.10.a of the Kendall County Zoning Ordinance requires banquet facilities located in the A-1 Agricultural Zoning District to have direct access to an arterial roadway or major collector road as defined in the Land Resource Management Plan; 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 10.0 acres located on the east side of Schlapp Road approximately 0.48 miles south of Plainfield Road (PIN: 03-34-100-024) 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 Specialty Oswego, LLC and Stuart and Paula Weihler are under contract to purchase the property and shall hereinafter be referred to as "Petitioner"; and

<u>WHEREAS</u>, on or about December 21, 2018, Petitioner filed a petition for a Special Use Permit allowing the operation of a banquet facility at the subject property and a variance to Sections 7.01.D.10.a of the Kendall County Zoning Ordinance; and

<u>WHEREAS</u>, following due and proper notice by publication in the Beacon News not less than fifteen days prior thereto, the Kendall County Zoning Board of Appeals conducted a public hearing on January 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, dated January 28, 2019, a true and correct copy of which is attached hereto as Exhibit B; and

State of Illinois County of Kendall Zoning Petition #19-05

<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:

- 1. 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 banquet facility on the subject property subject to the following conditions:
 - A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.
 - B. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
 - C. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
 - D. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
 - E. The subject parcel must maintain a minimum of five (5) acres.
 - F. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
 - G. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting

State of Illinois County of Kendall Zoning Petition #19-05

will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held.

- H. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated.
- I. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- J. The noise regulations are as follows:

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

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

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

- K. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- L. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend."
- M. A new certificate of occupancy must be issued for all buildings.
- N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
- O. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- P. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.
- Q. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line.
- R. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line.

Attachment 2, Page 4

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- S. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- T. 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.
- U. 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.

<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 February, 2019.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

Scott R. Gryder

Exhibit A

Legal Description

That Part of the Northwest Quarter of Section 34, Township 37 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence Easterly, along the South Line of said Northwest Quarter, 660.0 feet; thence Northeasterly along a line which forms an angle of 116°06'03' with the last described course, measured clockwise therefrom, (said Northeasterly Line which if extended would intersect the North Line of said Northwest Quarter at a point which is 660.0 feet Westerly of the Northeast Corner of said Northwest Quarter), 609.24 feet; thence Westerly, parallel with the South Line of said Northwest Quarter, 932.37 feet to the West Line of said Northwest Quarter; thence Southerly, along said West Line, 547.13 feet to the point of beginning in Oswego Township, Kendall County, Illinois.

Exhibit B

FINDINGS OF FACT-SPECIAL USE

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 establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls will be necessary to prevent noise from negatively impacting neighboring properties. The Petitioners plan to seek a variance from the Oswego Fire Protection District for sprinkler requirements. The Petitioners are agreeable to dedicating land for Schlapp Road right-of-way. The Kendall County Sheriff's Department has not submitted comments expressing concerns for public health and safety.

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. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the Petitioner plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address utilities, drainage, and points of ingress and egress.

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 arterial and collector roads, 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 in consistent with an objective found on Page 3-6 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

FINDINGS OF FACT-VARIANCE

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 proposed banquet facility is approximately one half (1/2) mile from an arterial or major collector (Plainfield Road). In 2018, the County granted a similar variance for a banquet facility located approximately one point two (1.2) miles from an arterial roadway.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. This is not true. Other banquet facilities in the rural areas could face similar concerns. The specific number of properties sharing similar characteristics is unknown.

Attachment 2, Page 7

Exhibit B

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The Petitioners created the hardship by desiring to have a banquet facility at 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. True, the Kendall County Sheriff's Department, Oswego Township, and the Oswego Fire Protection District have not expressed any concerns regarding the proposed use being materially detrimental to the public welfare or injurious to other property in the neighborhood provided the right-of-way dedication occurs and provided that the Petitioners secure applicable variances from the Oswego Fire Protection District.

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. True, the proposed use will not block light or air from adjacent properties. The proposed use will not cause an increase in congestion on public streets because events will not be held every day. Provided the business allowed by the special use permit follows the restrictions placed on the special use permit, no increase to the danger of fire or the endangerment of public safety should occur. Data does not exist as to whether the placement of the proposed use will diminish or impair the property value of the property located southeast of the subject property.

RECOMMENDATION

The Kendall Zoning Board of Appeals unanimously recommends approval of the special use permit and variance subject to the following conditions and restrictions.

- 1. The site shall be developed substantially in accordance with the attached site plan, landscaping plan, and lighting plan. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition 2.
- 2. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
- 3. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
- 4. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
- 5. The subject parcel must maintain a minimum of five (5) acres.
- The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
- 7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held. (Second and third sentences added at RPC.)
- 8. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated. (Signage size could be clarified.)
- 9. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.

Attachment 2, Page 8

Exhibit B

10. The noise regulations are as follows:

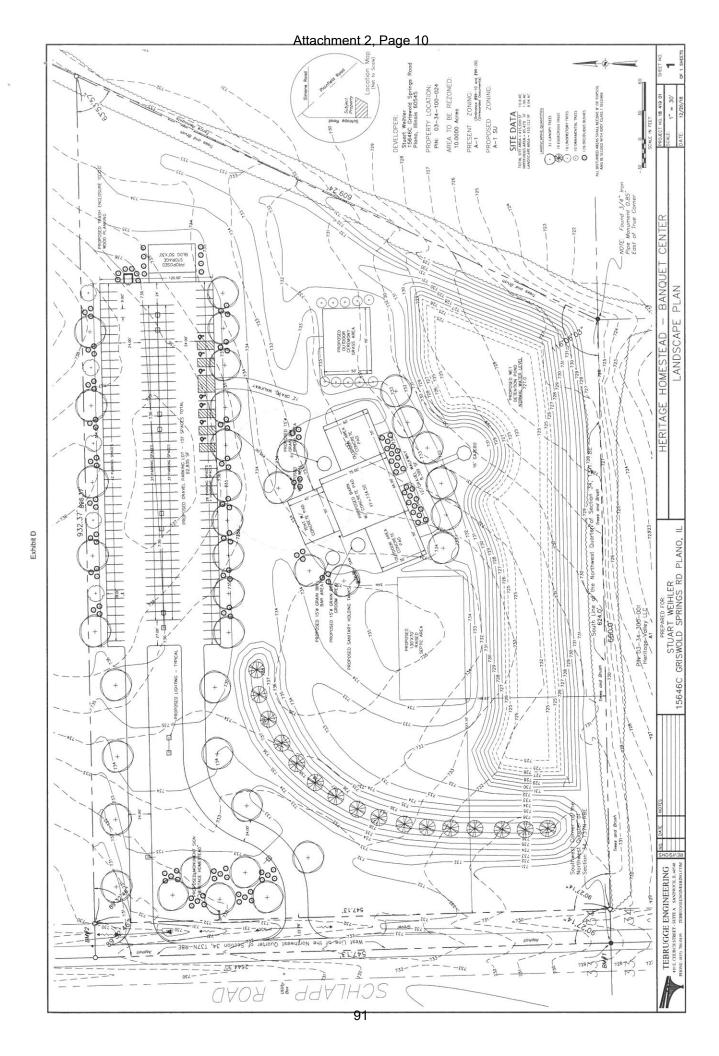
Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of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

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

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

- 11. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- 12. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional one (1) hour after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend." (Petitioners will request additional hour from Planning, Building and Zoning Committee.)
- 13. A new certificate of occupancy must be issued for all buildings.
- 14. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 15. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- 16. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road. (Added by ZBA)
- 17. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line. (Added by ZBA)
- Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line. (Added by ZBA)
- 19. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- 20. 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.
- 21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Exhibit C



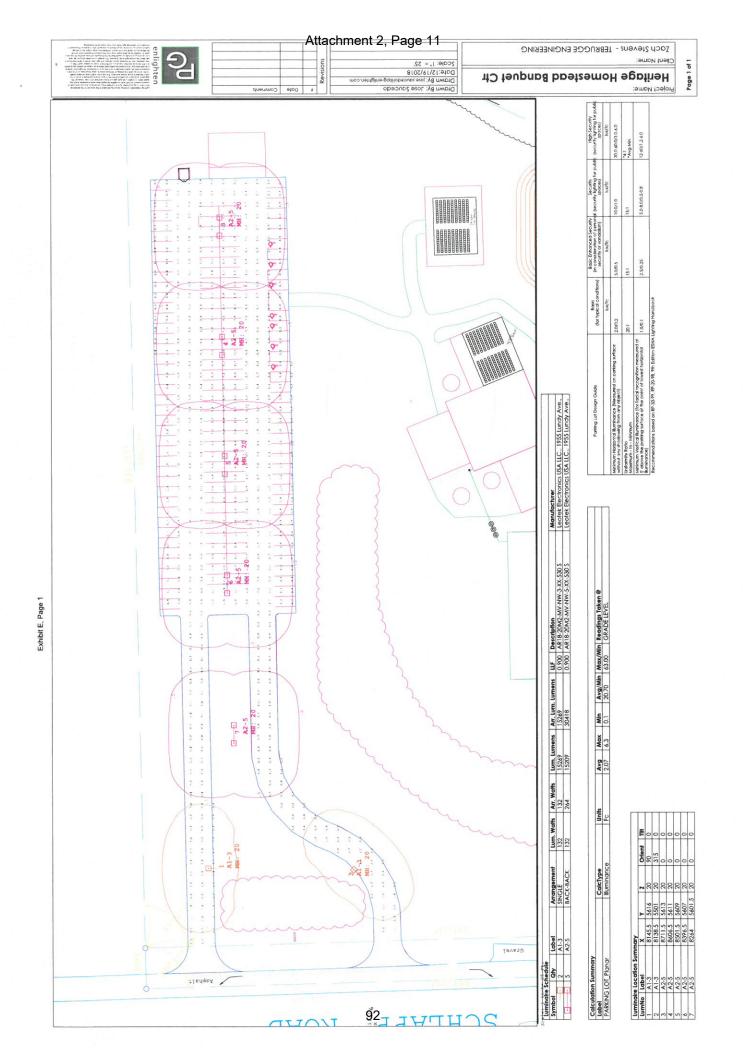




Exhibit E, Page 2

Project

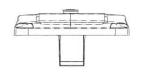
Type

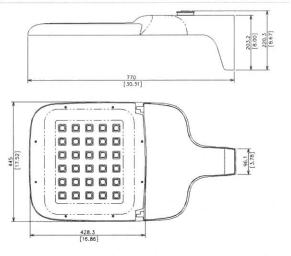
Catalog No.

ARIETA™ 18 Architectural LED Area Luminaire AR18 M2 Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg] **EPA** 0.55 ft²





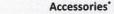
Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current Code ²		Options
AR18	6M2 10M2 15M2 18M2 20M2 24M2 30M2	MV 120-277 HV 347-480		 Type 2 Type 3 Type 4 Type 5 	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 530 700	FDC ⁴ FFA ⁵ PCR ⁶ PCR7 ⁶ PCR7-CR ⁷ MSL7 ⁸ MSL3 ⁸ PND1 ⁹ PND2 ⁹ PND3 ⁹ ORR ORL WL	House Side Shield (Factory Installed) Fixed Drive Current Full Field Adjustabilty NEMA Photocontrol Receptacle ANSI 7-wire Photocontrol Receptacle Control Ready 7-wire Photocontrol Receptacle Motion Sensor with L7 Ler Motion Sensor with L3 Ler Part-Night Dimming Part-Night Dimming Part-Night Dimming Optics Rotated Right Optics Rotated Left Utility Wattage Label

Notes:

- 1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- 2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
- 3 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- 4 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- 5 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
- 6 Field adjustable current selector included to enable standard dimming to lower wattage drive currents only. Field changeable connectors included to enable connection to PCR7 (wireless node dimming is disabled by default).
- 7 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
- 8 Motion Sensor available with MV or HV. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- 9 For PND profile options see page 6. Only available with MV (120-277V).
- 10 Specify Color (GY, DB, BK, WH, NA)
- 11 Specify MV (120-277V) or HV (347V or 480V)



HSSAR183,10 House Side Shield RPA¹⁰ Round Pole Adapter PTF110 Square Pole Top Fitter Single PTF2¹⁰ Square Pole Top Fitter Twin at 180° PTF410 Square Pole Top Fitter Quad **WM**¹⁰ Wall Mount **BSK** Bird Deterrent Spider Kit LLPC11 Long-Life Twist Lock Photocontrol SC Twist Lock Shorting Cap Motion Sensor Configuration Tool FSIR100

^{*}Accessories are ordered separately and not to be included in the catalog number













Exhibit E, Pargechment 2, Page 13

ARIETA™ 18 Architectural LED Area Luminaire AR18 M2 Series Specification Data Sheet

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability

LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA and ANSI C136.2-2015, 20kV/10kA.

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified product. Consult DLC QPL for Standard and Premium Classification Listings. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards

Luminaire complies with:

ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77

Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449,

UL 1598



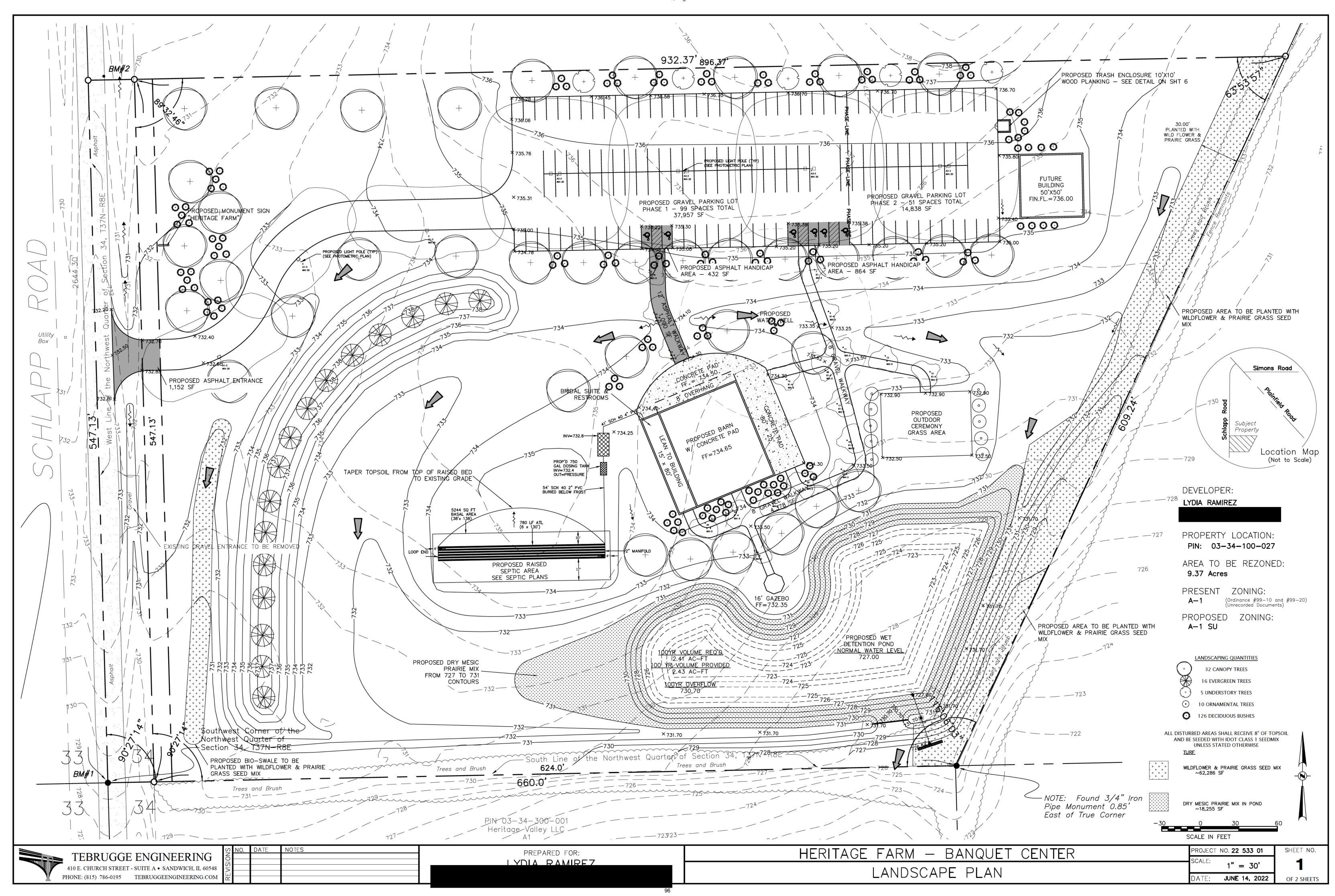
Exhibit E, A Page 14 ARIETA™ 18 Architectural LED Area Luminaire **AR18 M2 Series Specification Data Sheet**

Performance Data 3000K (WW)

All data nominal. IES files are available at leotek.com.

	are available at leotek.com.		Type 2, 3	3, 4	Type 5		
LED Code	Current Code	System Wattage (W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	
	350	29	2930	101	2750	95	
6M2	530	41	4110	99	3860	93	
	700	54	5040	94	4950	92	
	350	41	4600	112	4500	109	
10M2	530	63	6700	106	6600	104	
	700	87	8500	97	8400	96	
	350	63	7400	117	7300	116	
15M2	530	90	9600	107	9500	106	
	700	124	12900	104	12700	102	
	350	81	9000	111	9100	112	
18M2	530	122	12800	105	13000	107	
	700	160	16400	103	16700	104	
	350	84	10700	127	10800	129	
20M2	530	132	15300	116	15500	117	
	700	172	18200	106	18500	108	
	350	98	10700	109	10800	110	
24M2	530	152	15300	100	15500	102	
	700	209	19500	93	19900	95	
	350	133	14300	107	14500	109	
30M2	530	202	20400	101	20600	102	
	700	262	24500	93	24800	95	

¹ Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.



LANDSCAPE NOTES

PART 1 - GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:

1. SOIL PREPARATION 2. FERTILIZATION

- 3. SEEDING
- 4. TREES, SHRUBS, AND GROUNDCOVERS 5. MULCH AND PLANT ACCESSORIES
- 6. MAINTENANCE AND GUARANTEE 7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.

- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL. C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT
- COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED. D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT
- SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A

1.03 SUBMITTALS

MINIMUM OF 2 YEARS.

- A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND
- PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES. B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.
- D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

- A. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
- C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION. D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED, DIG. PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION

AGAINST INJURY, INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND

ON ARRIVAL; THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS

CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED-IN PLANTINGS E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

- A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
- B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
- D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING - APRIL 1ST TO MAY 31ST FALL — AUGUST 15TH TO SEPTEMBER 30TH

- A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
- B. AT THE END OF THE GUARANTEE PERIOD, RESEED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
- C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT, ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.
- D. GURANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. SEED/SOD FERTILIZER:
- GRANULAR, 10-10-10. ALL PURPOSE AT A RATE OF 1LBS N-P-K PER 1,000 S.F. B. PLANT FERTILIZER:
- . PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10-10-10.
- 1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS. PERCENT BY WEIGHT:
- FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)
- 2 NAMED KENTUCKY BLUE GRASSES 50% 2 - NAMED TURF TYPE PERENNIAL GRASSES 50%
- 3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE. D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL
 - DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
 - PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
- PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED
- PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST. 5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

PART 3 - EXECUTION

DEVELOPMENT FORM.

3.01 INSPECTION

A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

- A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
- B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- RESTORE PREPARED AREAS TO SPECIFIED CONDICTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
- 1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW
- 2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE-DIG AND HEAL UNTIL SITE IS READY. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- ROTOTILL ALL GROUNDCOVER BEDS. G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

- SEED IMMEDIATELY AFTER PREPARATION OF BED. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
- 3.a. CONVENTIONAL SEEDING: 3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.
- 3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED. 4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND

FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS. 3.04 PLANT INSTALLATION

- SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
- MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS, PER CUBIC YARD OF BACKFILL.
- B. GROUNDCOVERS WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL INCORPORATE COMMERCIAL 10-10-10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE
- C. MULCHING: MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER
- PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
- INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING. WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

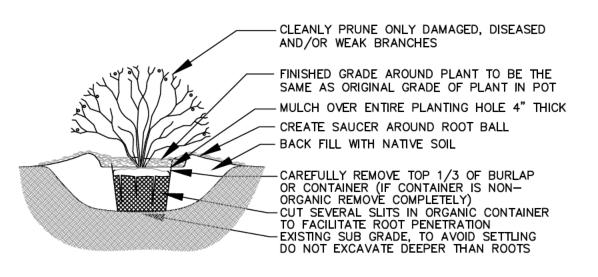
- 1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY 1/4 OF THE LEAF BEARING BUDS. REMOVE OR CUT
 - BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD. 2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
 - 3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

- A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE. B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
 - . SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH. 2. NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN
- AREAS REQUESTED TO BE INSPECTED. C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
- PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

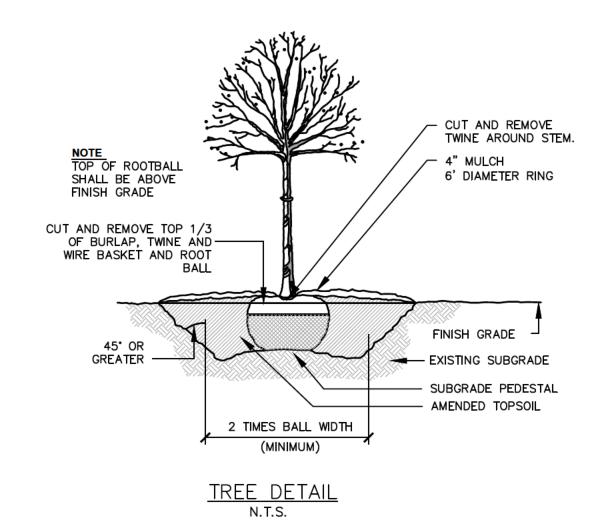
3.06 CLEANING

- A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.
- 4.01 MISC. NOTES
- A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS. BASIN BOTTOMS SEED. BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
- SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS. D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.

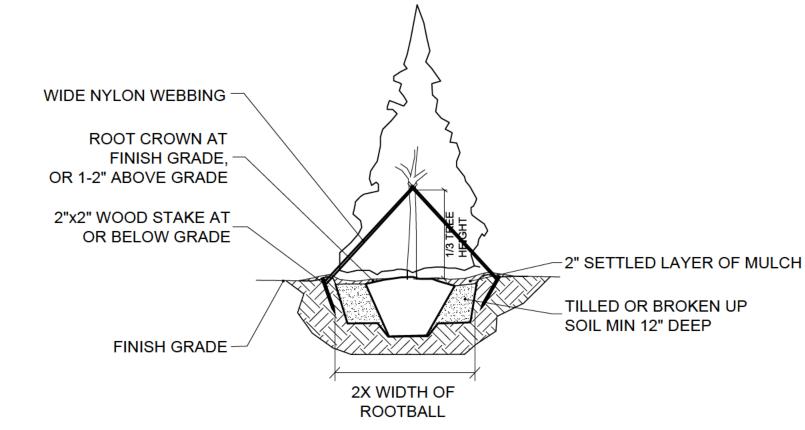


- WATER THOROUGHLY AFTER INSTALLATION.
- 2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST. 3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL - CONTAINER OR B&B

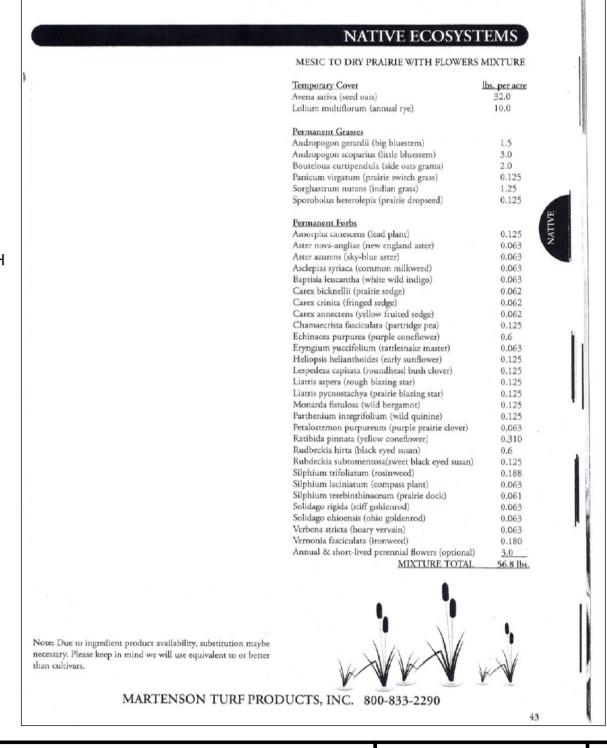


DETENTION POND SHALL HAVE 6" OF PULVERIZED TOPSOIL AND INSTALL DRY MESIC PRAIRIE MIX & EROSION CONTROL BLANKET





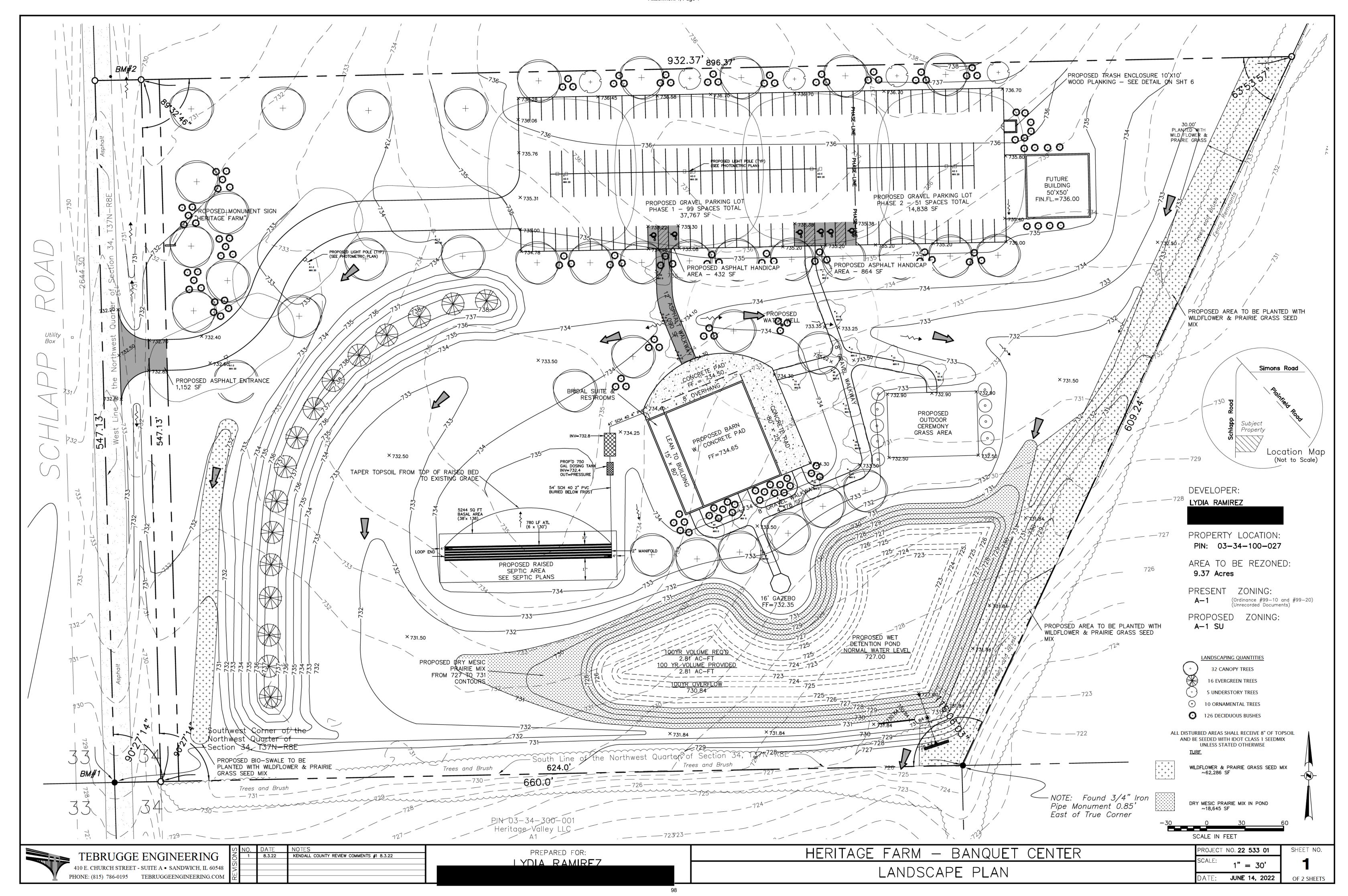
For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.



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

PREPARED FOR: LYDIA RAMIREZ HERITAGE FARM — BANQUET CENTER LANDSCAPE PLAN

PROJECT NO. 22 533 01 JUNE 14, 2022 SHEET NO. OF 2 SHEETS



LANDSCAPE NOTES

PART 1 — GENERAL 1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:

1. SOIL PREPARATION

- FERTILIZATION
 SEEDING
- 4. TREES, SHRUBS, AND GROUNDCOVERS
 5. MULCH AND PLANT ACCESSORIES
- 6. MAINTENANCE AND GUARANTEE 7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.

- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL.
 C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT
- COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.

 D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT
- SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.

 E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

1.03 SUBMITTALS

- A. SEED: SUBMIT SEED VENDOR'S CERTIFICATION FOR REQUIRED GRASS SEED MIXTURE, INDICATING PERCENTAGE BY WEIGHT, AND
- PERCENTAGES OF PURITY, GERMINATION, AND WEED SEED FOR EACH GRASS SPECIES.

 B. SOD: SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE.
- D. STRAW BLANKET

1.04 DELIVERY, STORAGE, AND HANDLING

- A. SEED: DELIVER SEED AND FERTILIZE MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
- C. DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
 D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL; THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS

CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEELED-IN PLANTINGS

E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

1.05 PROJECT CONDITIONS

- A. CONFIRM THAT THE QUALITY AND DEPTH OF TOPSOIL IS SATISFACTORY PRIOR TO BEGINNING FINE GRADING.
- B. FINE GRADING MUST BE APPROVED BY OWNER PRIOR TO START OF SEEDING OR SODDING.
 C. PERFORM GRASSING WORK ONLY AFTER PLANTING AND OTHER WORK AFFECTING GROUND SURFACE HAS BEEN COMPLETED.
- D. INSTALL SEED UNDER FAVORABLE WEATHER CONDITIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. THE GENERALLY ACCEPTED TIMES FOR SEEDING ARE:

SPRING — APRIL 1ST TO MAY 31ST FALL — AUGUST 15TH TO SEPTEMBER 30TH

1.06 GUARANT

- A. GUARANTEE ALL WORK FOR ONE YEAR FOLLOWING THE DATE OF INSTALLATION.
- B. AT THE END OF THE GUARANTEE PERIOD, RESED AND RESOD AREAS WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND OF GRASS.
- C. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY THE LANDSCAPE ARCHITECT. ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION.
- D. GURANTEE SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, GROUNDCOVERS, OR TURF CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS, OR WINDS OVER 75 MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA; OR ACT OF VANDALISM.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. SEED/SOD FERTILIZER:
- 1. GRANULAR, 10-10-10. ALL PURPOSE AT A RATE OF 1LBS N-P-K PER 1,000 S.F. B. PLANT FERTILIZER:
- 1. PROVIDE A GRANULAR COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 10-10-10.
- 1. LAWN SEED: FRESH, CLEAN SEED FROM MOST RECENTLY HARVESTED CROP WHICH COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL SEED AND WEED LAWS IS FREE FROM POA ANNUAL, BENT GRASS AND NOXIOUS WEEDS.

 2. BLEND: PERCENT BY WEIGHT:
- FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)
- 2 NAMED KENTUCKY BLUE GRASSES 50% 2 – NAMED TURF TYPE PERENNIAL GRASSES 50%
- 3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE.
 D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL
- DEVELOPMENT FORM.

 1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
- 2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
 3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
- 4. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
 5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
 5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE

PLANT AND NOT THE LONGEST BRANCH. PART 3 — EXECUTION

3.01 INSPECTION

A. EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY, DEPTH, AND CONDITIONS OF INSTALLATIONS.

3.02 PREPARATIO

- A. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 2". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS,
- RUBBISH, AND EXTRANEOUS MATTER. B. GRADE LAWN AREAS TO SMOOTH, FREE DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. MECHANICALLY OR
- MANUALLY RAKE; REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.

 C. RESTORE PREPARED AREAS TO SPECIFIED CONDICTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
- THE OF FEATURE.

 EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW
 CROWNTH BECKINS.
- 2. DECIDUOUS MATERIAL; PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION OR PRE-DIG AND HEAL UNTIL SITE IS READY.
 E. LOCATE PLANTS AS INDICATED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- F. ROTOTILL ALL GROUNDCOVER BEDS.
 G. PROVIDE SHRUB PITS AT LEAST 8" GREATER THAN THE DIAMETER OF THE ROOT SYSTEM AND 12" GREATER FOR TREES.

3.03 SEED INSTALLATION

A. TURF AREAS:

- SEED IMMEDIATELY AFTER PREPARATION OF BED.
 PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
 SOW SEED AT 300 LBS. PER ACRE.
- 3.a. CONVENTIONAL SEEDING:
 3.a.1. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. SEED EVENLY.
- 3.a.2. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED.
 4. WITHIN 24 HOURS, PLACE STRAW BLANKET OVER ALL SEEDED AREAS. PLACE BLANKET PERPENDICULAR TO CONTOUR LINES AND

FASTEN IN PLACE PER MANUFACTURES RECOMMENDATIONS. 3.04 PLANT INSTALLATION

A. TREES AND SHRUBS:

- 1. SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. DO NOT FILL AROUND TRUNKS OR STEMS.
 2. AFTER BALLED OR BURLAPPED PLANTS ARE SET, FILL ALL VOIDS.
- 3. MIX APPROVED COMMERCIAL FERTILIZER AT 10 LBS. PER CUBIC YARD OF BACKFILL. B. GROUNDCOVERS:
- 1. WHERE GROUNDCOVERS ARE SPECIFIED ON THE PLANS, ROTOTILL ENTIRE PLANT BED TO 6" DEPTH USING AMENDED TOPSOIL.
 INCORPORATE COMMERCIAL 10—10—10 FERTILIZER INTO PREPARED SOIL MIXTURE AT AN APPROPRIATE RATE OF 1 LB. PER SQUARE
 YARD.
- C. MULCHING:

 1. MULCH TREE AND SHRUB PLANTING PITS AND SHRUB BEDS WITH REQUIRED MULCHING MATERIAL 3" DEEP IMMEDIATELY AFTER DESCRIPTION OF THE PROPERTY OF TH
- PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.

 D. WRAPPING:

 1. INSPECT TREES FOR INJURY TO TRUNKS EVIDENCE OF INSECT INSECT INSECT INSECT.
- INSPECT TREES FOR INJURY TO TRUNKS, EVIDENCE OF INSECT INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
 WRAP TRUNKS OF ALL TREES SPIRALLY FROM BOTTOM TO TOP WITH SPECIFIED TREE WRAP AND SECURE IN PLACE. WRAPPING IS AT THE DISCRETION OF THE CONTRACTOR.

- PRUNING:
 1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE
- PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY 1/4. OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.

 2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
- 3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

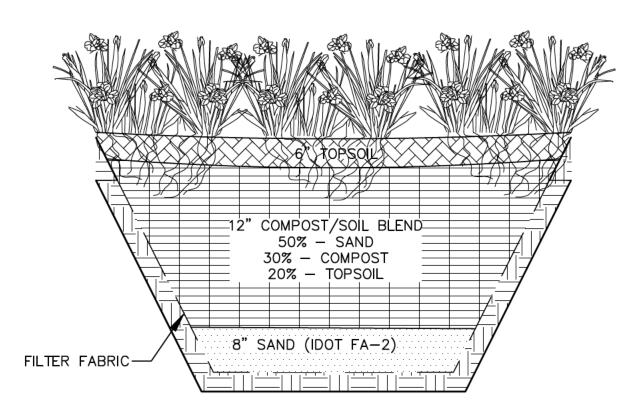
- A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.

 B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
 - 1. SEEDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS, HAVE BEEN COMPLIED WITH. 2. NO SEEDED AREAS SHALL HAVE BARE SPOTS OR UNACCEPTABLE COVER TOTALING MORE THAN 2% OF THE INDIVIDUAL AREAS, IN
- AREAS REQUESTED TO BE INSPECTED.
 C. INSPECTION OF ALL WORK SHALL BE MADE UPON REQUEST OF CONTRACTOR. AT THAT TIME, IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
- D. PLANTS THAT HAVE DIED OR ARE IN UNHEALTHY OR BADLY IMPAIRED CONDITION UPON INSPECTION SHALL BE TREATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.

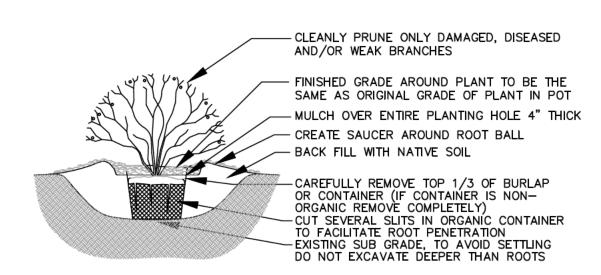
E. REPLACE REJECTED PLANTS IN THE SEASON THAT IS MOST FAVORABLE FOR RESETTING KINDS OF PLANTS REQUIRED.

7.00 01.5441

- A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.
- 4.01 MISC. NOTES
- A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
 B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
- C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
 D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



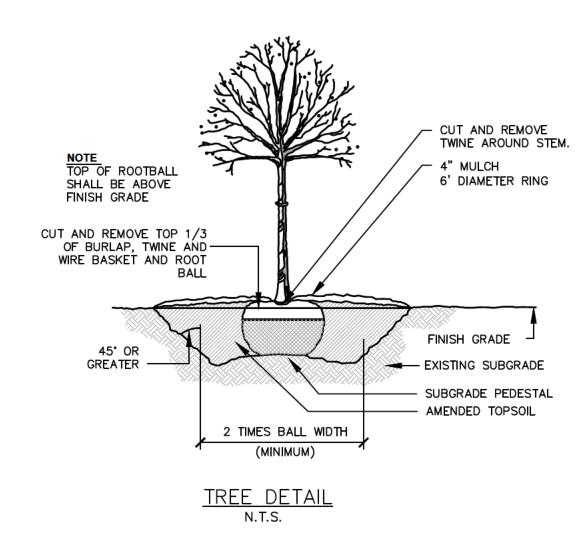
BIO SWALE DETAIL



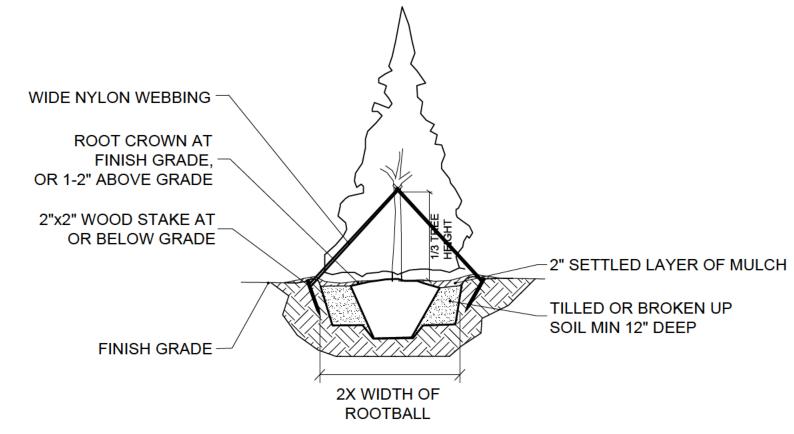
NOTES:

- WATER THOROUGHLY AFTER INSTALLATION.
- USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
 ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL - CONTAINER OR B&B

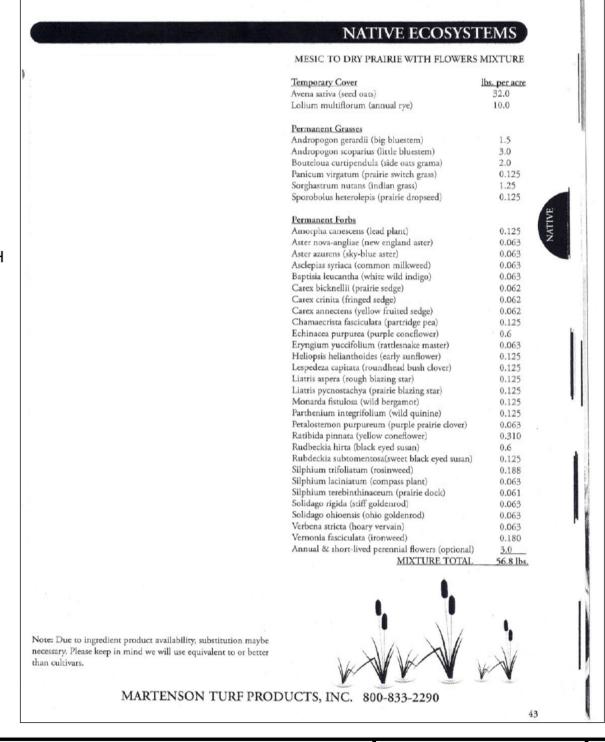


DETENTION POND SHALL HAVE 6" OF PULVERIZED TOPSOIL AND INSTALL DRY MESIC PRAIRIE MIX & EROSION CONTROL BLANKET UP TO THE HIGH WATER LINE





For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.



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

TEBRUGGE ENGINEERING
1 8.3.22 KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:

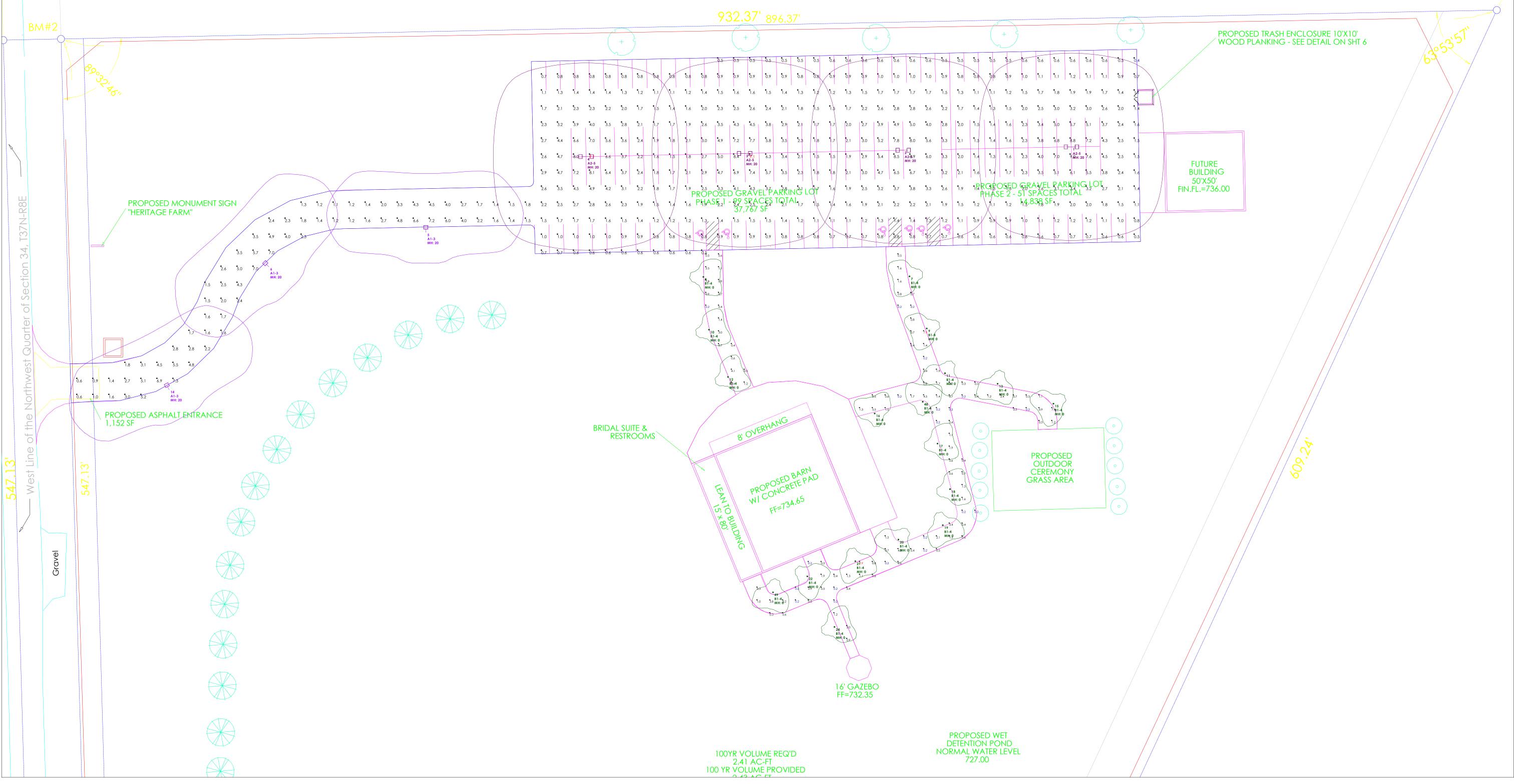
LANDSCAPE PLAN

PROJECT NO. 22 533 01

JUNE 14, 2022

Luminaire Sc	uminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.												
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description			
—	3	A1-3	Single	15655	15655	103	103	0.900	Leotek Electronics USA LLC	AR18-96N-MV-NW-3-XX-150			
	4	A2-5	Back-Back	15652	31304	105	210	0.900	Leotek Electronics USA LLC	AR18-96N-MV-NW-5-XX-150 (2@180)			
\bigcirc	18	B1-4	Single	895	895	10.3	10.3	0.900	Atlantic Industrial	AIWMB12QD1X10U4KCX			

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PARKING LOT_Planar	Illuminance	Fc	2.34	9.1	0.4	22.75	5.85	READINGS @ GRADE
WALKWAYS Planar	Illuminance	Fc.	1.30	7.9	0.2	39.50	6.50	READINGS @ GRADE



Scale: 1 inch= 30 Ft.

MAINTAINE) HORIZONTAL	MAINTAINE	D VERTICAL	MAXI	MUM
AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
1	0.5 - 2	-	-		•
	AVERAGE (FC)	1.5 0.75 - 3 1 0.5 - 2	AVERAGE (FC) RANGE (FC) AVERAGE (FC) 1.5 0.75 - 3 0.8 1 0.5 - 2 0.6	AVERAGE (FC) RANGE (FC) AVERAGE (FC) RANGE (FC) 1.5 0.75 - 3 0.8 0.4 - 1.6 1 0.5 - 2 0.6 0.3 - 1.2	AVERAGE (FC) RANGE (FC) AVERAGE (FC) RANGE (FC) AVG:MIN 1.5 0.75 - 3 0.8 0.4 - 1.6 4:1 1 0.5 - 2 0.6 0.3 - 1.2 4:1 FOR SECURI

INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A

MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.

NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

91 enlighten

HERITAGE FARM BANQUET CENTER 5139 SCHI CLIENT NAME:

TEBRUGGE ENGINEERING

Date:7/6/2022

Page 1 of 1

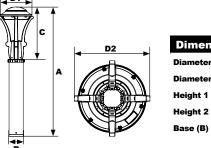




AWMB12Q LTO 187,000 Hours LED Small Monarch Bollard



AIWMB12Q with Clear Polycarbonate Optical Lens



Dimensions									
Diameter 1 (D1)	10½" (264mm)								
Diameter 2 (D2)	11½" (294mm)								
Height 1 (A)	43" (1093mm)								
Height 2 (C)	17%" (441mm)								
Base (B)	4¾" (120mm)								

The Atlantic AIWMB12Q LED Small Monarch Bollard with Sealed UVstabilized clear polycarbonate optical lens are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

Specifications and Features:

Housing

Extruded and Die Cast with Flush Mounting Base & Vandal-Resistant Screws, Internal Driver Tray for Easy Maintenance.

Listing & Ratings:

CSA: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

Finish

Textured Architectural Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

Lens:

Full Cutoff IP66 Sealed UV-Stabilized Clear Polycarbonate Optical Vandal-Resistant Lens

Mounting Options:

Mounting Kit with 8" Zinc-Plated Anchor Bolts, Included.

I FD

Aluminum Boards with Conformal Coating

Wattage:

Array: 10w, System: 10.3w (up to 35w HID equivalent) Array: 19w, System: 20.5w (up to 50w HID equivalent) Array: 28w, System: 30.8w (up to 70w HID equivalent)

Driver:

Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

Controls:

Fixtures are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with Atlantic Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

Warranty:

5-Year Warranty for -20°C to +40°C Environment.

See Page 4 for Projected Lumen Maintenance Table.

Project Information:	
Project Name:	Fixture Type:
Complete Catalog #:	Date:
Comments:	

Certification & Listings:







Specifications subject to change without notice.

Rev. 120921





LED Small Monarch Bollard

Order Information	AIWMB12Q	F1X28U5KCBSF					
AIWMB12Q					C		
Model	Optic	Wattage	Driver	ССТ	Lens	Color	Options
AIWMB12Q=LED Small Monarch Bollard	B=Type II C=Type III D=Type IV F=Type V	1X10=10w 1X19=19w 1X28=28w	U =120-277V	3K=3000K 4K=4000K 5K=5000K	C =Clear UV-Stabilized Polycarbonate Vandal- Resistant Optical Lens	B=Black C=Custom (Consult Factory)	SF=Single Fuse* DF=Double Fuse* SP=Surge Protection GF1=GFCI Outlet, 15A, 120V S3=Microwave Sensor with Dimming & Remote Programming* (See AIP17121 Spec Page for Details.) BU=Battery Backup, 90 Minutes* *120-277V Models Only.

Accessories & Replacement Parts:

Mounting Accessories (Order Separately, Field Installed)

AIBREBASE* Bollard Retrofit Base Kit Adapts New Bollards to Most Existing Bolt Patterns. Fits all Atlantic Bollards. Die

Existing Bolt Patterns. Fits all Atlantic Bollards. Die Cast with Powdercoat Finish, Hardware Included. 11½" Dia. x 1½" H

*Specify Color: Z=Bronze, B=Black, C=Custom (Consult Factory)



AIBREBASE*
*Shown Mounted

Accessories (Order Separately, Field Installed)

AIP17122 Remote Programming Tool for AIP17121



ΔIP17122

Replacement Parts (Order Separately, Field Installed)

AIP17121 Internal Microwave Sensor with Dimming & Remote Programming, 120-277V Only. See AIP17121 Spec. Page

for Details.

AIBOADP1 Adapter Plate with Gaskets for Outlet Boxes. Fits Atlantic Round Bollards. Die Cast with Bronze Powdercoat Finish.

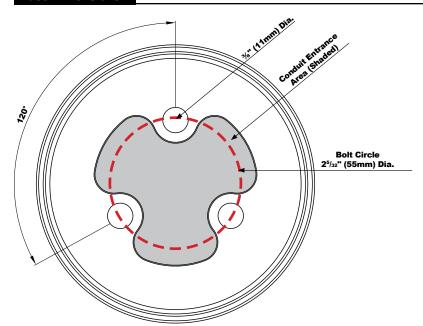
For Replacement Battery Backup, see the Atlantic LED Battery Backup Specification Sheet.





AIROADE

Base Dimensions

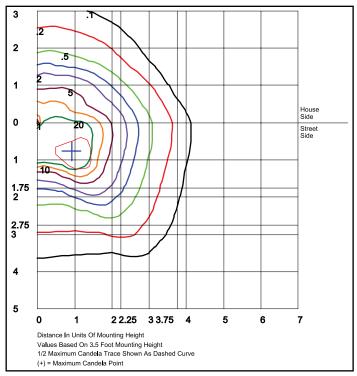


Specifications subject to change without notice.



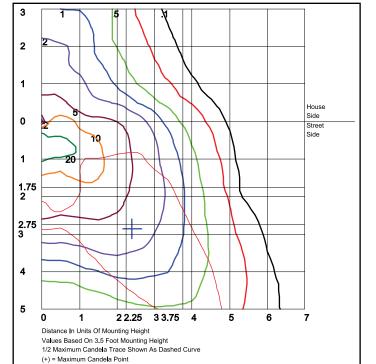


Photometric Data



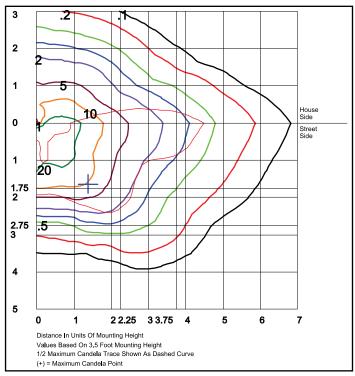
AIWMB12QB1X28U5K

Type IIGrid in feet, Mounting Height = 3.5 ft.



AIWMB12QD1X28U5K

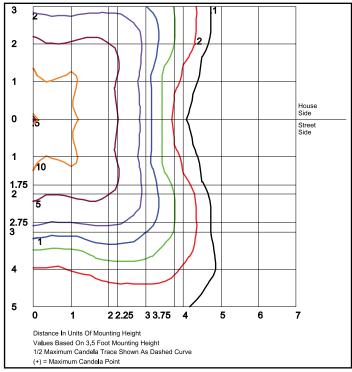
Type iV Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QC1X28U5K

Type III

Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QF1X28U5K

Type VGrid in feet, Mounting Height = 3.5 ft.

Specifications subject to change without notice.

Rev. 120921





LED Small Monarch Bollard

Photometric Performance

(Ca	Wattage atalog Logic)	10W (1X10)	19W (1X19)	28W (1X28)
	Input Watts	10.3W	20.5W	30.8W
Optic	CCT	De	livered Lume	ens
	3000K	833	1,666	2,499
AIWMB12Q with Clear	4000K	860	1,720	2,579
Polycarbonate Optical Lens B=Type II	5000K	893	1,787	2,680
	BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1
	3000K	876	1,752	2,628
AIWMB12Q with Clear	4000K	904	1,809	2,712
Polycarbonate Optical Lens C=Type III	5000K	939	1,879	2,818
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1
	3000K	867	1,735	2,602
AIWMB12Q with Clear	4000K	895	1,790	2,686
Polycarbonate Optical Lens D=Type IV	5000K	930	1,860	2,790
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2
	3000K	918	1,836	2,753
AIWMB12Q with Clear	4000K	947	1,894	2,841
Polycarbonate Optical Lens F=Type V	5000K	984	1,968	2,952
,	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G1

Projected Lumen Maintenance

Data shown for 5000 CCT			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated LED Life
L70 Lumen Maintenance @ 25°C / 77°F		1.00	0.96	0.92	0.84	187,000
L70 Lumen Maintenance @ 50°C / 122°F	All wattages up to and including 31w	1.00	0.93	0.87	0.73	113,000
L80 Lumen Maintenance @ 40°C / 104°F	0	1.00	0.97	0.93	0.86	144,000

NOTES:

^{1.} Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

^{2.} Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.



je 6 Project Type

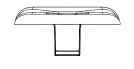
Catalog No.

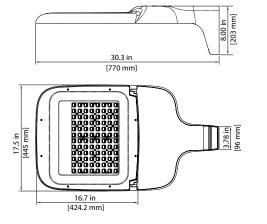
ARIETA® 18 Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]

EPA 0.55 ft²





Ordering Information

Sample Catalog No. AR18 96N MV NW 3 DB 400 BLS

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Output Code ²	Options
AR18	96N	MV 120-277V HV 347-480V	ww 3000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5 AFR Auto Front Row	BK Black DB Dark Bronze (RAL6022) DB1 Dark Bronze (RAL8019) WH White GY Gray NA Natural Aluminum	WW - 3000K 140 180 210 240 270 300 340 380 NW - 4000K CW - 5000K	BLS³ Back Light Shield (Factory Installed) FOC⁴ Fixed Output Code PCR NEMA Photocontrol Receptacle PCR7⁶ ANSI 7-wire Photocontrol Receptacle PCR7-CR⁶ Control Ready 7-wire Photocontrol Receptacle MSL7³ Motion Sensor with L7 Lens MSL3³ Motion Sensor with L3 Lens
			NW 4000K CW 5000K			150 190 220 250 290 330 380 400	SP2 20kV/10kA Surge Protector PND18 Part-Night Dimming PND28 Part-Night Dimming PND38 Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label DS11 Dual Switching

- 1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. DB (RAL6022) is our original dark bronze. DB1 (RAL8019) is a new dark bronze option. Consult factory for other finishes. See page 2 for specifications.
- 2 Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.
- 3 Flush mounted enhanced back light shield, factory installed.
- 4 No field adjustable output. Specified output code set at the factory.
- 5 Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).
- 6 Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.
- 7 See L7 or L3 Lens coverage details on page 4. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- 8 For PND profile options see page 5. Only available with MV (120-277V).
- 9 Specify Color (GY, DB, DB1, BK, WH, NA)
- 10 Specify MV (120-277V) or HV (347V-480V)
- 11 Provides 50/50 fixture operation via two independent drivers. Requires two seperately switched circuits. Not available with PCR3 or PCR7.

	Accessories*
BLS	Enhanced Back Light Shield
RPA ⁹	Round Pole Adapter
PTF1 ⁹	Square Pole Top Fitter Single
PTF2 ⁹	Square Pole Top Fitter Twin at 180°
PTF4 ⁹	Square Pole Top Fitter Quad
WM ⁹	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC ¹⁰	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool











AR18 N-Series Specification Data Sheet

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heatsinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K, 4000K, or 5000K and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability

An output selector is supplied to adjust light output for local conditions (not available with PCR7-CR option). The specified output code will be factory set.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Micro-lens optical systems are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Auto Front Row (AFR) optics are designed to enhance light levels at site perimeter while minimizing wattage and backlight. Optional enhanced Back Light Shield (BLS) is designed to meet strict light trespass and LEED requirements. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Standard surge protection complies with IEEE/ANSI C62.41 and ANSI C136.2-2015, Enhanced (10kV/5kA). SP2 option provides Extreme level (20kV/10kA).

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish with 3.0 mil nominal thickness. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ Premium Classification qualified product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Standards

Luminaire complies with: ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77 Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

Color Specifications

Order Code	Color	RAL#	Pantone Equivalent	
GY	Gray	7040	429C	
ВК	Black	9004	426C	
DB	Dark Bronze	6022	BLACK 2C	
DB1	Dark Bronze	8019	412	
WH	White	9003	11-0601	
NA	Natural Aluminum	9006	N/A	



AR18 N-Series Specification Data Sheet

Performance Data 3000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Field Adjustable Output Range ²
	140	350	103	14600	142	^
	180	450	129	18170	141	
	210	540	150	20940	140	
OCN	240	600	170	23620	139	\
96N	270	750	207	27400	132	<u> </u>
	300	820	234	30300	129	
	340	930	268	34010	127	
	380	1050	299	37780	126	\

Performance Data 4000K & 5000K

All data nominal. IES files are available at leotek.com.

LED Code	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Field Adjustable Output Range ²
	150	350	104	15650	150	1
	190	450	130	19330	149	
	220	540	152	22900	151	
OCN	250	600	170	25670	151	\
96N	290	750	206	29770	145	↑
	330	820	235	33830	144	
	380	930	272	38070	140	
	400	1050	297	40990	138	\

Notes

¹ Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

² Performance codes available in two ranges for adjustable output as shown in preformance data tables. Output set at factory to specified performance code.



AR18 N-Series Specification Data Sheet

Motion Sensor (Optional) Specifications

Description

Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection. Available with both MV or HV input voltage options.

Operation

Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

Optical System

Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20 ft. maximum (MSL3) or 40 ft. maximum (MSL7). Consult factory for higher mounting height requirements.

Finish

Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings

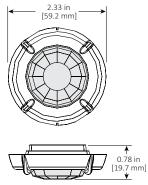
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

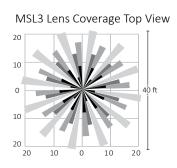
Warranty

5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

MSL3 Lens Dimensions

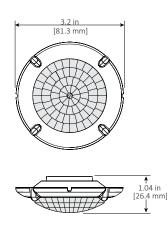


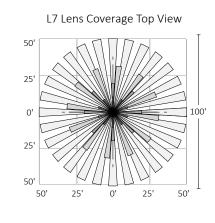


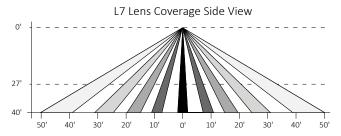
MSL3 Lens Coverage Side View

0
5
10
12
20
20 18 15 12 9 6 3 0 3 6 9 12 15 18 20

MSL7 Lens Dimensions









AR18 N-Series Specification Data Sheet

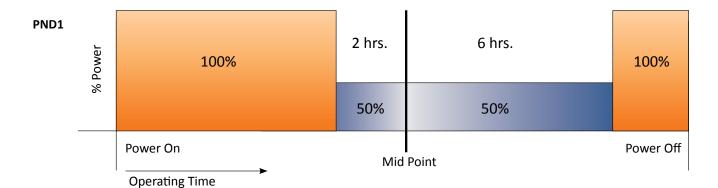
Part-Night Dimming Specifications

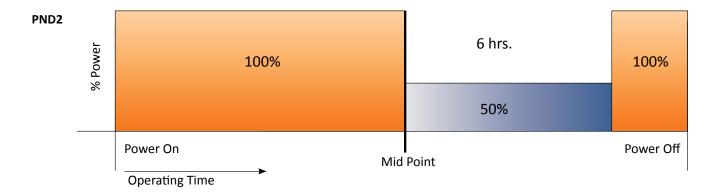
Description

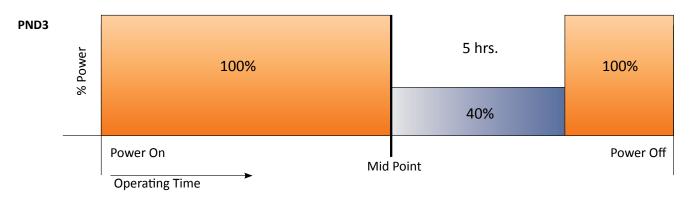
Arieta's Part-Night Dimming (PND) option enables significant energy savings by automatically dimming the luminaire during early morning hours when infrequent use is expected. Factory programmed dimming profiles automatically take into account seasonal changes based on geographical location by continuously monitoring the nighttime midpoint. PND does not provide power on/off control which is provided by external controls (example: time clock) or a photocontrol using PCR3 or PCR7 option. Dimming profile of PND option is not field adjustable.

Operation

Based on the PND profile that is selected, the luminaire dims to the corresponding % power for the corresponding length of time (based on the nighttime mid-point) as shown below. Mid-point is continuously recalculated in the luminaire by monitoring the average length of time between when the light turns on (power on) and turns off (power off) over the previous two days. In effect, this functionality will take two days to initialize after installation before any dimming will occur. Power interruptions are ignored and do not affect the determination of mid-point. A motion sensor (MSL3 or MSL7) can be used with PND to temporarily override the dimming profile when motion is detected. Three factory programmed PND profiles are available for selection:





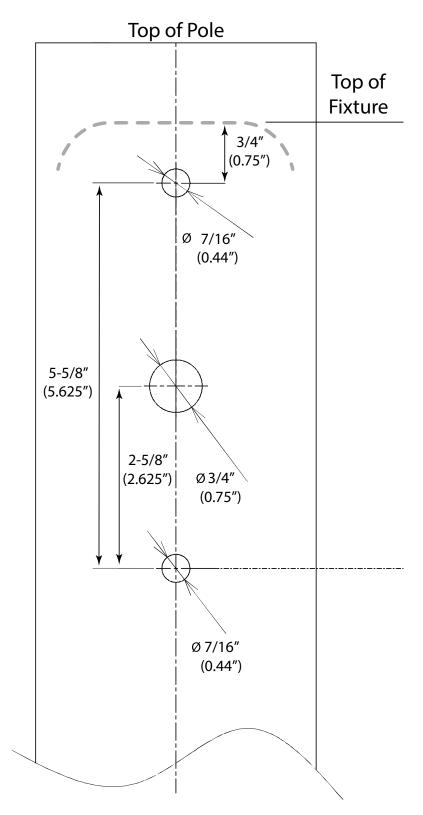




ARIETA® Architectural LED Area Luminaire AR18 N-Series Specification Data Sheet

Pole Mount Drilling Dimensions for New Construction

For more details, consult the Arieta Instllation Guide

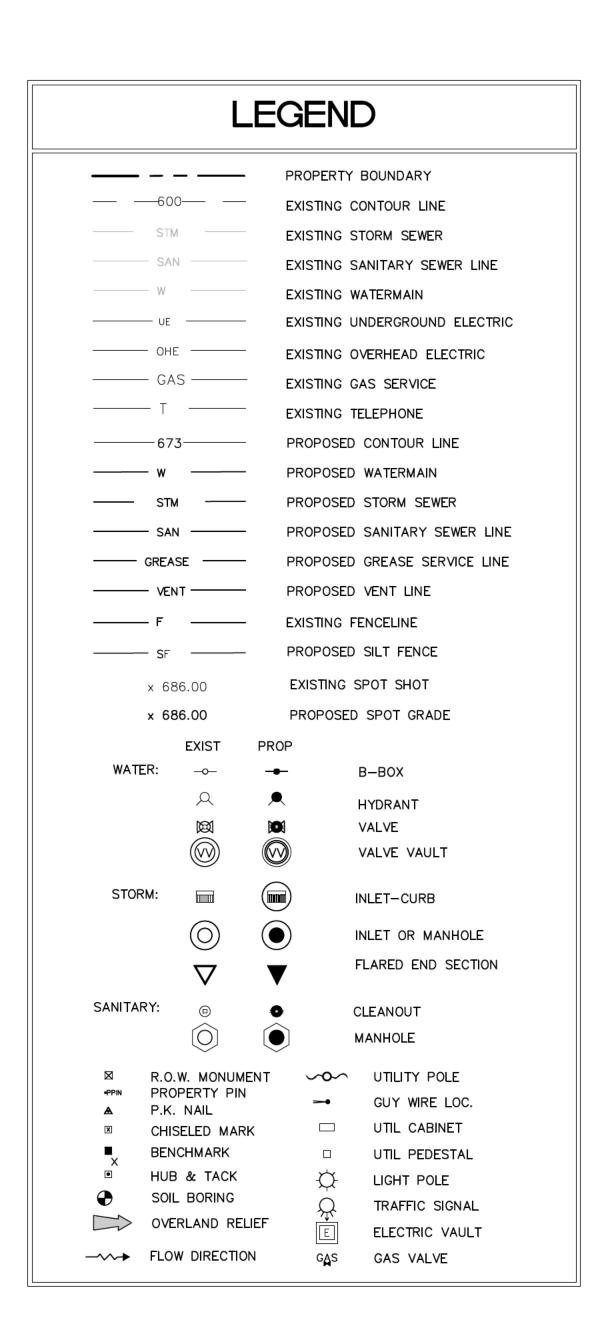


Mounting Pole Drilling Dimensions for New Construction

ENGINEERING PLANS FOR

HERITAGE FARM - BANQUET CENTER

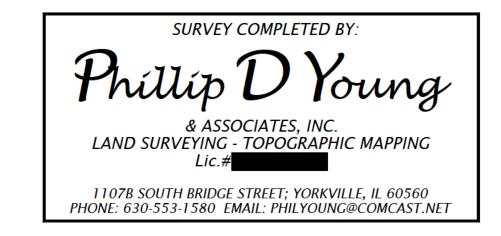
SECTION 34, TOWNSHIP 37 NORTH, RANGE 8 EAST



5139-5199 S SCHLAPP ROAD OSWEGO, IL 60543 KENDALL COUNTY AUGUST, 2022

INDEX TO SHEETS

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





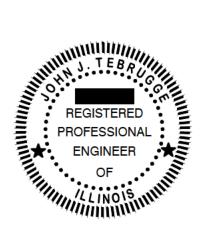
Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

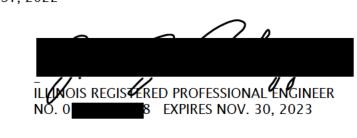
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORD SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER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

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

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

GIVEN UNDER MY HAND & SEAL THIS 3RD DAY OF AUGUST, 2022





PROJECT

COPYRIGHT © 2022 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN
PERMISSION OF TEBRUGGE ENGINEERING.



BENCHMARKS:

BM#1 -- SURVEY SPIKE AT SOUTHWEST CORNER OF SUBJECT PROPERTY.

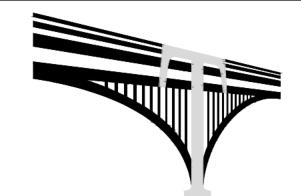
ELEVATION = 729.43

BM#2 -- MAGNAIL AT EDGE OF PAVEMENT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY.

ELEVATION = 730.63

PLANS PREPARED FOR:

LYDIA RAMIREZ

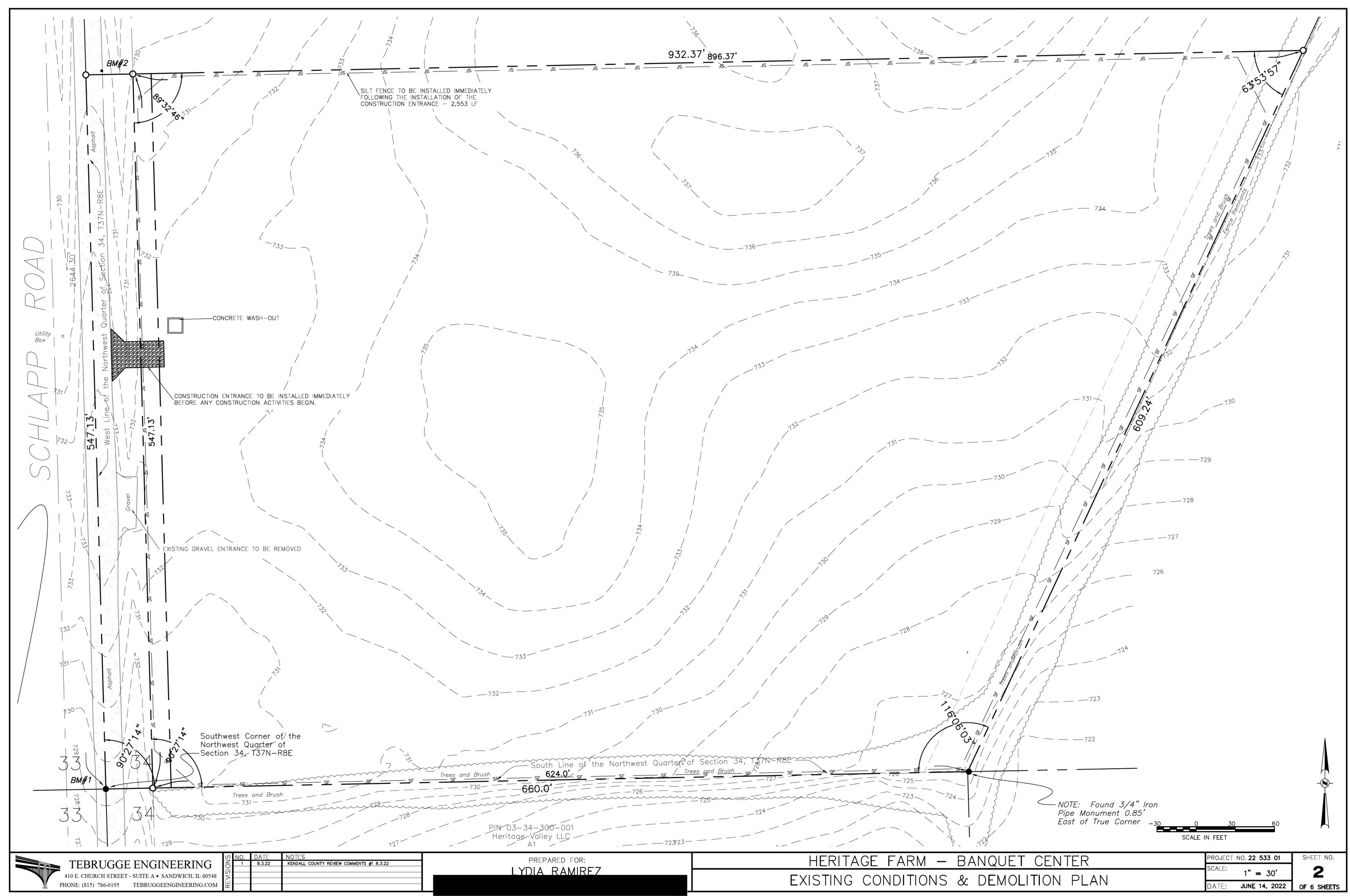


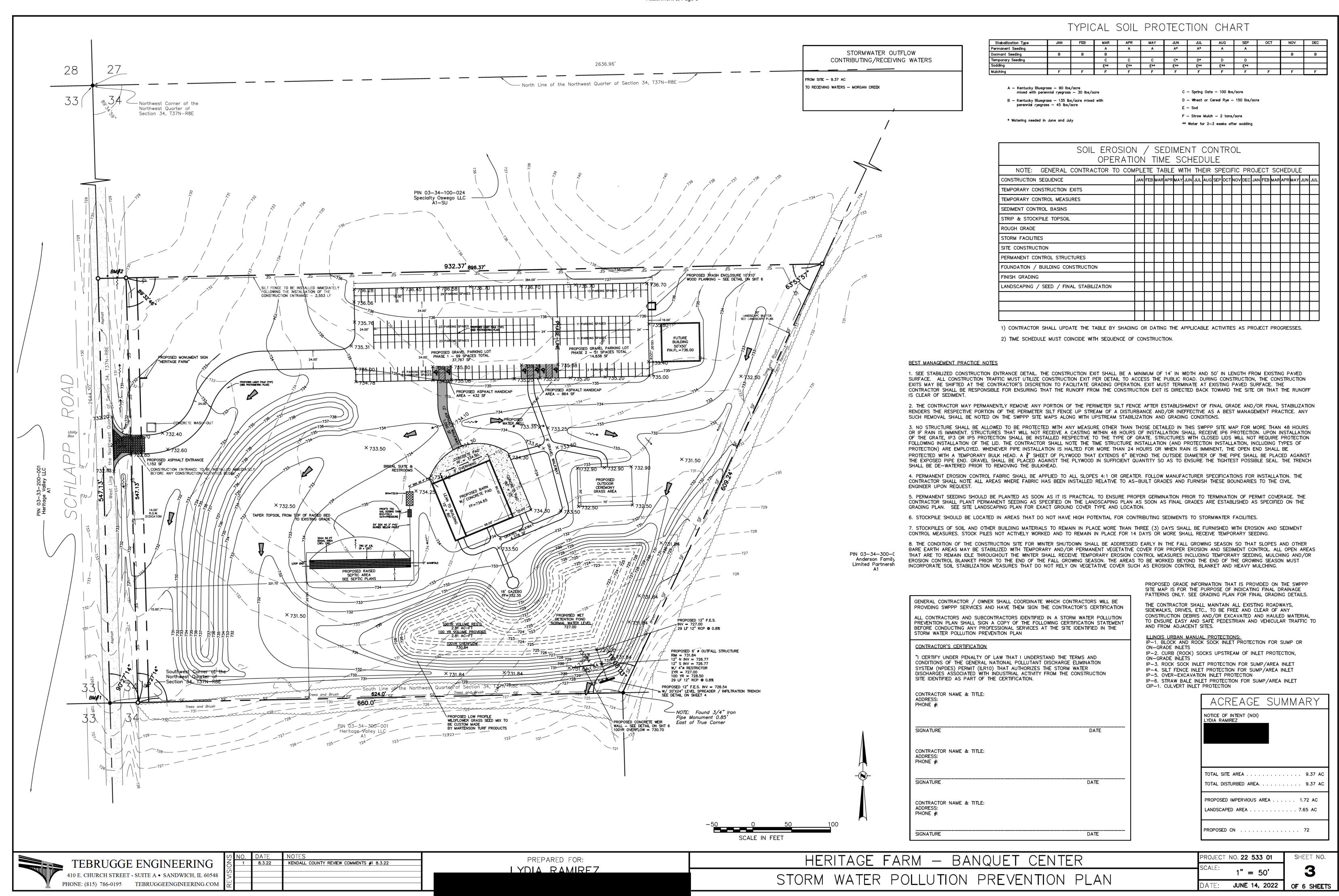
CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM WWW.TEBRUGGEENGINEERING.COM

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1. GENERAL NOTES & DESCRIPTIONS

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

 All Contractors and sub—contractors that are responsible for implementing and measure of the SWPPP must
be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part VI.G (Signatory Requirements) of the ILR10 Permit.

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

The Contractor and all sub-contractors involved with construction activity that disturbs site soil or who implement pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment

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

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

Unless notified by the Illinois Environmental Protection Agency (IEPA) to the contrary, construction activities may begin in accordance with this SWPPP and the ILR10 in 30 days following the post mark date of the NOI.

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

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

Illinois Environmental Protection Agency Division of Water Pollution Control

1021 North Grand Avenue East Springfield, Illinois 62794-9276 Phone: (217) 782-0610

The following documents will be supplied to the contractor and must be posted on the Entrance Sign in a prominent place for public viewing until termination of permit coverage has been obtained by filing the Notice of

 Notice of Intent signed in accordance with ILR10. 2. Permit Authorization from the Illinois Environmental Agency (IEPA).

The location of the SWPPP must be clearly visible.

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

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

E. CONTRACTOR/SUB-CONTRACTOR CERTIFICATION FORM

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

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

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

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

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

See Section VII on this sheet for further reporting requirements.

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

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES

Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section V.B.8 of this SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

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

. CONTRACTORS RESPONSIBILITY

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

K. LOG OF CONSTRUCTION ACTIVITY

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

2. INTRODUCTION

This SWPPP includes the elements necessary to comply with the natural baseline general permit for construction activities administered by the US Environmental Protection Agency (EPA) under the National Pollutant Discharge Elimination System (NPDES) program, the NPDES Permit No. ILR10 for the State of Illinois, and all Local governing agency requirements. This SWPPP must be implemented at the start of construction.

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

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

herein have ceased, and a completed Notice of Termination (NOT) is transmitted to the governing agency.

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling other sources of pollution that could accompany the major construction activities. The SWPPP will terminate when disturbed areas are stabilized, permanent erosion and sedimentation controls are installed, temporary erosion and sedimentation controls are removed, construction activities covered

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

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

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

1. Install stabilized construction entrance and SWPPP Entrance Sign.

- 2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence). Prepare temporary parking and storage area. l. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
- 5. Begin grading the site. 6. Start construction of building pad and structures.
- 7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
- 8. Install utilities, underdrains, storm sewers, curbs and gutters.). Install inlet protection at all storm sewer structures as each inlet structure is installed. Permanently stabilize areas to be vegetated as they are brought to final grade. . Prepare site for paving.
- Pave site. i. Install appropriate inlet protection devises for paved areas as work progresses . Complete grading and installation or permanent stabilization over all areas including outlots.

. Call Engineer after the site appears to be fully stabilized for inspection. 6. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any

The actual schedule for implementing pollutant control measures will be determined by project construction progress and recorded by the Contractor on the Soil Erosion/Sediment Control Operation Time Schedule on the Erosion and

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

4. SITE DESCRIPTION

Site construction activities consist of general site clearing of trees and stumps, general grading of lot construction of retention pond , parking lot & building pads.

Sediment Control Plans. Down slope protective measures must always be in place before soil is disturbed.

- Total disturbed area on site = 9.37 acres
- 3. Estimated site runoff coefficient after construction activities are complete: CN=72
- 4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

5. Site drainage is received by MORGAN CREEK 5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

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

A. EROSION AND SEDIMENT CONTROLS

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

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

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

a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5—feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment—laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off—site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed $\frac{1}{2}$ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit — All access points from the pubic street into the construction site shall include a construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan. the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached

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

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any

locations other than Construction Exit(s) where vehicles or equipment may access the site. c) Storm Sewer Inlet Protection — Curb and grated inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary nechanism is to place controls in the path of flow sufficient to slow the sediment—laden water to allow settlement of suspended soils before discharging into the storm sewer. It is possible that as construction progresses from

d) Inspection and any necessary cleaning of the underground storm system shall be included as part of this

storm sewer installation through paying that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices

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

B. OTHER POLLUTANT CONTROLS

Construction traffic must enter and exit the site at the stabilized construction exit. Water trucks or other dust control agents will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is in compliance with applicable Local and State dust control regulations.

No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid

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

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

4. Non-Storm Water Discharge Non-storm water components of site discharges are not permitted under ILR10 except as follows: discharges from fire fighting activities; fire hydrant flushings; water used to wash vehicles where detergents are not used; waters used to control dust; potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washdowns where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs, uncontaminated ground water; and foundation or footing drains where flows are not

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

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

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

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

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

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

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 III. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 III. Admin. Code 430.30). Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and or "may be harmful to the public health or welfare" (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) leave a film on the water or adjoining shorelands or cause a sludge or emulsion to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302 or by contacting

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents,

nstruction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use. b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery

c)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be

d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges. e) All products will be stored in and used from the original container with the original product label.

f) All products will be used in strict compliance with instructions on the product label.

g) The disposal of excess or used products will be in strict compliance with instructions on the product label. Storm water pollutant control measures installed during construction, that will also provide storm water

management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio

STABILIZED CONSTRUCTION ENTRANCE PLAN

SECTION A-A

SECTION B-B

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs) During the construction phase, the Contractor shall implement the following measures:

I. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit. 2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub—contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and

> 3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.). 4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except

> during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing D. OFF-SITE FACILITIES IN THE OPERATIONAL CONTROL OF THE CONTRACTOR Whenever dirt, rock, or other materials are imported to the construction site or exported for placement in areas off

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means of the primary construction site, the Contractor is responsible for determining that all storm water permitting and pollution control requirements are met for each site which receives such materials or from which site materials are taken. Prior to the disturbance of any such site, Contractor will confirm that the operators of the site they are importing to or exporting from have properly obtained all required permits, and will comply with all laws, regulations

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

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

5. INSPECTIONS AND SYSTEM MAINTENANCE

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

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

A. CONSTRUCTION EXIT AND TRACK OUT

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

B. SEDIMENT CONTROL DEVICES

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

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

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

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

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

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part VI.G of the General Permit.

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

llinois Environmental Protection Agency Division of Water Pollution Control Attn: Compliance Assurance Section 1021 North Grand East

Must Extend Full Width

Of Ingress And Egress

Existing Ground

Springfield, IL 62794-9276

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

STABILIZED CONSTRUCTION ENTRANCE PLAN

L = As Noted on Plans

(Optional)

PLAN VIEW

L = As Noted on Plans

SIDE ELEVATION

1 Filter fabric shall meet the requirements of material specification

and Class III compaction. 3.Any drainage facilities required because of washing shall be

1.If wash racks are used they shall be installed according to the

over the cleared area prior to the placing of rock.

constructed according to manufacturers specifications

592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed

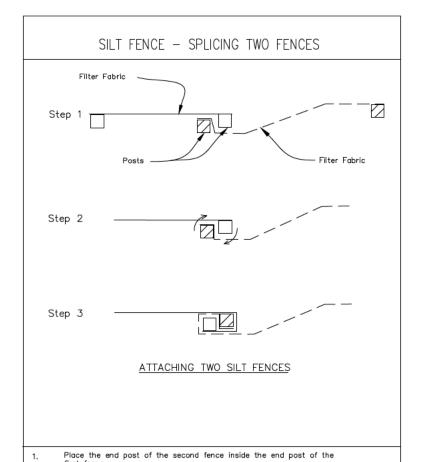
2.Rock or reclaimed concrete shall meet one of the following IDOT coarse

o construction specification 25 ROCKFILL using placement Method 1

aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according

To Sediment

(Optional)



Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.

Cut the fabric near the bottom of the stakes to accommodate the 6"

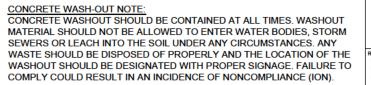
Drive both posts a minimum of 18 inches into the ground and bury the

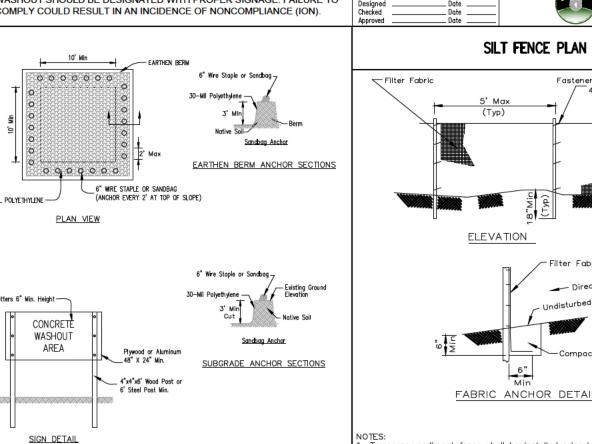
I IUM-620B(W)

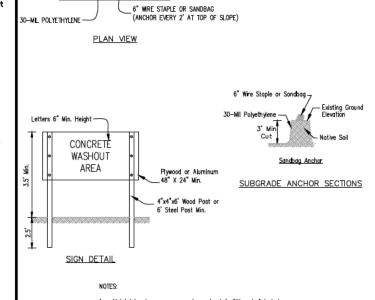
Fastener — Min. No. 10 Gage Wire

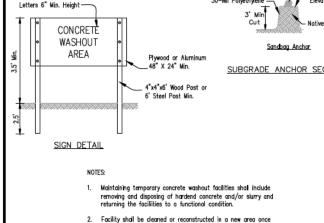
mpact backfill (particularly at splices) completely to prevent

stormwater piping.









washout becomes two-thirds full.

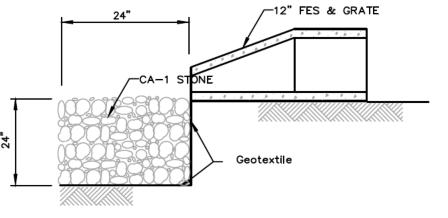
Direction Of Flow FABRIC ANCHOR DETAIL Temporary sediment fence shall be installed prior to any grading work

in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven. Fence posts shall be either standard steel post or wood post with a minimum cross—sectional area of 3.0 sq. in.

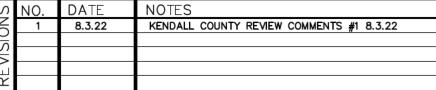
PROJECT NO. 22 533 01

JUNE 14, 2022

SHEET NO. OF 6 SHEETS

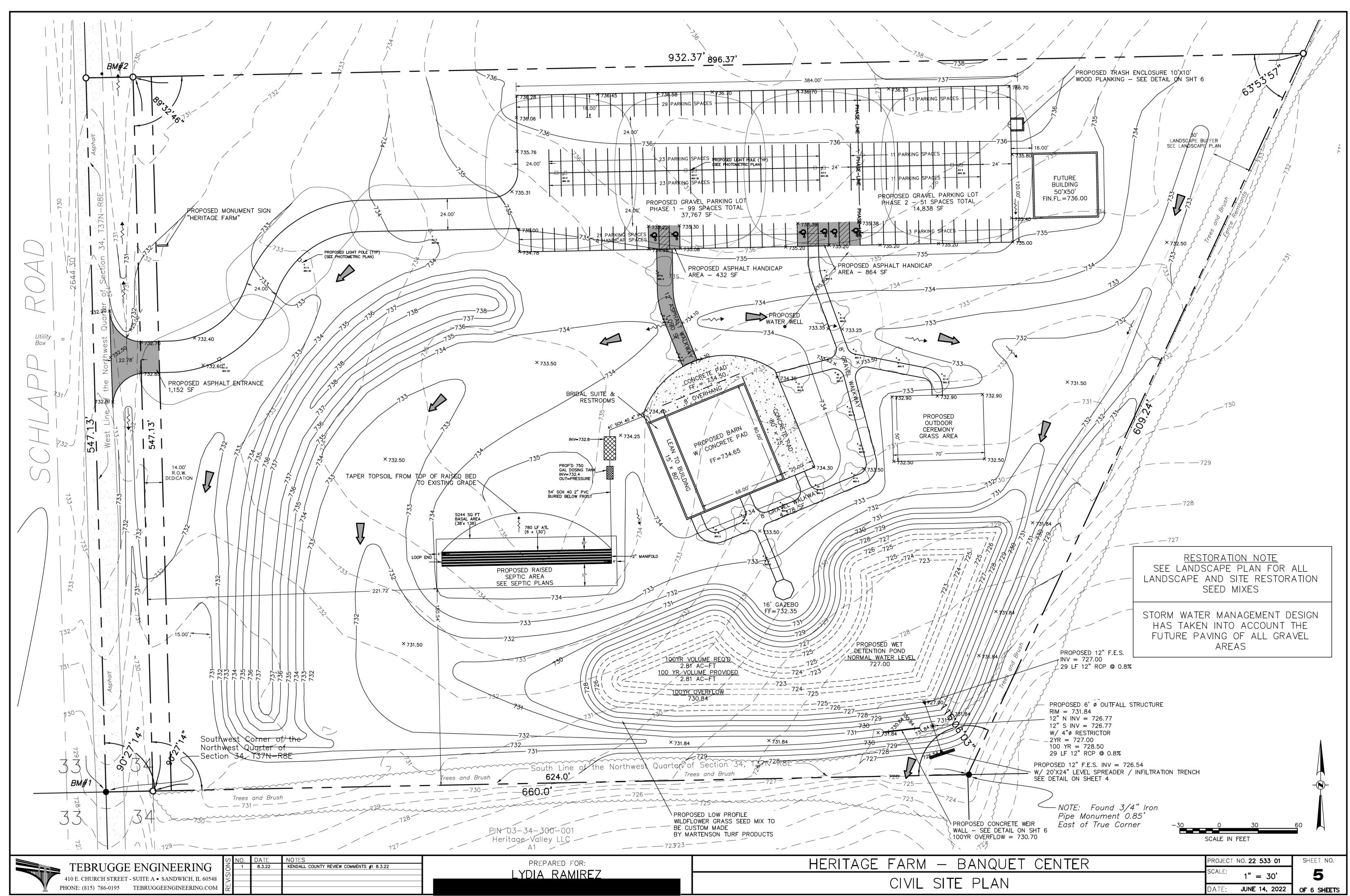


TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM





PREPARED FOR: YDIA RAMIREZ HERITAGE FARM — BANQUET CENTER



GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". LATEST EDITION. AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING. SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON. THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

THESE UTILITIES FIELD LOCATED.

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE

PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE. 7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN

AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR. 10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS. 2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY

WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED

SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE

PAVING & WALKS

(MODIFIED PROCTOR METHOD).

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS. THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS, PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY. THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR. 9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED

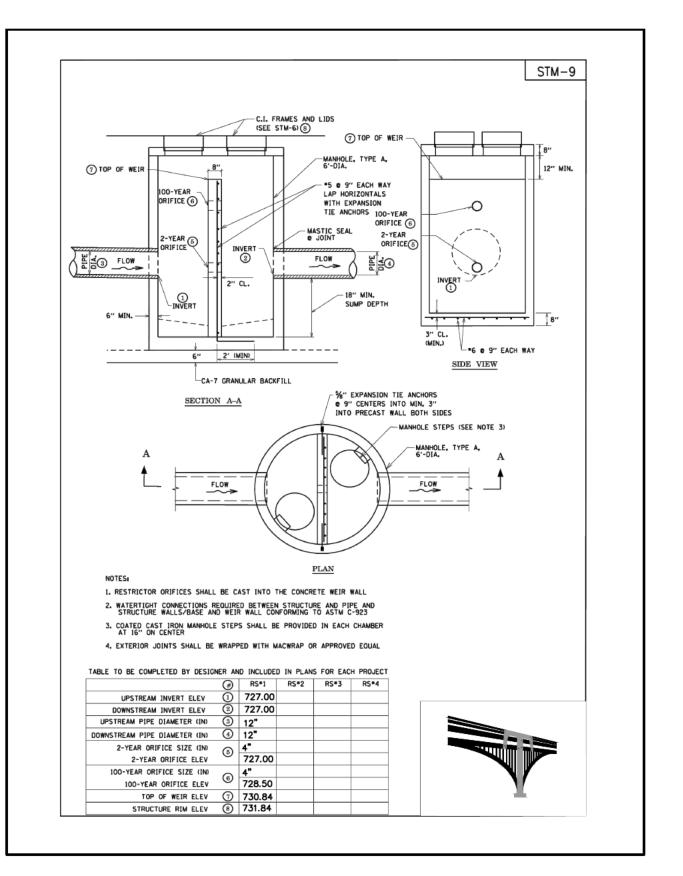
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

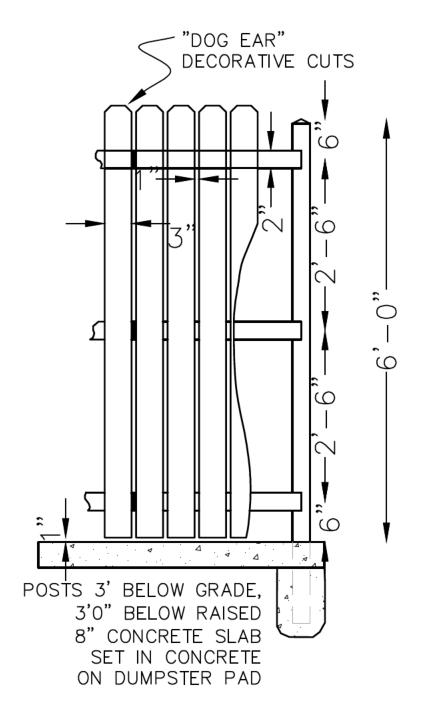
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES. 13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

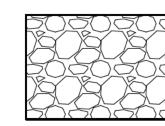
CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX JNLESS STATED OTHERWISE



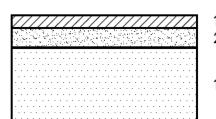


WOOD FENCING DETAIL



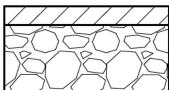
10" ASPHALT GRINDINGS TO BE INSTALLED WITH 2-5" LIFTS COMPACTING BETWEEN LIFTS

TYPICAL GRAVEL PAVEMENT DETAIL



1/2" HMA IL-9.5, N-50 SURFACE COURSE 2 1/2" HMA IL-19, N-50 BINDER COURSE 10" ASPHALT GRINDINGS

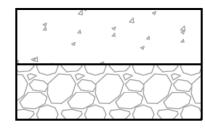
TYPICAL PAVEMENT DETAIL



2 " HMA IL—9.5, N50 SURFACE COURSE (FUTURE

6" ASPHALT GRINDINGS

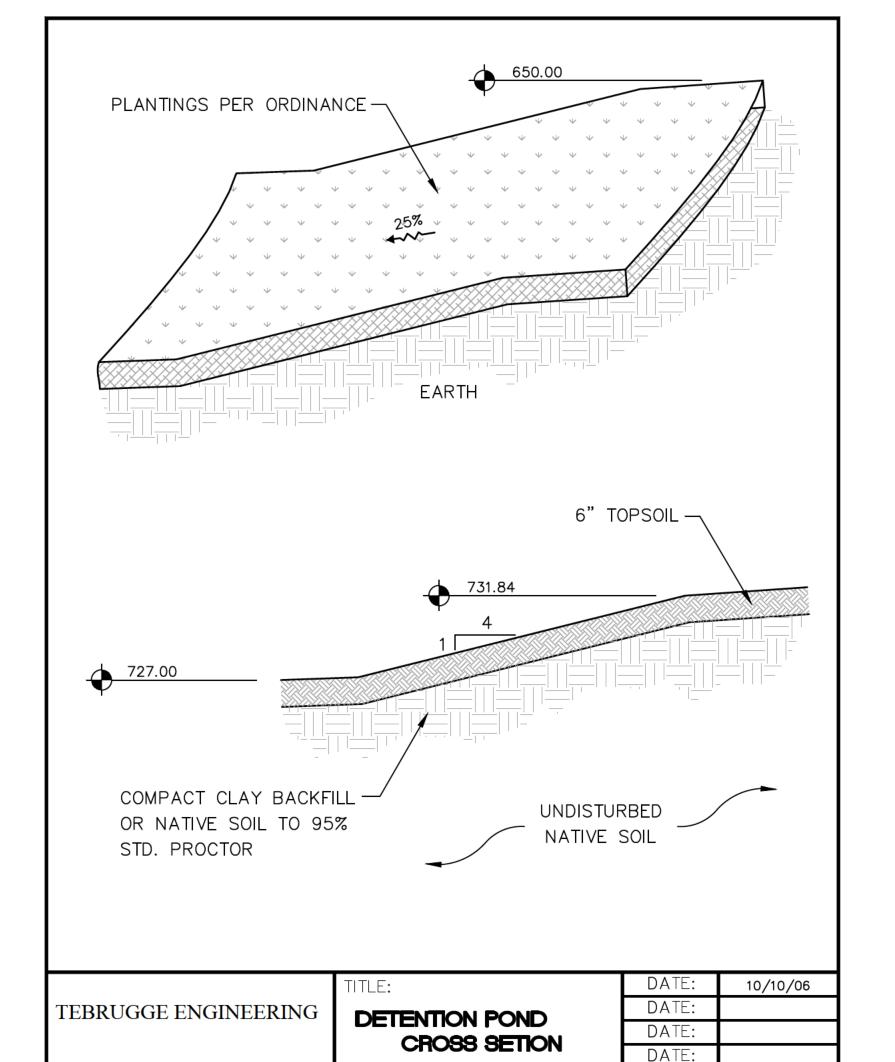
TYPICAL WALKWAY DETAIL

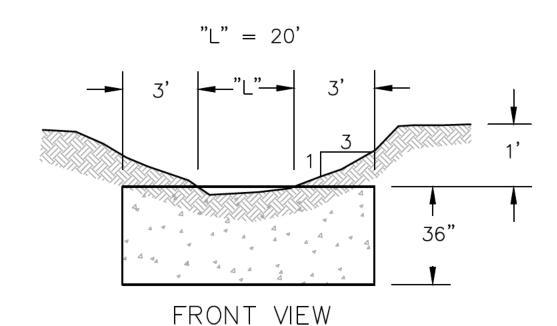


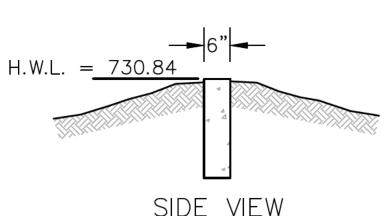
5" CLASS SI CONCRETE

4" CA-6 OR ASPHALT GRINDINGS - BASE COURSE

TYPICAL CONCRETE PAVEMENT DETAIL







"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

NOTE:

SIDE VIEW

CONCRETE OVERFLOW DETAIL N.T.S.

HERITAGE FARM — BANQUET CENTER

SHEET NO. ROJECT NO. 22 533 01 JUNE 14, 2022 of 6 sheets

PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

RESPECTIVE UNDERGROUND UTILITY.

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

KENDALL COUNTY REVIEW COMMENTS #1 8.3.22 8.3.22

PREPARED FOR: I VDIA DAMIDET

GENERAL NOTES & DETAILS



July 22, 2022

New Horizon Drywall Co.



Dear Ms. Ramirez,

The Kendall County Soil & Water Conservation District (SWCD) received a Natural Resources Information Report (NRI) request for the Heritage Farms Banquet Hall petition filed will Kendall County. The proposed project is located in the northwest corner of Section 34 of Oswego Township (T.37N-R.8E of the 3rd Principal Meridian) in Kendall County, Illinois (Parcel Index Number 03-34-100-027). After reviewing the project, it was determined that a *full NRI Report is not necessary at this time* for the proposed project. During initial planning of the banquet hall, an NRI Report was prepared in January of 2019 based on site conditions at that time (please see NRI Report 1902). A copy of this report is included with the letter.

The Kendall County SWCD has reviewed the 10-acre project site and would like to note the following in regard to natural resource considerations:

- The site, as submitted for review, is currently vegetated non-cropland with a proposed use as a banquet hall. Based on aerial imagery, it appears the land use changed from cropland to vegetated non-cropland between 2019 and 2021.
- The original NRI Report was prepared in 2019. Since then, the Soil Survey for Kendall County has remained the same and the on-site soil map units shown below have not changed.

Soil Map Unit
59A Lisbon silt loam, 0-2% slopes
145B Saybrook silt loam, 2-5% slopes
145B2 Saybrook silt loam, 2-5% slopes, eroded
145C2 Saybrook silt loam, 5-10% slopes, eroded

- Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. 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. They are based on the soil properties that directly influence the specified use of the soil. Each soil map unit has limitations for a variety of land uses such as buildings with basements, buildings without basements, small commercial buildings, shallow excavations, onsite sewage disposal, and lawns/landscaping. 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 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.

• The table below provides ratings for proposed uses in terms of limitations (please refer to NRI Report 1902 for additional information on soil interpretations and building limitations).

Soil Map Small Commercial		Onsite Conventional	Shallow	Lawns &	
Unit	Buildings	Septic Systems	Excavations	Landscaping	
59A	Somewhat Limited	Suitable	Very Limited	Somewhat Limited	
145B	Somewhat Limited	Suitable	Somewhat Limited	Somewhat Limited	
145B2	Somewhat Limited	Suitable	Very Limited	Somewhat Limited	
145C2	Somewhat Limited	Suitable	Somewhat Limited	Somewhat Limited	

- The information provided in the table below provides further detail regarding the following:
 - Drainage Class: Refers to the frequency and duration of wet periods under similar conditions to those under which the soil formed.
 - O Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas. Group A soils have a high infiltration rate, low runoff potential and high rate of water transmission. Group B soils have a moderate infiltration rate and rate of water transmission. Group C soils have a slow infiltration rate and rate of water transmission. Group D soils have a very slow infiltration rate, high runoff potential and 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.
 - Prime Farmland: 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.

Map Unit	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	
59A	Somewhat Poorly Drained	C/D	Non-Hydric Prime Farmland		
39A	Somewhat Poorly Brained	C/D	Hydric Inclusions Likely	Prime Familianu	
145B	Moderately Well Drained	С	Non-Hydric	Prime Farmland	
145B2	Moderately Well Drained	С	Non-Hydric	Prime Farmland	
145C2	Madarataly Wall Drained	6	Non Hudria	Farmland of Statewide	
145C2	Moderately Well Drained	C	Non-Hydric	Importance	

- To ensure proper consideration of the current site conditions for suitable development including excavation, structures, landscaping, we recommend site specific soil testing to ensure any limitations associated with the current soil material onsite will support associated uses.
- This site is located on slopes of approximately 0-10%. The site lies within both the Illinois River Watershed (Aux Sable Creek sub watershed) and Fox River Watershed (Morgan Creek sub watershed). Topographic maps indicate that drainage to the Fox River Watershed is across the northwest corner of the parcel while the remainder of the parcel drains to the southeast into the Illinois River Watershed.





- Based on an in-office review of the Federal Emergency Management Agency's (FEMA) Digital Flood Insurance Rate Map (DFIRM) for Kendall County, Community Panel No. 17093C0065H (effective date January 8, 2014), it does not appear that this parcel is located within the 100-year floodplain. It is mapped as Zone X, an area of minimal flood hazard. Additionally, based upon review of the U.S. Fish & Wildlife Service's National Wetland Inventory Map, wetlands do not appear to be identified on the project site.
- As part of project construction, a soil erosion and sediment control plan should be prepared and implemented onsite in accordance with both Kendall County and Illinois EPA requirements. The Illinois Urban Manual can be used as a reference for proper selection and implementation of onsite soil erosion and sediment control practices to ensure that soil is properly maintained onsite from project initiation to completion.
- The Land Evaluation Site Assessment (LESA) system, a land use planning tool, assists decision-makers in Kendall County in determining the suitability of a land use change and/or a zoning request. Specifically, the LESA system is designed to facilitate decision making by providing a rational process for assisting local officials in making farmland conversion decisions through the local land use process. It provides a technical framework to numerically rank land parcels based on local resource evaluation and site considerations. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land uses, and urban growth factors. The LESA system is a two-step procedure that includes Land Evaluation (LE) and Site Assessment (SA). The Land Evaluation is based on soils of a given area that are rated and placed in groups ranging from the best to worst suited for a stated agriculture use such as cropland and forestland. The best group is assigned a value of 100 and all other groups are assigned lower values (94, 87, 79, etc.). The Land Evaluation is based on data from the USDA Kendall County Soil Survey. The Site Assessment is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The overall score is based on a 300point rating scale. 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 Evaluation Computation

	- paradion	1			
Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)	
59A	2	94	1.0	94.0	
145B	2	94	2.8	263.2	
145B2	3	87	4.7	408.9	
145C2	5	82	1.5	123.0	
Totals			10.0	889.1	
LE Calculation			(Product of relative value / Total Acres) 889.1 / 10 = 88.9		
LE Score			LE = 89		

The Land Evaluation score for this site is 89, indicating that this site is well-suited for agricultural uses.

Site Assessment Computation

Α.	Agricultural Land Uses	Points		
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	20		
	2. Current land use adjacent to site. (30-20-15-10-0)			
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	20		
	4. Size of site. (30-15-10-0)	0		
В.	Compatibility / Impact on Uses			
	1. Distance from city or village limits. (20-10-0)	10		



Attachment 7, Page 4

	3. Transportation systems. (15-7-0)4. Distance from fire protection service. (10-8-6-2-0)	7
	2. Availability of public water system. (10-8-6-0)	8
	1. Availability of public sewage system. (10-8-6-0)	8
c.	Existence of Infrastructure	
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
	municipal comprehensive land use plan. (20-10-0)	
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or	0

The Site Assessment score for this site is 109. The Land Evaluation value (89) is added to the Site Assessment value (109) to obtain a LESA Score of 198. The table below shows the level of protection for the proposed project site based on the LESA Score.

LESA Score Summary

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 was updated from the NRI Report completed in 2019. The overall LESA Score for this site is 198 indicating 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.

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

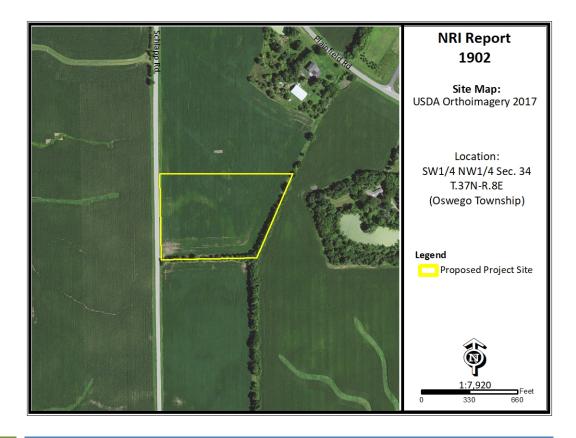
Sincerely,

Alyse Olson Resource Conservationist

Enclosure



NATURAL RESOURCE INFORMATION (NRI) REPORT: 1902



January 2019 Petitioner: Stuart Weihler

Contact: Attorney Daniel J. Kramer

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

1902 Executive Summary January 2019

Petitioner: Stuart Weihler

<u>Contact Person:</u> Attorney Daniel J. Kramer

County or Municipality the petition is filled with: Kendall County

Location of Parcel: SW% NW% Section 34, T.37N.-R.8E. (Oswego Township) of the 3rd Principal Meridian

Project or Subdivision Name: Heritage Homestead – Banquet Center

Existing Zoning & Land Use: A-1 SU; Cropland

Proposed Zoning & Land Use: A-1 SU; Banquet Center

Proposed Water Source: Well

Proposed Type of Sewage Disposal System: Septic (proposed raised bed)

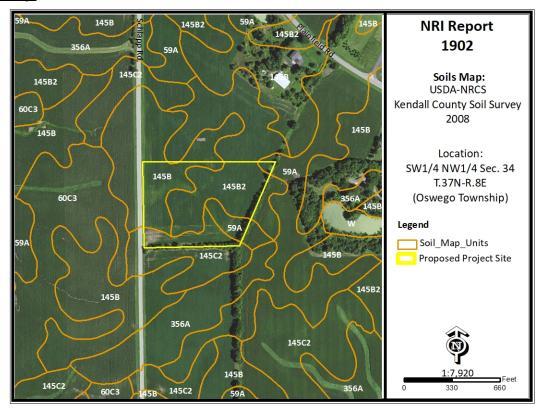
Proposed Type of Storm Water Management: Retention Pond

Size of Site: 10.0 acres

Land Evaluation Site Assessment Score: 212 (Land Evaluation: 89; Site Assessment: 123)

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; please refer to onsite soil test results for planning/engineering purposes):

Table 1:

Мар	Soil Name	Drainage Class	Hydrologic	Hydric	Farmland Designation
Unit			Group	Designation	
59A	Lisbon silt loam, 0-2%	Somewhat	C/D	Non-hydric	Prime Farmland
	slopes	poorly drained		Hydric Inclusions	
				Likely	
145B	Saybrook silt loam, 2-5%	Moderately	С	Non-hydric	Prime Farmland
	slopes	well drained			
145B2	Saybrook silt loam, 2-5%	Moderately	С	Non-hydric	Prime Farmland
	slopes, eroded	well drained			
145C2	Saybrook silt loam, 5-	Moderately	С	Non-hydric	Farmland of Statewide
	10% slopes, eroded	well drained			Importance

<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.

<u>Hydric Soils</u>: 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 dominately 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 having hydric inclusions (soil map unit: 59A Lisbon silt loam).

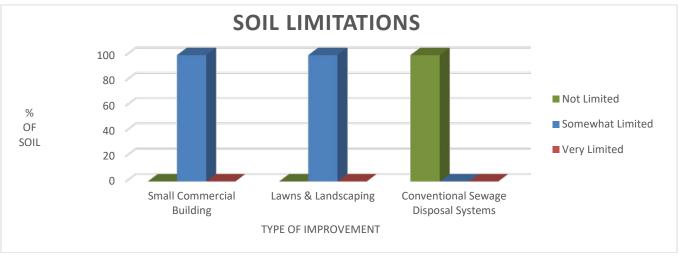
<u>Prime Farmland</u>: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, three of the soils found onsite (soil map units: 59A Lisbon silt loam, 145B Saybrook silt loam and 145B2 Saybrook silt loam) are designated as prime farmland. One soil (soil map unit: 145C2 Saybrook silt loam) is classified as farmland of statewide importance.

<u>Soil Limitations</u>: Limitations for dwellings without basements, dwellings with basements and conventional septic systems.

Table 2a:

Soil Type	Small Commercial Building	Lawns/Landscaping	Conventional Septic Systems
59A	Somewhat Limited	Somewhat Limited	Suitable
145B	Somewhat Limited	Somewhat Limited	Suitable
145B2	Somewhat Limited	Somewhat Limited	Suitable
145C2	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 onsite 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 89, indicating that this site is **currently well** suited for agricultural uses.
- ➤ SITE ASSESSMENT (SA) The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.
 - ✓ The Site Assessment score for this site is 123.

The LESA Score for this site is 212 which indicates a high 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. It is important to note that since the proposed use of the parcel is to be a (agricultural farmstead in character) banquet center for wedding and reception events, this use can be compatible with agriculture despite the designated medium level of protection.

<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.

5

<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 Stuart Weihler for the proposed A-1 SU Heritage Homestead Banquet Center project with Kendall County located in Section 34 of Oswego 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 89 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 212 which indicates a medium level of protection for the proposed project site. It is important to note that since the proposed use of the parcel is to be a banquet center for wedding and reception events (agricultural farmstead in character), this use can be compatible with agriculture despite the designated medium level of protection. Additionally, of the soils found onsite, 85% 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, 57% are very limited for shallow excavations. In addition, 100% are somewhat limited for small commercial building and lawns/landscaping. This information is based on the soil in an undisturbed state. Since the scope of the project includes the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within both the Fox River Watershed (Morgan Creek subwatershed) and Illinois River Watershed (Aux Sable 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	1902
Date District Board Reviews Application	January 2019
Applicant's Name	Stuart Weihler
Size of Parcel	10.0 acres
Current Zoning & Use	A-1 SU; Agricultural/Cropland
Proposed Zoning & Use	A-1 SU; Banquet Center
Parcel Index Number(s)	03-34-100-024
Contact Person	Attorney Daniel J. Kramer

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:

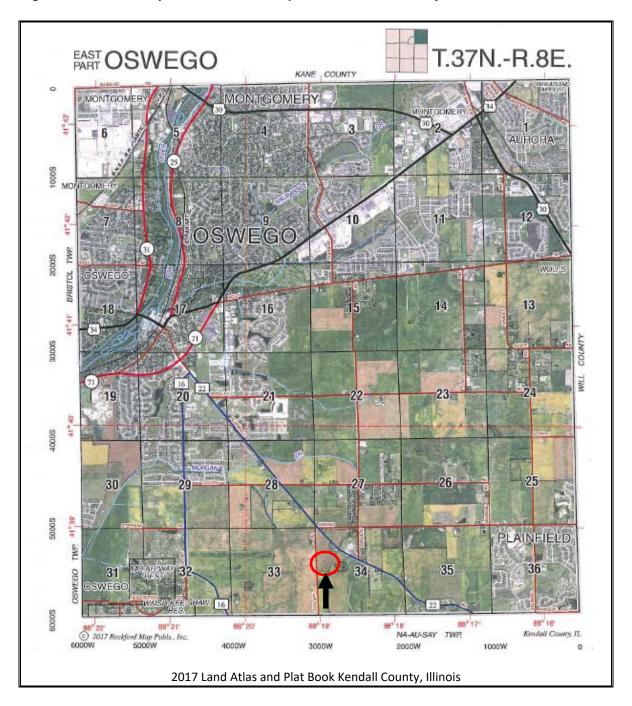
Kendall County Soil and Water Conservation
District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
FAX: (630) 553-7442
E-mail: Megan.Andrews@il.nacdnet.net

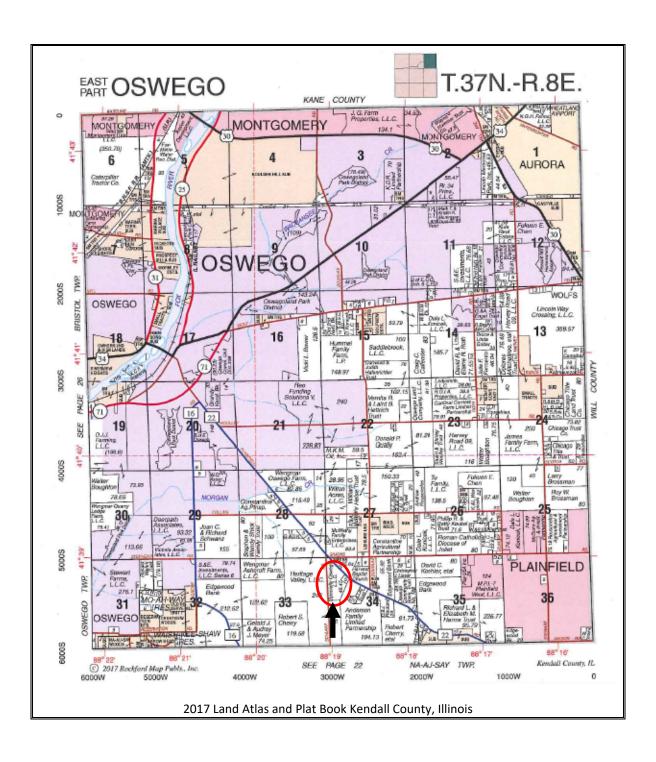
PARCEL LOCATION

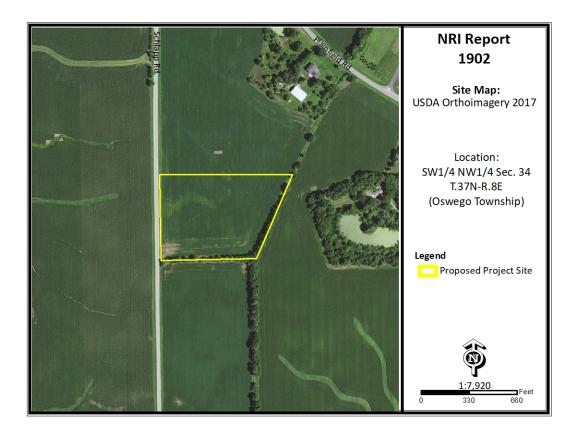
Location Map for Natural Resources Information Report # 1902

SW¼ NW¼ Section 34 of Township 37 North, Range 8 East (Oswego Township) on 10.0 acres. This parcel is located on the east side of Schlapp Road and southeast of the intersection of Plainfield Road and Schlapp 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 *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature
Conservancy Great Lakes Program 79W. Monroe
Street, Suite 1309, Chicago, IL 60603, January 1994

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 areas, 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

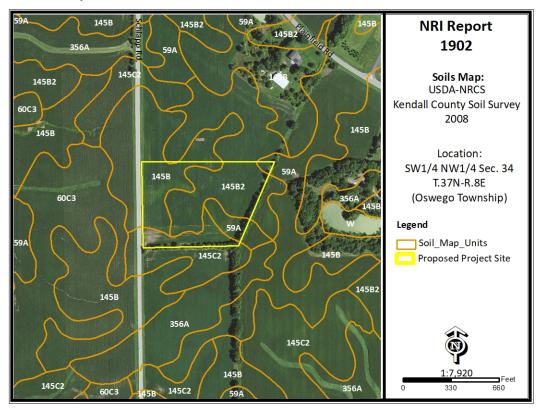


Table 1: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
59A	Lisbon silt loam, 0-2% slopes	1.0	10%
145B	Saybrook silt loam, 2-5% slopes	2.8	28%
145B2	Saybrook silt loam, 2-5% slopes, eroded	4.7	47%
145C2	Saybrook silt loam, 5-10% slopes, eroded	1.5	15%

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

SOIL INTERPRETATIONS EXPLANATION

Nonagricultural

General

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

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

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

Limitations Ratings

- Not Limited This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- Somewhat Limited This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- 3. **Very Limited** This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high 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.

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.

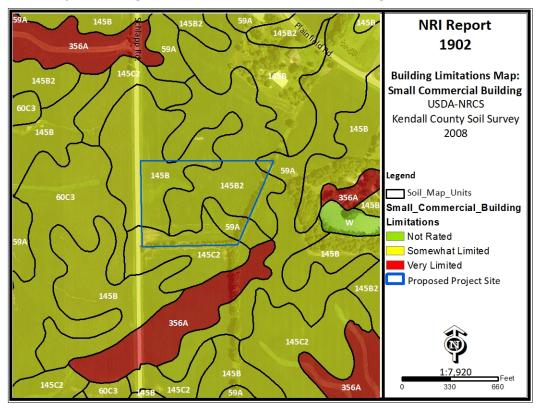
<u>Lawns and Landscaping</u> - Require soils on which turf and ornamental trees and shrubs can be established and maintained (irrigation is not considered in the ratings). The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established.

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	Small Commercial Building	Onsite Conventional Septic Systems	Shallow Excavations	Lawns/Landscaping	Acreage	Percent
59A	Somewhat Limited: Depth to saturated zone; Shrink-swell	Suitable	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Depth to saturated zone; Dusty	1.0	10%
145B	Somewhat Limited: Shrink-swell	Suitable	Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty	2.8	28%
145B2	Somewhat Limited: Shrink-swell; Depth to saturated zone; Slope	Suitable	Very Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty; Depth to saturated zone	4.7	47%
145C2	Somewhat Limited: Slope; Shrink-swell	Suitable	Somewhat Limited: Depth to saturated zone; Dusty; Unstable excavation walls	Somewhat Limited: Dusty	1.5	15%
% Very Limited	0%	0%	67%	0%		

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



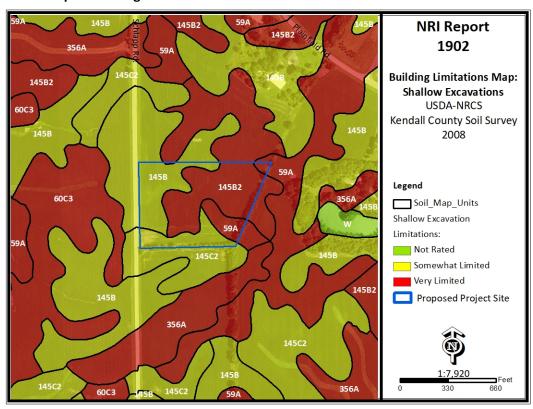
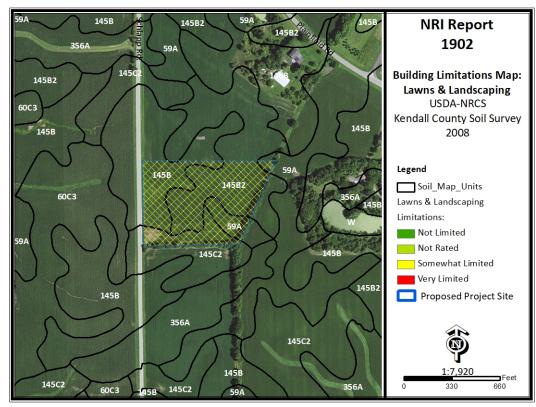


Figure 3b: Map of Building Limitations – Shallow Excavation





SOIL WATER FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
59A	C/D	Low	January - May	January - May	January - May
			Upper Limit: 1.0'-2.0'	Surface Water Depth & Duration: -	None
			Lower Limit: 2.0'-4.0'	Frequency: None	
145B	С	Low	February - April	February - April	February - April
			Upper Limit: 2.0'-3.5'	Surface Water Depth & Duration:	None
			Lower Limit: 2.2'-3.8'	Frequency: None	
145B2	С	Low	February - April	February - April	February - April
			Upper Limit: 2.0'-3.5'	Surface Water Depth & Duration:	None
			Lower Limit: 2.2'-3.8'	Frequency: None	
145C2	С	Medium	n February - April February - April		February - April
			Upper Limit: 2.0'-3.5'	Surface Water Depth & Duration:	None
			Lower Limit: 2.2'-3.8'	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
59A	0-2%	Slight	1.0	10%
145B	2-5%	Slight	2.8	28%
145B2	2-5%	Moderate	4.7	47%
145C2	5-10%	Moderate	1.5	15%

PRIME FARMLAND SOILS

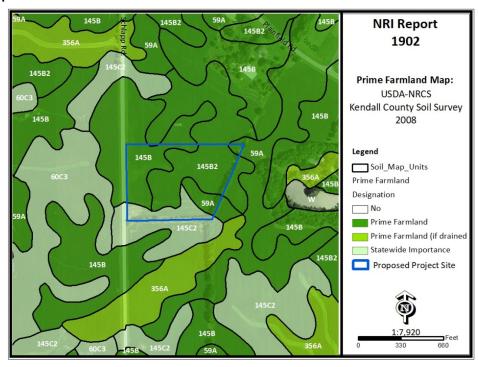
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

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
59A	Prime Farmland	1.0	10%
145B	Prime Farmland	2.8	28%
145B2	Prime Farmland	4.7	47%
145C2	Farmland of Statewide Importance	1.5	15%
% 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)
59A	2	94	1.0	94.0
145B	2	94	2.8	263.2
145B2	3	87	4.7	408.9
145C2	5	82	1.5	123.0
Totals			10.0	889.1
LE Score		LE= 889.1/10.0		LE=88.9 (89)

The Land Evaluation score for this site is 89, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 6b: Site Assessment Computation

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

ļ	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	123

Land Evaluation Value: 89 + Site Assessment Value: 123 = LESA Score: 212

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

The LESA Score for this site is 212 which indicates a medium level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. It is important to note that since the proposed use of the parcel is to be a rural homestead (agricultural farmstead in character) banquet center for wedding and reception events, this use can be compatible with agriculture despite the designated medium level of protection.

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 <u>stress</u> that the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice

in one year, or twice in one week, for that matter.

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

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

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

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

This parcel is located on topography (slopes 0 to 10%) involving high and low areas (elevation is approximately 730' to 740' above sea level). The parcel lies within both the Illinois River Watershed (Aux Sable Creek subwatershed) and Fox River Watershed (Morgan Creek subwatershed). The topographic map indicates that drainage to the Fox River Watershed is across the northwest corner of the parcel while the remainder of the parcel drains to the southeast into the Illinois River Watershed.

Figure 5a: FEMA Floodplain Map

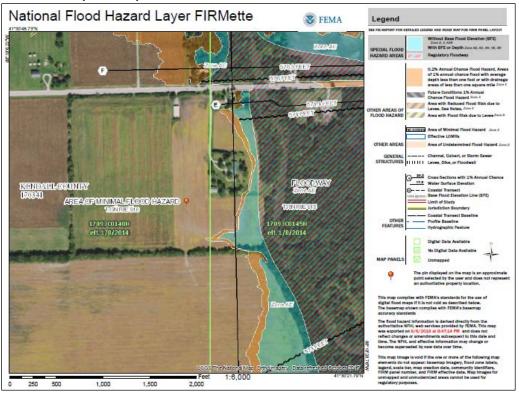
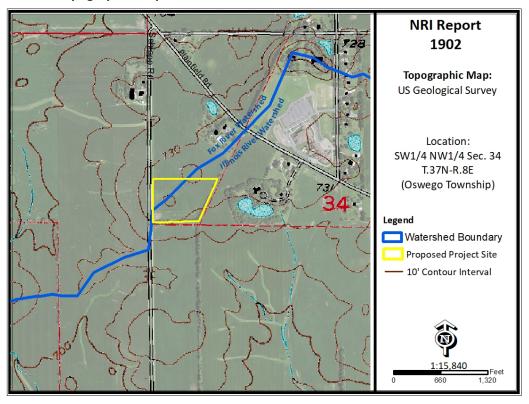


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

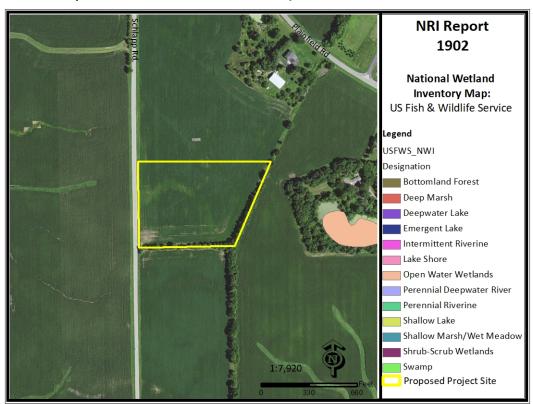
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any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

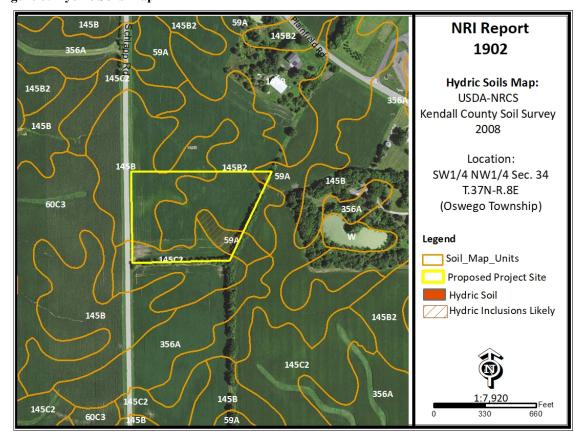
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain 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	Hydric	Acreage	Percent
		Designation	Inclusions Likely		
59A	Somewhat poorly drained	Non-hydric	Yes	1.0	10%
145B	Moderately well drained	Non-hydric	No	2.8	28%
145B2	Moderately well drained	Non-hydric	No	4.7	47%
145C2	Moderately well drained	Non-hydric	No	1.5	15%

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.

<u>HIGH WATER TABLE</u> - 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.

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

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

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

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

REFERENCES

<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.

Attachment 8

Matt Asselmeier

From:

Alec Keenum <akeenum@oswegofire.com>

Sent:

Friday, July 22, 2022 8:25 AM

To:

Matt Asselmeier

Cc:

FireChief; Brian Holdiman

Subject:

[External]RE: Kendall County Zoning Petition 22-16 Schlapp Banquet Facility

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Looks like there is an updated plan in with the Engineering....

So grain bins non longer in the plan. But "Lean to" is new construction – sprinklered and fire alarmed

From: Alec Keenum

Sent: Friday, July 22, 2022 8:06 AM

To: 'Matt Asselmeier' <masselmeier@kendallcountyil.gov>

Cc: FireChief <firechief@oswegofire.com>; Brian Holdiman <BHoldiman@co.kendall.il.us>

Subject: RE: Kendall County Zoning Petition 22-16 Schlapp Banquet Facility

Matt,

Subject Property: 5100 Block Schlapp Rd

Creation of a banquet facility and new construction

Comments:

- New construction required to be sprinkler protected and fire alarmed (proposed barn & proposed storage)
- Further information/details needed on "grain bin" uses (fire alarmed and sprinklered)
- Concrete pads housing of tents require compliance with all IBC/IFC tent regulations (regard to length of time erected, size, exiting, food preparation, securing, etc., etc.)
- Note #1 references the elimination of the north driveway off of Schlapp are Exhibits C &D the new layouts or the old layouts, as they both depict two drives
- Auto turning exhibit required to validate ability for emergency vehicles to navigate the site (44' 7" wall-to-wall turning radii required for calculations)
- Gravel parking lot shall be constructed such that it can be maintained in drivable and accessible condition year round

Regards,

Capt. Alec J Keenum Fire Marshal Oswego Fire Protection District

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) August 2, 2022 – Unapproved Meeting Minutes

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department Meagan Briganti – GIS Department Scott Gengler – PBZ Committee Chair Fran Klaas – Highway Department Alyse Olson – Soil and Water Conservation District Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Commander Jason Langston – Sheriff's Department

Audience:

John Tebrugge and Lydia Ramirez

PETITIONS

Petition 22-16 Lydia Ramirez

Mr. Asselmeier summarized the request.

In February 2019, the Kendall County Board granted a special use permit for a banquet facility at the subject property located in the 5100 block of Schlapp Road on the east side of Schlapp Road. The property recently sold and the new owner would like to amend the site plan, landscaping plan, and photometric plan for the property.

The application materials, Ordinance 2019-3, proposed site plan, proposed landscaping plan, proposed photometric plan, and proposed engineer plans were provided.

In particular, the following changes were proposed:

- 1. The northern driveway from the parking lot to Schlapp Road was eliminated.
- 2. The total number of parking spaces was reduced from one hundred fifty-one (151), including seven (7) handicapped parking spaces, to one hundred fifty parking (150), including six (6) handicapped parking spaces. The parking lot would also be divided into two (2) phases with ninety-nine (99) parking spaces in the first phase and fifty-one (51) parking spaces in the second phase. The location of the handicapped parking spaces within the parking lot was also adjusted.
- 3. The future building east of the parking lot was increased from one thousand five hundred (1,500) square feet to two thousand five (2,500) square feet.
- 4. One (1) additional asphalt walkway between the parking lot and barn (western walkway) was added. The walkway is approximately twelve feet (12') in width and encompasses one thousand ninety (1,090) square feet.
- 5. The eastern gravel walkway was reduced from twelve feet (12') to eight feet (8') in width.
- 6. The gravel walkway south of the barn was also reduced from twelve feet (12') to eight feet (8') in width.
- 7. The three (3) grain bins, tent area north of the proposed barn, and outdoor concrete pad areas on the east and west side of the barn were removed and replaced with a lean to building and concrete pad areas.
- 8. The proposed barn was increased from a four thousand nine hundred fifty (4,950) square foot structure to a five thousand two hundred eighty (5,280) square foot structure, not including the one thousand two hundred (1,200) square foot lean to building.

- 9. The location and configuration of the septic system was changed.
- 10. The wet bottom detention pond was made approximately two feet (2') deeper and the foot print of the pond shrunk.
- 11. A wild flower and prairie seed mix was added to the bio-swale west of the berm.
- 12. A dry mesic prairie mix was added around the pond.
- 13. The number of understory trees was decreased from ten (10) to five (5).
- 14. The location of some of the deciduous bushes around the proposed barn was adjusted to reflect the new dimensions of the barn.
- 15. The location of lights along the driveway were adjusted to reflect having one (1) entrance/exit. Accordingly, the number of "A2-5" lights was reduced from five (5) to four (4) and the number of "A1-3" lights was increased from two (2) to three (3).
- 16. Eighteen (18) new lights were proposed along the walkways from the parking lot to the proposed barn and walkways around the barn.

The existing conditions contained in Ordinance 2019-3 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.
- B. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-ofway. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
- C. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
- D. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
- E. The subject parcel must maintain a minimum of five (5) acres.
- F. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.
- G. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held.
- H. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated.
- I. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- J. The noise regulations are as follows:
 - Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Attachment 9, Page 3

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

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

- K. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- L. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend."
- M. A new certificate of occupancy must be issued for all buildings.
- N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
- O. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- P. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.
- Q. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line.
- R. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line.
- S. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- T. 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.
- U. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Condition 1 is the only condition proposed for amendment. The height of trees and timing of screening would remain the same. Planting of vegetation would be completed by June 1, 2023.

The property is approximately nine point seven (9.7) acres in size.

The current land use is Agricultural.

The future land use is Rural Residential (Max 0.60 DU/Acre).

Schlapp Road is a Township maintained minor collector.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1 and A-1 SU.

The Future Land Use Map called for the area to Rural Residential (Max 0.60 DU/Acre) and Rural Estate Residential (Max 0.45 DU/Acre).

The properties within a half (1/2) mile were zoned A-1, A-1 SU, R-1 and R-3.

The A-1 SU to the north of the subject property is for a residential unit for a stable employee. The A-1 SU to the east of the subject property is a church. One (1) additional A-1 SU is located within one half (1/2) mile of the property to the northeast; this special use permit is for the selling of agricultural products not grown on the premises.

Seven (7) houses, not including the homes in the Douglas Hill Subdivision and Leisure Lea Subdivison, are located within one half (1/2) mile of the existing property lines.

EcoCat submitted on July 13, 2022, consultation was terminated.

NRI application submitted on July 18, 2022. The LESA Score was 198 indicating a low level of protection.

Oswego Township was emailed information on July 21, 2022. The right-of-way dedication required in Ordinance 2019-3 occurred as required.

Oswego Fire Protection District was emailed information on July 21, 2022. The previous property owner explored obtaining a variance to the sprinkling requirements. The new construction will be required to be sprinklered and fire alarmed, including the lean to. The concrete pads must meet IBC/IFC tent regulations. An auto turn exhibit is required to validate the ability of emergency vehicles to navigate the site. The gravel parking lot shall be constructed so that it can be maintained in drivable and accessible condition year-round.

The Village of Oswego was emailed information on July 21, 2022.

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. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls are included in the plan to prevent noise from negatively impacting neighboring properties.

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. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the Petitioner plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address utilities, drainage, and points of ingress and egress.

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. True, no additional variances are requested.

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 3-3 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

Staff recommended approval of the major amendment to an existing special use permit subject to the following conditions and restrictions. The Petitioner had not agreed to these conditions and restrictions:

- 1. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the attached site plan, landscaping plan, photometric plan, and engineering plans. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
- 2. Installation of the vegetation shown in the landscaping plan shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.
- 3. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
- 4. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 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.
- 6. This 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 requested that the Petitioner work with the Health Department regarding the septic system design and the requirements for a non-community well.

Chairman Gengler asked when the Petitioner wanted to start operating. The response was by the end of 2023, depending on construction schedule.

Mr. Asselmeier asked if the Petitioner agreed to requirements of the Oswego Fire Protection District. John Tebrugge, Engineer for the Petitioner responded yes.

Mr. Rybski made a motion, seconded by Mr. Klaas, to recommend approval of the special use permit with conditions proposed by Staff.

With a voice vote of six (6) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on August 24, 2022.

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Briganti made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of six (6) ayes, the motion carried.

The ZPAC, at 9:29 a.m., adjourned.

Respectfully Submitted, Matthew H. Asselmeier, AICP, CFM Senior Planner

Encs.



August 2, 2022

Mr. Matt Asselmeier Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, IL 60560-1498

Subject: Heritage Farm Banquet Facility

(WBK No, 190102.AQ)

Dear Mr. Asselmeier:

WBK Engineering has reviewed the stormwater submittal and site plans for the subject project. We received the following information:

- Civil Site Plan prepared by Tebrugge Engineering dated July 7, 2022 received July 20 2022.
- Stormwater Calculations prepared by Tebrugge Engineering not dated and received July 20, 2022.

The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval.

Stormwater Management

Utilize Bulletin 75 rainfall data in the analysis.

Civil Site Plan

- Provide a section and/or spot elevations at the west end of the swale directing runoff around the septic area.
- The swale along the east property line needs better definition so flows are routed to the stormwater basin – 732 contour. Also extend the 733 contour north to ensure all impervious surface runoff is captured.
- 3. Depict a berm section for the stormwater basin indicating topsoil being stripped and clay compaction to 95% Modified Proctor where the berm is in a fill condition (embankment).
- It is preferred that the stormwater control structure provide an internal weir wall to facilitate maintenance and facilitate initial overflows within the structure. See attached detail
- 5. Access locations and configurations shall be approved by Oswego Township.

Landscape Plan

Depict a bioswale cross section that depicts amended soil to promote infiltration.

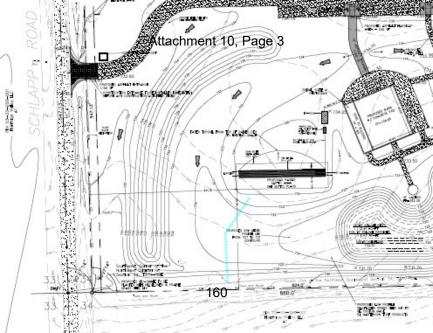


The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

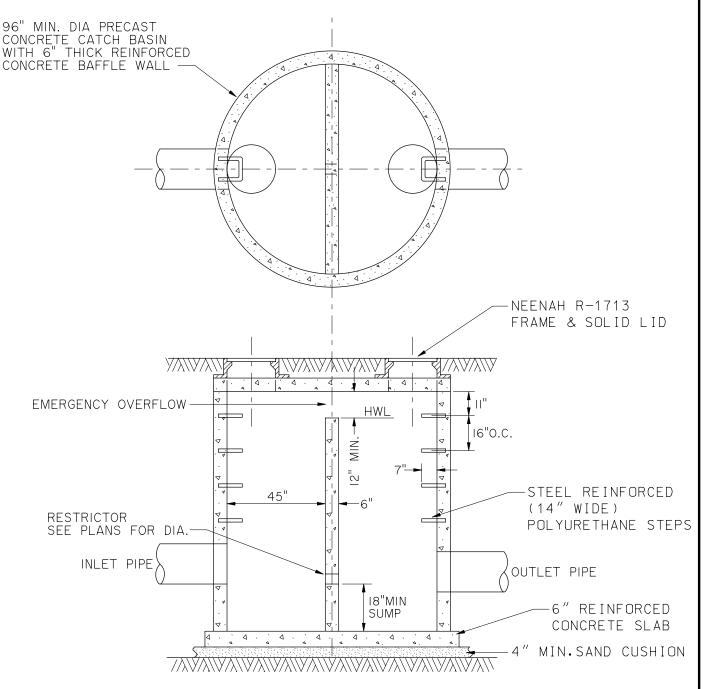
If you have any questions or comments, please contact us at (630) 443-7755.

Sincerelly

Greg Chismark, P.E. Municipal Practice Principal WBK Engineering LLC



RESTRICTOR STRUCTURE



NOTES:

- 1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
- 2. MANHOLES MUST CONFORM TO ASTM C-478.
- 3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
- 4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
- 5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
- 6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

NOT TO SCALE

RESTRICTOR STRUCTURE

161DATE: 10-25-11



TEBRUGGE ENGINEERING

410 E. Church St.–Suite a Sandwich, IL 60548 PHONE: (815) 786 - 0195 EMAIL: INFO@TEBRUGGEENGINEERING.COM WEBSITE: WWW.TEBRUGGEENGINEERING.COM

August 3, 2022

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

Re: Heritage Farm Banquet Facility

Schlapp Road, Oswego, IL

Dear Mr. Asselmeier:

We have received your review letter dated August 3, 2022 and the following corrections have been made per your recommendations.

Stormwater Management:

1. Bulletin 75 rainfall data has been utilized in the attached comps.

Civil Site Plan:

- 1. Additional spot grades have been added.
- 2. The contours have been modified to capture more surface runoff into the swale.
- 3. A detail for the stormwater basin has been added to the plans.
- 4. A weir wall overflow structure detail has been added to the plans.
- 5. The plan was previously approved by Oswego Township and the revised plan has been forwarded to the commissioner.

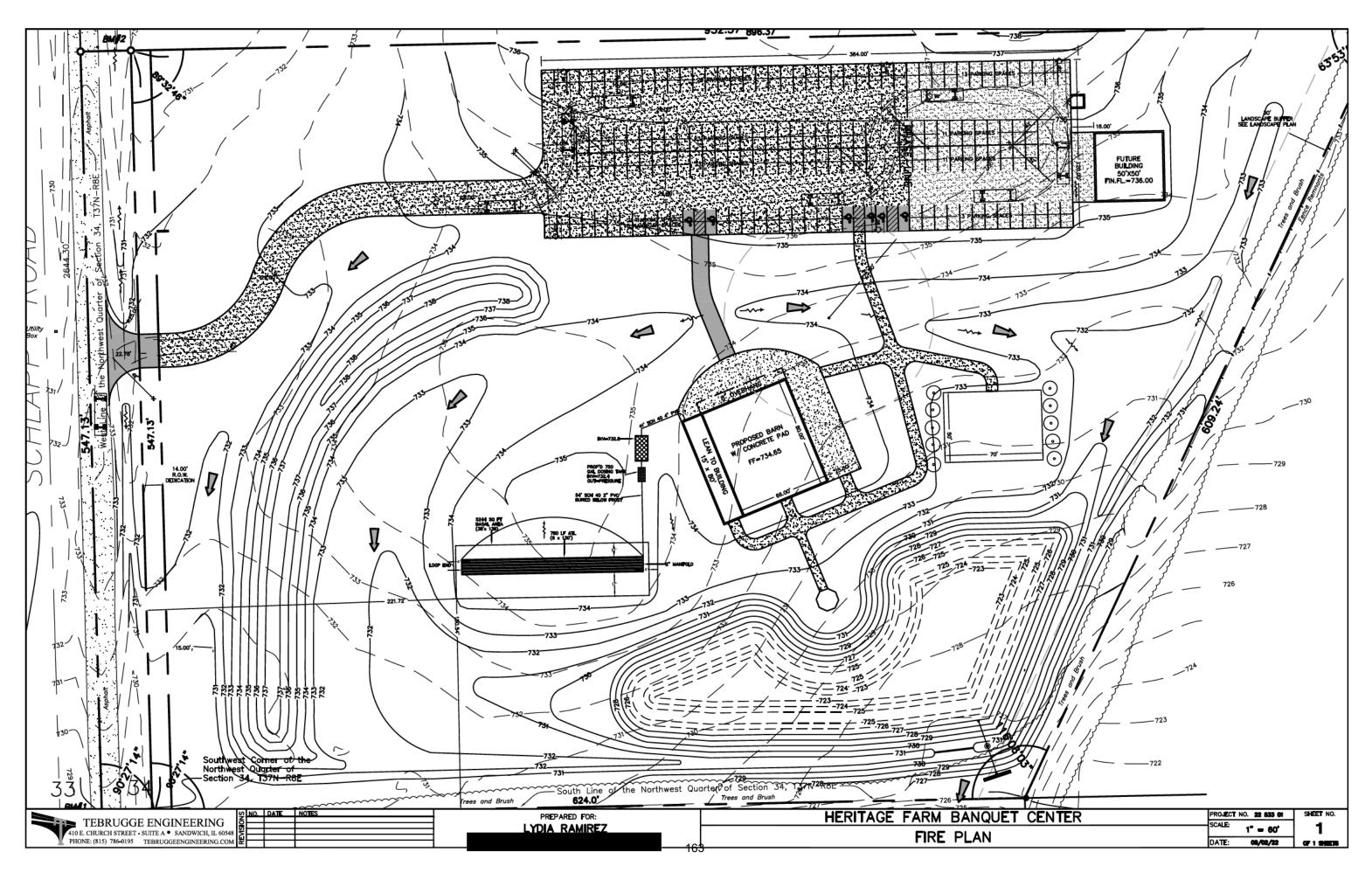
Landscape Plan:

1. The Bioswale detail has been added to the Landscape Plan.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering



Matt Asselmeier

From:

Alec Keenum <akeenum@oswegofire.com>

Sent:

Thursday, August 4, 2022 12:08 PM

To:

Matt Asselmeier

Cc: Subject: FireChief; Scott Koeppel; Scott Gengler RE: [External]Heritage Farms Revised Plans

Attachments:

Truck Turning Regs and Autoturn.pdf

Hi Matt....

I can't tell for sure, as it doesn't indicate what specs were used to create the turning exhibit. If it was done with the 44'7" wall-to-wall spec (see attached), then the answer would be "yes".

Otherwise, they'll need to run it again to determine if the site is still navigable.

Thanks for sending that along and keeping us in the loop.

Regards,

Capt. Alec J Keenum Fire Marshal Oswego Fire Protection District

From: Matt Asselmeier < masselmeier@kendallcountyil.gov>

Sent: Thursday, August 4, 2022 9:40 AM

To: Alec Keenum <akeenum@oswegofire.com>

Cc: FireChief <firechief@oswegofire.com>; Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler

<sgengler@kendallcountyil.gov>

Subject: FW: [External]Heritage Farms Revised Plans

Captain Keenum:

Does the attached document address the Fire District's concerns regarding the auto turn exhibit?

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: info@tebruggeengineering.com <info@tebruggeengineering.com>

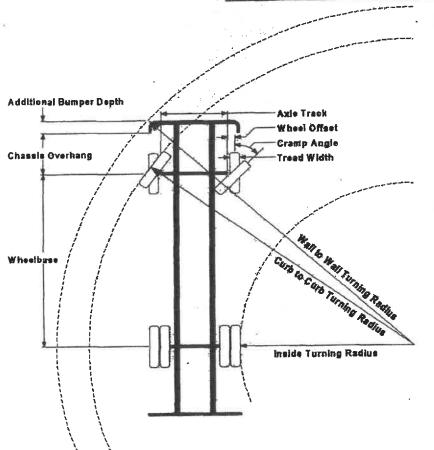
Sent: Thursday, August 4, 2022 9:34 AM

To: Matt Asselmeier < masselmeier@kendallcountyil.gov>; Greg Chismark < GChismark@wbkengineering.com>

Turning Performance Analysis

1/30/2006

Chassis: Dash-2000, Chassis, PAP/SkyArm/Midmount Body: Aerial, Platform 100', Alum Body

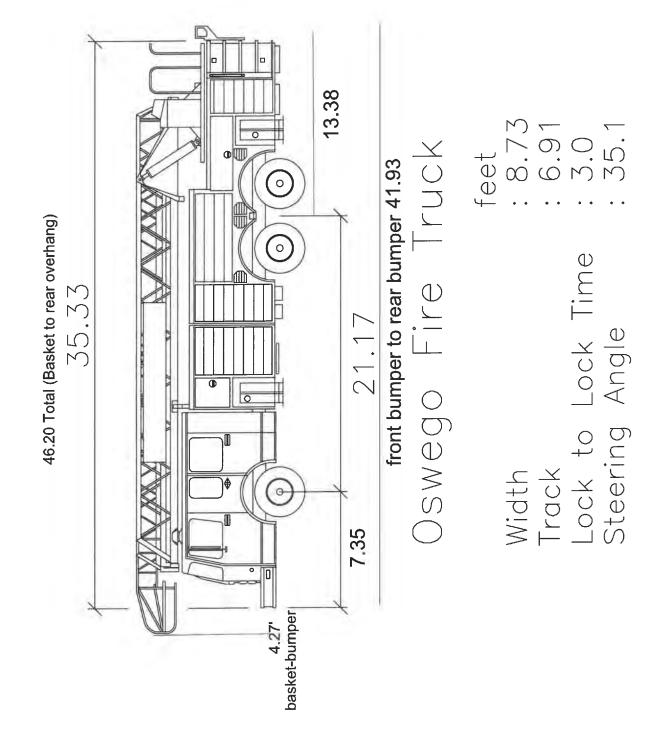


Parameters:	
Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in .
Tread Width:	16.25 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	149.60 in.
Wheelbase	254.00 in.

Calculated	Turning	Radii:

Inside Turn:		20 ft. 2 in.
Curb to Curb:	4	36 ft. 3 in.
Wall to Wall:	0	44 ft. 7 in.

Comments:



Attachment 14, 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 August 24, 2022 - 7:00 p.m.

Chairman Ashton called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Bill Ashton, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez,

Claire Wilson, and Seth Wormley

Members Absent: Tom Casey and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

Others Present: Sunny Simon, Yonia Ahymee, and Lydia Ramirez

PETITIONS

Petition 22-16 Lydia Ramirez

Mr. Asselmeier summarized the request.

In February 2019, the Kendall County Board granted a special use permit for a banquet facility at the subject property. The property recently sold and the new owner would like to amend the site plan, landscaping plan, and photometric plan for the property.

The application materials, Ordinance 2019-3, revised proposed site plan, proposed landscaping plan, proposed photometric plan, and the revised proposed engineering plans were provided. The site plan, landscaping plan, and engineering plans were revised after ZPAC to address concerns from WBK Engineering and the most update versions of these documents were presented.

In particular, the following changes were proposed:

- 1. The northern driveway from the parking lot to Schlapp Road was eliminated.
- 2. The total number of parking spaces was reduced from one hundred fifty-one (151), including seven (7) handicapped parking spaces, to one hundred fifty parking (150), including six (6) handicapped parking spaces. The parking lot would also be divided into two (2) phases with ninety-nine (99) parking spaces in the first phase and fifty-one (51) parking spaces in the second phase. The location of the handicapped parking spaces within the parking lot was also adjusted.
- 3. The future building east of the parking lot was increased from one thousand five hundred (1,500) square feet to two thousand five (2,500) square feet.
- 4. One (1) additional asphalt walkway between the parking lot and barn (western walkway) was added. The walkway is approximately twelve feet (12') in width and encompasses one thousand ninety (1,090) square feet.
- 5. The eastern gravel walkway was reduced from twelve feet (12') to eight feet (8') in width.

Attachment 14, Page 2

- 6. The gravel walkway south of the barn was also reduced from twelve feet (12') to eight feet (8') in width.
- 7. The three (3) grain bins, tent area north of the proposed barn, and outdoor concrete pad areas on the east and west side of the barn were removed and replaced with a lean to building and concrete pad areas.
- 8. The proposed barn was increased from a four thousand nine hundred fifty (4,950) square foot structure to a five thousand two hundred eighty (5,280) square foot structure, not including the one thousand two hundred (1,200) square foot lean to building.
- 9. The location and configuration of the septic system was changed.
- 10. The wet bottom detention pond was made approximately two feet (2') deeper and the foot print of the pond shrunk.
- 11. A wild flower and prairie seed mix was added to the bio-swale west of the berm.
- 12. A dry mesic prairie mix was added around the pond.
- 13. The number of understory trees was decreased from ten (10) to five (5).
- 14. The location of some of the deciduous bushes around the proposed barn was adjusted to reflect the new dimensions of the barn.
- 15. The location of lights along the driveway were adjusted to reflect having one (1) entrance/exit. Accordingly, the number of "A2-5" lights was reduced from five (5) to four (4) and the number of "A1-3" lights was increased from two (2) to three (3).
- 16. Eighteen (18) new lights were proposed along the walkways from the parking lot to the proposed barn and walkways around the barn.

The existing conditions contained in Ordinance 2019-3 were as follows:

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.
- B. Within sixty (60) days of approval of this special use permit ordinance, the property owners shall convey a strip of land along the entire western portion of the property to Oswego Township to be used as Schlapp Road right-of-way. This dedication shall have a depth of fifty feet (50') as measured from the centerline of Schlapp Road.
- C. A maximum of two hundred eighty-five (285) guests in attendance at a banquet center related event may be on the subject property at a given time.
- D. A variance shall be granted to the requirement that the facility shall have direct access to a road designated as an arterial roadway or major collector road as identified in the Land Resource Management Plan as required in Section 7.01.D.10.a of the Kendall County Zoning Ordinance.
- E. The subject parcel must maintain a minimum of five (5) acres.
- F. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall KCRPC Meeting Minutes 08.24.22 Page 2 of 7

conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance.

- G. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. In particular, lighting will not be allowed to cross property lines. Parking lot lights shall not be illuminated on evenings when no events are held.
- H. All signage shall comply with the provisions of Section 12 of the Kendall County Zoning Ordinance. The signage shall be developed in accordance to the attached site plan. The owners of the business allowed by this special use permit may install two (2) directional signs along Schlapp Road. Any signage provided will not be illuminated.
- I. Retail sales are permitted as long as the retail sales will be ancillary to the main operation.
- J. The noise regulations are as follows:

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

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

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

- K. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- L. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term "weekend" shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term "weekday" shall mean the other days of the week not included in the definition of "weekend."
- M. A new certificate of occupancy must be issued for all buildings.
- N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County's Right to Farm Clause.
- O. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- P. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.
- Q. Prior to the commencement of business operations, the owners of the banquet facility allowed by this KCRPC Meeting Minutes 08.24.22

 Page 3 of 7

Attachment 14, Page 4

- special use permit shall plant a thirty foot (30') strip of wild flowers and prairie grasses along the entire eastern property line.
- R. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect "No Trespassing" signs near the eastern property line.
- S. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- T. 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.
- U. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Condition A is the only condition proposed for amendment. The height of trees and timing of screening would remain the same. Planting of vegetation would be completed by June 1, 2023.

The property is approximately nine point seven (9.7) acres in size.

The current land use is Agricultural.

The future land use is Rural Residential (Max 0.60 DU/Acre).

Schlapp Road is a Township maintained minor collector.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural and Farmstead.

The adjacent properties were zoned A-1 and A-1 SU.

The Future Land Use Map called for the area to Rural Residential (Max 0.60 DU/Acre) and Rural Estate Residential (Max 0.45 DU/Acre).

The properties within a half (1/2) mile were zoned A-1, A-1 SU, R-1 and R-3.

The A-1 SU to the north of the subject property is for a residential unit for a stable employee. The A-1 SU to the east of the subject property is a church. One (1) additional A-1 SU is located within one half (1/2) mile of the property to the northeast; this special use permit is for the selling of agricultural products not grown on the premises.

Seven (7) houses, not including the homes in the Douglas Hill Subdivision and Leisure Lea Subdivison, are located within one half (1/2) mile of the existing property lines.

EcoCat submitted on July 13, 2022, consultation was terminated.

NRI application submitted on July 18, 2022. The LESA Score was 198 indicating a low level of protection. The NRI Report was provided.

Oswego Township was emailed information on July 21, 2022. The right-of-way dedication required in Ordinance 2019-3 occurred as required.

Oswego Fire Protection District was emailed information on July 21, 2022. The previous property owner explored obtaining a variance to the sprinkling requirements.

The Oswego Fire Protection District submitted an email on July 22, 2022, with following comments and conditions:

- 1. New construction, including the lean to, shall be required to be sprinkler protected and fire alarmed.
- 2. Concrete pads and housing for tents are required to be compliant with IBC and IFC tent regulations.
- 3. An auto turning exhibit is required to validate ability of emergency vehicles to navigate the site.
- 4. Gravel parking lot shall be constructed so that it can be maintained in drivable and accessible condition year-round.

At the ZPAC meeting, the Petitioner agreed to the above conditions. The revised auto turn exhibit was provided. The Oswego Fire District's response was provided. The auto turn exhibit was updated following the comments from the Oswego Fire Protection District.

The Village of Oswego was emailed information on July 21, 2022. No comments received.

ZPAC reviewed the proposal at their meeting on August 2, 2022. ZPAC recommended approval of the proposal by a vote of six (6) in favor and zero (0) in opposition with four (4) members absent. The minutes of the meeting were provided.

WBK submitted comments on the proposal on August 2, 2022. These comments were provided. Tebrugge Engineering's response letter was also provided.

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. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper buffering and noise controls are included in the plan to prevent noise from negatively impacting neighboring properties.

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. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by

restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. True, the Petitioner plans to work with the Kendall County Health Department, the Kendall County Planning, Building and Zoning Department and Oswego Township to address utilities, drainage, and points of ingress and egress.

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. True, no additional variances are requested.

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 3-3 of the Kendall County Land Resource Management Plan which states as an objective "Encourage Agriculture and Agribusiness."

Staff recommended approval of the major amendment to an existing special use permit subject to the following conditions and restrictions:

- 1. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, photometric plan, engineering plans, and auto turning exhibit. The wall to wall specs shall be forty-four feet seven inches (44' 7") (Amended after ZPAC). Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit."
- 2. Installation of the vegetation shown in the landscaping plan shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.
- 3. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles (Added after ZPAC).
- 4. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
- 5. Failure to comply with one or more of the above conditions or restrictions or the conditions or restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.
- 6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 7. This 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 Ashton noted that, when the Petition was reviewed originally, a neighbor had some concerns related to noise and the pond. Mr. Asselmeier noted that requirements were placed in the original special use permit pertaining to screening and "no trespassing" signs.

Member Rodriguez asked if the Petitioners could have used the original special use permit. Mr. Asselmeier responded the original special use permit passed from the original property owner to the Petitioner. The reason the amendment was required was because the Petitioner proposed changes to the site plan, landscaping plan, and lighting plan.

Member Rodriguez asked why the Petitioner wanted the change. The response was the Petitioners wanted to save money.

Member Hamman asked where the entrance would be on Schlapp Road in relation to the hill. The response was the entrance was on the hill.

Member Wilson requested clarification of some of the drawings on the site plan. The drawings were trees.

Chairman Ashton asked if the Petitioner was agreeable to having the structures sprinklered. The response was yes.

Discussion occurred regarding the nearest residences. The nearest home was located over one thousand feet (1000') from the use with screening around both properties.

Construction would start at the beginning of 2023.

Member Rodriguez made a motion, seconded by Member Hamman, to recommend approval of the amendment to an existing special use permit.

The votes on the amendment were as follows:

Ayes (7): Ashton, Hamman, McCarthy-Lange, Nelson, Rodriguez, Wilson, and Wormley

Nays (0): None

Absent (2): Casey and Stewart

Abstain (0): None

The motion carried.

The proposal will go to the Kendall County Zoning Board of Appeals on August 29, 2022.

CITIZENS TO BE HEARD/PUBLIC COMMENT

None

OTHER BUSINESS/ANNOUNCEMENTS

For the September meeting, there is a map amendment request for a portion of property on Route 52 south of 2735 Route 52. The owners of Yogi Bear Campground were still working on their special use permit amendment application. Commissioners reviewed the outstanding items related for the Yogi Bear Campground's application.

ADJOURNMENT

Chairman Ashton made a motion, seconded by Member Hamman, to adjourn. With a voice of seven (7) ayes, the motion carried.

The Kendall County Regional Planning Commission meeting adjourned at 7:50 p.m.

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

Enc.

KCRPC Meeting Minutes 08.24.22



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

Fox (630) 553

(630) 553-4141 Fax (630) 553-4179

Petition 22-18 Abacuc Rodriguez Side Yard Setback Variance

INTRODUCTION

The Petitioner would like to the construct an approximately six hundred seventy-two (672) square foot garage at the subject property. The garage would encroach to within five point zero five feet (5.05') of the eastern property line. Per Section 8:07.E.2, the required side yard setback for this property is eight point two-five feet (8.25').

The application materials are included as Attachment 1. The site plan is included as Attachment 2. The elevations of the proposed garage are included as Attachment 3.

SITE INFORMATION

PETITIONER Abacuc Rodriguez

ADDRESSES 16402 Galena Road, Plano

LOCATION Approximately 0.2 Miles West of Little Rock Road on the South Side of Galena Road

TOWNSHIP Little Rock

PARCEL #S 01-05-203-002

LOT SIZE 0.375 +/- Acres

EXITING LAND Single-Family Residential

USE

ZONING R-3 One Family Residential District

LRMP

Current	Single Family Residential
Land Use	
Future	Rural Estate Residential (0.45 DU/Acre Max)
Land Use	
Roads	Galena Road is a Major Collector maintained by Kendall County.
Trails	None
Floodplain/ Wetlands	None



REQUESTED ACTION

Variance to allow an attached garage to be approximately five point zero-five feet (5.05') from the eastern property line instead of the required ten percent (10%) of the

lot width, eight point two-five feet (8.25')

APPLICABLE REGULATIONS

 \S 8:07.E.2. – Primary Structure Side Yard Setbacks on R-3 Zoned Property

§13:04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Vacant and Single- Family Residential	R-3	Rural Estate Residential (0.45. Max DU/Acre)	N/A
South	Agricultural	R-3	Rural Estate Residential	N/A
East	Single-Family Residential	R-3	Rural Estate Residential	N/A
West	Single-Family Residential	R-3	Rural Estate Residential	N/A

GENERAL INFORMATION

Per the elevations (Attachment 3), the maximum height of the proposed garage is fourteen feet, two inches (14' 2")

LITTLE ROCK TOWNSHIP

Little Rock Township was emailed this proposal on August 4, 2022.

LITTLE ROCK-FOX FIRE PROTECTION DISTRICT

The Little Rock-Fox Fire Protection District was emailed this proposal on August 4, 2022.

ZBA Memo – Prepared by Matt Asselmeier – August 4, 2022

Page 2 of 3

CITY OF PLANO

The City of Plano was emailed this proposal on August 4, 2022.

FINDINGS OF FACT

§ 13:04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

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 parcel was platted in the 1800s and the existing house was constructed in 1979. The proposed garage could not be constructed on the property without encroaching into the east side yard property because of the configuration of the property and the location of the house on the 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 number of properties zoned R-3 and platted in the 1800s with the type of configuration of the subject parcel is unknown.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. The current owner did not plat the lot or construct the existing house. The current owner does wish to construct an attached garage.

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. The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or 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. The requested variance will not impair light reaching other properties, cause congestion on any public street, or diminish or impair property values. Provided the addition is constructed following applicable building codes, the variance will not increase the danger of fire or negatively impact public safety.

RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

- 1. The site shall be developed substantially in accordance with the site plan (Attachment 2) and no part of the attached garage shall encroach within five point zero-five feet (5.05') of the existing eastern property line.
- 2. The owner of the property shall comply will all applicable federal, state, and local laws with regards to constructing and/or renovating structures on the subject property.
- 3. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

- 1. Application (Including Petitioner's Findings of Fact)
- 2. Site Plan
- 3. Building Elevations

ZBA Memo – Prepared by Matt Asselmeier – August 4, 2022



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

FILE #:_

NAME OF ASSOCIATION	
NAME OF APPLICANT	
Abacue frontiquez	
CURRENT LANDOWNER/NAME(S)	
INI PI	
SITE INFORMATION SITE ADDRESS OR LOCATION	
ACRES	ASSESSOR'S ID NUMBER (PIN)
16402 Galenard Plano	IL 01-05-203-002
EXISTING LAND USE CURRENT ZONING LAND CLASS	SECATION ON LAND
	TO TON ON ERMIP
4) es dentrail	
REQUESTED ACTION (Check All That Apply):	
SPECIAL USE MAP AMENDMENT (Rezone to)	X VARIANCE
	A VARIANCE
ADMINISTRATIVE VARIANCE 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.) AMENDMENT TO A SPECIAL USE (Major; Minor)	
PRIMARY CONTACT PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
NI DI	
Abaler nadique	
PRIMARY CONTACT PHONE # () PRIMARY CONTAGT FAX #	CPRIMARY CONTACT OTHER #(Cell, etc.)
ENGINEER CONTACT ENGINEER MAILING ADDRESS	
11/1 22 0	ENGINEER LWAIL
Space Fordiaces	
ENGINEER PHONE #	R # (Cell, etc.)
TUNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY !	N QUESTION MAY BE VISITED BY
COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE	E PETITION PROCESS AND THAT
THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CO	RRESPONDANCE ISSUED BY
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE THE	RUE AND CORRECT TO THE
BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION	AND ACT ON BEHALF OF THE
ABOVE SIGNATURES.	
SIGNATURE OF APPLICANT	- GT AL 20
SIGNATURE OF AFFLICANT	DATE 07-01-24
	,
FEE PAID:\$	
CHECK #:	
JILON #	8

Last Revised: 11.16.20

¹Primary Contact will receive all correspondence from County ²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Attachment 1, Page 2

Legal Description

The Easterly 5 Rods of Lot 2 in Block 5 in the Village of Little Rock, Kendall County, Illinois

Itemization of Title Charges and Government Reddachy ਚੁਜਦਾ ਸ	ensPePGParges	File No.	
First American Title Insurance Company		Loan No.	
		Settlement Date. 07/20/2015	
Property: 16402 Galena Road, Plano, IL 60545		Print Date. 07/20/2015, 1:14 PM	
Name & Address of Borrower: Abacuc Rodriguez 16402 Galena Road, Plano, IL 60545	Name & Address of S	Seller: Refinance	
Name & Address of Lender: Midwest Community Bank 3755 E Main St., Suite #140 St Charles, IL 60174			

1100. Summary of Title Charges		Borrower Charges	Seller Charges
1101. Title Services and Lenders Title Insurance		525.00	
Title Services Fees	\$75.00		
a. Closing Protection Coverage-Borrower \$5	0.00		
b. Closing Protection Coverage-Lender \$2	5.00		
1102. Settlement or Closing Fees			
1103. Owner's title insurance			
1104. Lender's title insurance - First American Title Insurance Company	\$450.00		
a. Loan Policy \$45	0.00		
1105. Lender's title policy limit \$ 167,500.00			
1106. Owner's title policy limit \$			
1107. Agent's portion of the total title insurance premium \$ 0.00			
to First American Title Insurance Company			
1108. Underwriter's portion of total title insurance premium \$ 450.00			
to First American Title Insurance Company			

		_
1200. Government Recording and Transfer Charges	Borrower Charges	Seller Charges
1201. Government Recording Charges	160.00	
1202. Recording Fees Deed \$49.00 Mortgage \$62.00 Release \$49.00		
1203. Transfer taxes		
1204. City/county tax/stamps:		
1205. State tax/stamps:		

179 Page 1

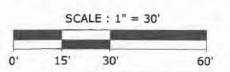
Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

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. fould result in a hardshi That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. ese Condition are allows building ordenance withou That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. one Corrently interested the Sancsince the corrent owners 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. agranting of this variance will not detrimental to the Public Wal Feb any one in the heighborhood 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. he Proposed Variation will not any natural Properties to gelacent

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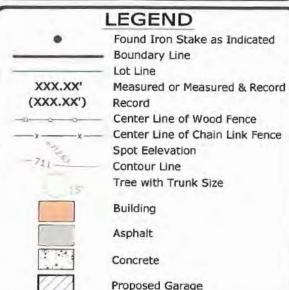
BASIS OF BEARING

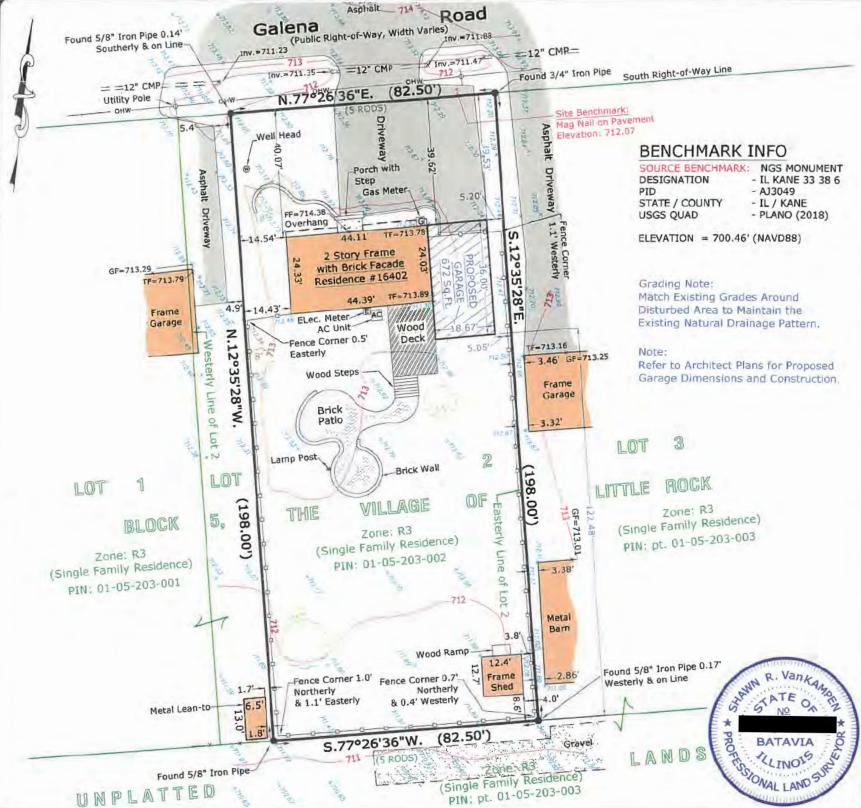
BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)



11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.







PLAT OF SURVEY

LEGAL DESCRIPTION

THE EASTERLY 5 RODS OF LOT 2 IN BLOCK 5, IN THE VILLAGE OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

(DEED DOCUMENT NUMBER 201500012811, RECORDED AUGUST 11, 2015)

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

ALL BUILDING TIES ARE TO THE FOUNDATION CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 01-05-203-002.

THE PROPERTY DESCRIBED HEREON CONTAINS 16,335 SQ. FT. OR 0.375 ACRES.

PROPERTY COMMONLY KNOWN AS: 16402 GALENA ROAD PLANO, IL 60545

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170341, KENDALL COUNTY, MAP NUMBER 17093C0005G, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF FEBRUARY 4, 2009. ZONE "X" IS AREAS WITH MINIMAL FLOOD HAZARD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE

I, SHAWN R. VanKAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 7/27/2021 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHIC SURVEY SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF AUGUST, A.D. 2021.

SHAWN R. VanKAMPEN ILLINOIS PROFESSIONAL LAND SURVEYOR NO LICENSE EXPIRES 11/30/2022

DATE REVISION 7/27/2021 FIELD SURVEY COMPLETED 8/3/2021 FINAL SURVEY COMPLETED 7/15/2022 REVISED PROPOSED GARAGE TO MEET SIDE YARD SETBACK OF 5' MIN,

SITE DESIGNATION INFORMATION:

16402 GALENA ROAD PLANO, IL 60545

DRAWN BY: PS CHECKED BY: SVK

PROJECT NO. 705030B

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MAPPING

PREPARED BY:

ASM Consultants, Inc. 16 E Wilson St, Batavia IL 60510 Tel (630) 879-0200 Fax (630) 454-3774 advanced@advct.com

Professional Design Firm #184-006014 expires 4/30/2023

Abacuc Rodriguez

PREPARED FOR:

