KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING

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

AGENGA

Monday, September 12, 2022 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes from August 8, 2022, Meeting (Pages 3-15)

PUBLIC COMMENT:

EXPENDITURE REPORT: Review of Expenditures from the Prior Month (Pages 16-19)
Planning, Building and Zoning Department Quarterly Expenditure Update (Pages 20-22)

PETITIONS:

1. **Petition 22 – 01 – Jose and Silvia Martinez (Pages 23-35)**
Request: Special Use Permit for a Landscaping Business, Variance to Section 7:01.D.30.b to Allow a Landscaping Business a Non-State, County, or Collector Highway as Defined by the Kendall County Land Resource Management Plan, and Variance to Section 11:02.F.7.b of the Kendall County Zoning Ordinance to Allow a Driveway Zero Feet from the Southern Property Line
PINs: 03-12-100-004 and 03-12-100-013
Location: 1038 Harvey Road, Oswego Township
Purpose: Petitioner Wants to Operate a Landscaping Business at the Subject Property; Property is Zoned A-1
Committee Could Vote to Issue New, Additional Citations at This Property

2. **Petition 22 – 14 – Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation (Pages 36-93)**
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

3. **Petition 22 – 16 – Lydia Ramirez (Pages 94-236)**

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

NEW BUSINESS:

1. Approval of Request from Peter and Laurie Pasteris on Behalf of the Peter J. Pasteris Jr. Revocable Declaration of Living Trust to Allow for Events to be Held from April 8th through November 30th and Allowing the Temporary Tent to be Erect During the Same Time Frame at the Banquet Facility at the Subject Property for 2023 at 1998 Johnson Road (PINs: 06-11-100-004 and 06-11-100-008) in Na-Au-Say Township (Pages 237-245)

2. Approval of a Request by Robert Velazquez for an Extension to the Requirement to Install Landscaping, Fencing, and Buildings as Required by Conditions 2.B and 2.J of Ordinance 2021-23 at 10744 Route 47 (PIN: 05-28-400-002) in Kendall Township (Pages 246-277)

3. Approval to Change the October 2022 Kendall County Planning, Building and Zoning Committee Meeting Date and Time

4. Discussion of Amending the Kendall County Noise Ordinance; Committee Could Initiate an Amendment (Pages 278-284)

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

6. Special Use Permit Enforcement Update (Page 285)

OLD BUSINESS:

1. Update on Hiring Part-Time Code Enforcement Officer

2. Request for Guidance Regarding a Junk and Debris Issue and Container without a Permit at 19 N. Cherry Drive, Oswego; Committee Could Vote to Issue Citations at This Property (Page 286)

3. Review of Agenda and Meeting Logistics Related to a Planning, Building and Zoning Committee Meeting in Boulder Hill on September 14, 2022 (Page 287)

REVIEW VIOLATION REPORT (Pages 288-290):

REVIEW PRE-VIOLATION REPORT (Pages 291-294):

UPDATE FROM HISTORIC PRESERVATION COMMISSION:

1. Follow-Up August 15, 2022 Historic Preservation Group Meeting in Newark

REVIEW PERMIT REPORT (Pages 295-318):

REVIEW REVENUE REPORT (Page 319):

CORRESPONDENCE:

COMMENTS FROM THE PRESS:

EXECUTIVE SESSION:

ADJOURNMENT:

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

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 and 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of August 8, 2022 – Unofficial until Approved

CALL TO ORDER
The meeting was called to order by Chairman Gengler at 6:31 p.m.

ROLL CALL
Committee Members Present: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chairwoman), and Dan Koukol
Committee Members Absent: Robyn Vickers
Also Present: Matt Asselmeier (Senior Planner), Bonnie Johnson, Gerald Gapa, Bob Patula, and Kathy Patula

APPROVAL OF AGENDA
Member Koukol made a motion, seconded by Member Flowers, to approve the agenda as presented. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES
Member Flowers made a motion, seconded by Member Gilmour, to approve the minutes of the July 11, 2022, meeting. With a voice vote of four (4) ayes, the motion carried.

PUBLIC COMMENT
None

EXPENDITURE REPORT
The Committee reviewed the expenditure report from July 2022.

PETITIONS
Petition 22-01 Jose and Silvia Martinez - Committee Could Vote to Issue New, Additional Citations at This Property
Mr. Asselmeier provided an email from Attorney Judd Lofchie stating the Petitioners had difficulty securing the services of an engineering company to do the stormwater permit application. The Petitioners were requesting a continuance to the September meeting in order to get the stormwater permit calculations. The Petitioners had not submitted a stormwater permit application. Pictures were also provided showing that the business was operational.

The next court date is August 10, 2022.

The Petitioners had secured an access permit from the Village of Oswego, but had not applied for a driveway permit from the County.

The consensus of the Committee was to require a stormwater permit of the Petitioners.

Chairman Gengler and Member Flowers favored issuing new, additional citations. Member Gilmour and Member Koukol favored waiting until September to issue new, additional citations.

The citations would be for installing a driveway without a permit and operating a landscaping business without a special use permit.

The Petitioners have been operating since 2018.

Member Flowers made a motion, seconded by Member Gilmour, to continue the Petition to the September meeting and require a stormwater management permit from the Petitioners.

With a voice vote of four (4) ayes, the motion carried.

The proposal will be on the September 12, 2022, Planning, Building and Zoning Committee agenda.

The citation for operating without a special use permit was issued in 2018. The original citation for installing the driveway without a permit occurred in 2018 with a second citation issued earlier in 2022.

Petition 22-12 Kendall County Regional Planning Commission
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. No township submitted a response.

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.

The Kendall County Zoning Board of Appeals held a public hearing on this proposal on June 27, 2022. No members of the public testified at the public hearing. Several members questioned the need for the regulation; they felt the FAA should already have lighting regulations. It was noted that FAA or other federal regulations would supersede Kendall County's regulations. The Kendall County Zoning Board of Appeals recommended approval of the text amendment by a vote of five (5) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were provided.

The draft ordinance was provided.

Member Flowers made motion, seconded by Member Gilmour, to recommend approval of the text amendment.

With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the County Board on August 16, 2022, on the consent agenda.

Petition 22-15 Bonnie R. Johnson on Behalf of the Bonnie R. Johnson Trust
Mr. Asselmeier summarized the request.

The Petitioner would like to construct one (1) structure for agricultural labor housing on the subject property at 15402B Lisbon Center Road. The proposed structure will be a pole building with living quarters in one (1) end and a shop with equipment storage in the other end of the building. The agricultural laborer will assist with the required conservation practices applicable to the property, which is enrolled in the Illinois Forestry Program through the Illinois Department of Natural Resources and in the Conservation Reserve Program through the Natural Resource Conservation Service (NRCS)

The application materials, site plan, and proposed conditional use permit were provided.

The property is approximately fifteen (15) acres in size.

The existing land use is Agricultural/Farmstead. The future land use is Agricultural.

Lisbon Center Road is a Township maintained Local Road. There are no trails planned in the area.

There are no floodplains on the property. There is not a wetland on the property; there is a wetland (pond) on the property to the north.

The adjacent land uses are agricultural, wooded, and a pond. The adjacent properties are zoned A-1. The Future Land Use Map calls for the area to be Agricultural. The properties within one half (1/2) mile are zoned A-1 or A-1 BP.

EcoCAT Report not required.

The NRI application was submitted on July 15, 2022.

The Kendall County Zoning Ordinance, in Section 7:01.E.2, places the following requirements on conditional use permits for agricultural labor housing:

1. Shall be used in connection with an agricultural purpose as defined in State Statute 55ILCS 5/5-12001 as here after amended.

2. Shall meet all requirements of the Kendall County Health Department.

3. Shall be used for agricultural labor housing or living quarters for a groomsman, an employee watchman and immediate family.

4. Shall meet all required setbacks and minimum lot size.

The Petitioner agreed to the above conditions per the proposed conditional use permit.

Per the site plan, the proposed building will be at least seventy-nine feet (79') away from the eastern parcel line.

There are two (2) existing homes on the property.

The structure would be built with an agricultural exempt permit.

Member Koukol was excited that the Petitioner came to the County before constructing the new building. He also noted that the Petitioner did beautiful work on another project in the County. He thanked the Petitioner.

Member Koukol made motion, seconded by Member Gilmour to approve of the conditional use permit with the conditions proposed by Staff.

Mr. Asselmeier noted that the Petitioner had agreed to the eight (8) conditions proposed by Staff.

Member Gilmour asked how many people would live in the building. Bonnie Johnson, Petitioner, responded a maximum of two (2).

With a voice vote of four (4) ayes, the motion carried.

Petition 22-17 Stephanie Stevenson C/O C. Wahlgren
Mr. Asselmeier summarized the request.

On May 8, 1973, the Kendall County Board granted a special use permit for a commercial broadcasting station and radio tower at the subject property; this property was the original home of WSPY Radio. Ordinance 1973-9 was provided.

Condition 1 of Ordinance 1973-9 required the special use permit be reviewed every three (3) years. Condition 2 of Ordinance 1973-9 stated that the special use permit shall be revoked if the FCC permit was revoked. A check of FCC licensed towers on July 25, 2022, indicated that the subject tower was no longer permitted by the FCC.

On July 25, 2022, the owner of record submitted a request for voluntary revocation of the special use permit. This request was provided.

The draft revocation ordinance was provided.

The subject property is zoned A-1. If the special use permit is revoked, the property will retain its A-1 zoning classification and the tower may remain on the property.

Staff recommends approval of the proposed special use permit revocation.

Member Koukol made motion, seconded by Member Flowers, to recommend approval of the revocation.

With a voice vote of four (4) ayes, the motion carried.

The proposal goes to the County Board on August 16, 2022, on the consent agenda.

NEW BUSINESS

Approval of a Request from Michael Isadore to Renew the Special Use Permit for Swimming Lessons Granted by Ordinance 1982-02 at 15331 Burr Oak Road, Plano

Mr. Asselmeier summarized the request.

In 1982, the Kendall County Board granted a special use permit for swimming lessons at 15331 Burr Oak Road (Ordinance 1982-2). Restriction #1 of this special use permit required annual renewal by the County Board/Committee.

On July 11, 2022, the property owner, Michael Isadore, submitted an email requesting the special use permit be renewed.

Member Koukol noted that the Committee explored giving the Petitioner longer periods between renewals, but an amendment to that effect would be costly and take time to complete.

Member Koukol made a motion, seconded by Member Flowers, to approve the renewal as requested.

With a voice vote of four (4) ayes, the motion carried.

NPDES Survey Results

Mr. Asselmeier summarized the results.

The County sent the NPDES survey to the townships at the end of June.

2022 was the fourth time the County sent the survey. Three (3) townships responded, which was down from four (4) townships in 2021 and 2020 and five (5) townships in 2019.

The topic of how to properly store and dispose common household products remained the most popular topic for increased learning.

For the first time, a majority of respondents said that they utilize the stormwater information on the County's website.

Over the years, respondents have not utilized volunteer information on the County's website and that remained true in 2022.

Respondents were least interested in river clean-ups; this has been historically the case.

Respondents would like the County to perform more visual inspections and perform more grab samples downstream when illicit discharges occur. The Townships have historically responded the same to this question.

Townships historically felt that the County does an adequate job of inspecting soil erosion and sediment control at construction sites and this remained true with in the 2022 survey.

2022 was the first year with the question regarding good housekeeping. None of the responding townships felt that they had a clear understanding of good housekeeping.

Historically, the question regarding adequate resources for training on stormwater pollution prevention practices have been mixed. In 2022, the majority of townships responded no to this question.

Historically, the townships have felt that the County was not taking necessary steps to reduce flooding; this view held true with the 2022 respondents.

The composite survey response sheet was provided.

Discussion occurred regarding drainage districts. Some portions of the County do not have drainage districts and creating new drainage districts is difficult.

Discussion occurred regarding flooding in Seward and Lisbon Townships; these tend to be flash floods and situations where drain inlets get clogged.

Member Gilmour asked what specific steps the townships wanted the County to undertake. Mr. Asselmeier responded that Seward Township was the only township to submit comments. It is not the County's job to remove trees from waterways. The County is responsible for maintaining the ditches along County highways. Member Gilmour requested that Mr. Asselmeier notify Seward Township that it is not the County's job to remove trees from creeks and rivers.

Chairman Gengler asked how the questions were created. Mr. Asselmeier responded that the questions were created by a combination of Staff, WBK, and input from the Planning, Building and Zoning Committee in 2018 as a tool of public outreach.

Mr. Asselmeier will contact WBK and the townships to see if there was a method to encourage greater participation by the townships.

OLD BUSINESS

Update on Hiring Part-Time Code Enforcement Officer

Mr. Asselmeier reported that seven (7) or eight (8) people were invited to interview. Interviews are ongoing. Hopefully, the position will be filled within the next month. Tina Dado, Brian Holdiman, and Mr. Asselmeier were conducting interviews.

Request for Guidance Regarding a Junk and Debris Issue and Container without a Permit at 19 N. Cherry Drive, Oswego; Committee Could Vote to Issue Citations at This Property

Mr. Asselmeier provided the minutes from the June 13, 2022, meeting where the Committee gave the property owner until September 1, 2022 to remove the container. He also provided pictures and background information on the property.

Gerald Gapa, property owner, explained the situation and provided a letter stating that the

container will be removed by September 5, 2022, and debris out of the yard in the next month.

Member Koukol favored granting an extension and noted the amount of belongings in the container. Furniture and other household items are in the container.

Discussion occurred regarding the timeline from the issuance of the citation to a court date. If a citation is issued on September 2nd, it would take at least ten (10) days to get to court, depending on servicing. Pictures would be taken throughout the timeframe between citation and court.

Mr. Gapa would like to move to Michigan by spring 2023.

Member Flowers favored keeping the original deadline.

Member Gilmour favored granting an extension.

Chairman Gengler favored keeping the original deadline.

Member Chairman Gengler made a motion, seconded by Member Flowers, to retain the September 1st deadline.

With a voice vote of four (4) ayes, the motion carried.

Mr. Asselmeier requested that Mr. Gapa notify the Department when the container is moved, if the container is moved prior to September 1st.

Bob Patula asked when the junk and debris would be removed. The contractor should be back during the week of August 15th.

Kathy Patula believed that the matter will end up in court and the County will ultimately take over the property. Member Koukol discussed the issues at 1539 Collins Road.

Discussion of Having a Planning, Building and Zoning Committee Meeting in Boulder Hill in 2022

The Planning, Building and Zoning Committee will have a special meeting in the cafeteria at Boulder Hill Elementary School on September 14, 2022. The meeting will start at 6:30 p.m. with doors opening at 6:00 p.m.

The Committee reviewed the draft agenda.

Mr. Asselmeier said representatives of Oswego Township, Sheriff's Department, and Health Department have been invited.

The intent of having the meeting in the cafeteria was to have space for social distancing.

Member Gilmour asked if residents would have a time limit or some other way to process questions. The suggestion was made to ask attendees to writing their comments, questions, or concerns on a card. Cards and pens would be placed near the sign-in area.

Chairman Gengler requested that protocol of the meeting be on the September 12, 2022, Planning, Building and Zoning Committee meeting. Overview of the meeting would be added as an agenda item for the September 14, 2022 agenda.

Questions would be added to agenda item number 3 on the September 14th agenda.

REVIEW VIOLATION REPORT

The Committee reviewed the violation report. Discussion occurred regarding the next steps related to cleaning up 1539 Collins Road.

REVIEW NON-VIOLATION REPORT

The Committee reviewed the non-violation report.

Mr. Asselmeier discussed the noise and event space issue at a property on Creek Road.

UPDATE FOR HISTORIC PRESERVATION COMMISSION

August 15, 2022 Historic Preservation Group Meeting in Newark

Mr. Asselmeier said the Historic Preservation Commission will have a meeting with other historic preservation organizations on August 15, 2022, at 6:00 p.m., at the Fern Dell School and Museum. The draft agenda for the meeting was provided.

The contract with WJE to conduct the historic structure survey and the signed grant agreement have been submitted to the Illinois Historic Preservation Agency.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

None

COMMENTS FROM THE PRESS

None

EXECUTIVE SESSION

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of four (4) ayes, the motion carried.

Chairman Gengler adjourned the meeting at 7:49 p.m.

Minutes prepared by Matthew H. Asselmeier, AICP, CFM Senior Planner

Enc.

Matt Asselmeier

From: judd lofchie [redacted]
Sent: Monday, August 8, 2022 2:57 PM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler
Subject: Re: [External]Re: Document - Jul 7, 2022

Hey Matt. Cemcon is doing the calculations. Mike May, the senior project manager, said he will have it done

So can you continue it tonight but perhaps ask if he determines if we don't need Stormwater do we still need to apply?

Thx.

Sent from my iPhone

On Aug 8, 2022, at 12:17 PM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Judd:

That is more of a Committee question. The Committee has determined that a stormwater permit is a reasonable restriction for the special use permit.

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: judd lofchie [redacted]
Sent: Monday, August 8, 2022 12:11 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>
Subject: Re: [External]Re: Document - Jul 7, 2022

Thanks for the update. I have not been able to get calculations from either Cemcon or Weaver Consulting Group. The engineer for Cemcon is getting from vacation today but I am sure we won't have anything. I was just hoping that he had calculations done, but I am 90% sure it is not going to happen by the meeting tonight.

If I had a statement from either engineer that Detention was not needed, then we would not have to apply, correct?

Matt Asselmeier

From: judd lofchie <[redacted]>
Sent: Monday, August 8, 2022 4:02 PM
To: Matt Asselmeier
Subject: [External]Fwd: 1038 Harvey Rd Site

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.

See email from Mike at Cemcon below.

---------- Forwarded message ---------
From: **Mike May** <[redacted]>
Date: Mon, Aug 8, 2022 at 3:53 PM
Subject: 1038 Harvey Rd Site
To: [redacted]
Cc: Kevin Serafin <[redacted]>

Judd,

I have reviewed the plan for 1038 Rd Site. I estimate that approximately 16,500 SF of impervious area is added per that plan and the site is just over three (3) acres.

Therefore I believe that the following section of the Kendell County Stormwater Ordinance is pertinent regarding the stormwater storage requirement:

b. A non-residential land use or a residential land use other than single family - detached property of contiguous ownership equal to or greater than three acres and:

1. resulting in more than 45,000 square feet of development, or;

2. resulting in more than 32,000 square feet of impervious surface area

The area of development and impervious surface and corresponding storage requirements shall be determined on an aggregate basis from the effective date of this ordinance (Amended 5/21/13).

However there is a section a little further down that seemingly contradicts this section as follows:

> All impervious area shall be included when considering the threshold for requiring stormwater storage regardless of when it was created. No impervious surface is grandfathered with regard to the threshold. However, stormwater storage is only required on development after the effective date of this ordinance. Additionally, it is noted that a gravel surface is considered impervious unless it is designed and constructed to promote infiltration or provide stormwater storage. (Amended 5/21/13)

Still it is my professional opinion that stormwater management would not be required for this project.

I believe that the next step would be to have a meeting with Kendell County to discuss the project and make sure we are on the same page. We could then go from there and provide what they would require (a cover letter, impervious area exhibit, and stormwater permit application is all that I believe will be necessary at this time). We would just charge for the time for the meeting and then provide a proposal for any further work that the County may require.

Let me know how you want to move forward,

Michael A. May, MSCE, PE
Senior Project Manager
CEMCON, Ltd.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675
TEL: (630) 862-2100 FAX: (630) 862-2199
mikemay@cemcon.com

CONTAINER MOVERS.COM
Movin' Made Easy.
Division of Orbital Transport, Inc.

5202 Enterprise Blvd Ste B

Toledo, Ohio

43612

MC-1271126

8/8/22

Hello,

This letter is to notify that Gerald Gapa has his container scheduled to be removed and transported off of the property located at 19 N Cherry Drive, Oswego IL 60543 on September 6th, 2022 with Container Movers. This is the absolute soonest we could schedule this, as the schedule is currently over a month out right now. If we get a cancellation however, he is first in line. If we can remove the container from the listed address above prior to the 6th we will certainly do so.

If you have any questions regarding the schedule you may reach out to me directly at 419-464-0135 or by email mary@containermovers.com.

Kindly,

[redacted]

Mary Finneran

Logistics Manager

KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION

Fern Dell School • 302 Chicago Road • Newark, IL • 60541
Fern Dell Museum • 9 Front Street • Newark, IL • 60541
(630) 553-4141 Fax (630) 553-4179

AGENDA

August 15, 2022 – 6:00 p.m.

CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Marty Shanahan, and Jeff Wehrli (Chair)

NEW BUSINESS:

1. Tour of the Fern Dell School

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of June 21, 2022 Meeting

CHAIRMAN'S REPORT:

PUBLIC COMMENT:

NEW/OLD BUSINESS:

1. Nomination of Officers for 2022-2023
2. Discussion of Historic Survey Project and Request for Volunteers-Ken Itle from WJE
3. Discussion of Cemeteries
4. Updates from Historic Preservation Groups
5. Discussion of Upcoming Meetings with Historic Preservation Groups

CORRESPONDENCE:

1. July 21, 2022 and August 7, 2022 Emails from Michael Bortel Regarding National Alliance of Preservation Commissions CAMP
2. August 1, 2022 Edith Farnsworth House Email Regarding New Exhibit Opening August 7th
3. August 2022 Edition of The Bell Tower

PUBLIC COMMENT:

ADJOURNMENT:

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.

CLERK: pherber BATCH: 2717 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE

PENDING UNPAID INVOICES

107 00000 AUTOMOTIVE SPECI 25455 081522 616.25 .00 .00

CASH 000008 2022/09 INV 08/05/2022 SEP-CHK: N DISC: .00 11001902 62170 616.25 1099:
ACCT 1Y210 DEPT 19 DUE 08/05/2022 DESC:PBZ TRUCK REPAIR - 2008 FORD F150

CONDITIONS THAT PREVENT POSTING INVOICE 107/30925

* Invoice must be approved or voided to post.

1153 00000 KENDALL CO HIGHW JULY 2022 081522 176.19 .00 .00

CASH 000008 2022/09 INV 08/05/2022 SEP-CHK: N DISC: .00 11001902 62170 176.19 1099:
ACCT 1Y210 DEPT 19 DUE 08/05/2022 DESC:PBZ TRUCK FUEL

CONDITIONS THAT PREVENT POSTING INVOICE 1153/30927

* Invoice must be approved or voided to post.

1172 00000 KENDALL PRINTING 22-0808 081522 264.10 .00 .00

CASH 000008 2022/09 INV 08/05/2022 SEP-CHK: N DISC: .00 11001902 62000 264.10 1099:
ACCT 1Y210 DEPT 19 DUE 08/05/2022 DESC:OFFICE SUPPLIES

CONDITIONS THAT PREVENT POSTING INVOICE 1172/30989

* Invoice must be approved or voided to post.

1247 00000 LEO'S 2889 081522 12.50 .00 .00

CASH 000008 2022/09 INV 08/05/2022 SEP-CHK: N DISC: .00 11001902 63810 12.50 1099:
ACCT 1Y210 DEPT 19 DUE 08/05/2022 DESC:JILLIAN PRODEHL PLAQUE

CONDITIONS THAT PREVENT POSTING INVOICE 1247/30928

* Invoice must be approved or voided to post.

1849 00001 VERIZON 9911617221 081522 25.09 .00 .00

CASH 000008 2022/09 INV 08/05/2022 SEP-CHK: Y DISC: .00 11001902 62070 25.09 1099:
CVD19 -PBZ -EQUIP -
ACCT 1Y210 DEPT 19 DUE 08/05/2022 DESC:PBZ CELLPHONE

CONDITIONS THAT PREVENT POSTING INVOICE 1849/30930

* Invoice must be approved or voided to post.

CLERK: pherber BATCH: 2717 NEW INVOICES

VENDOR	REMIT	NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1849	00001	VERIZON	9911617221-2		081522	84.76	.00	.00	
CASH 000008	2022/09	INV 08/05/2022	SEP-CHK: Y	DISC: .00			11001902 62070	84.76	1099:
ACCT 1Y210	DEPT 19	DUE 08/05/2022	DESC:PBZ CELL PHONES						
CONDITIONS THAT PREVENT POSTING INVOICE			1849/30931						
* Invoice must be approved or voided to post.									
1928	00000	WBK ENGINEERING,	23021		081522	330.85	.00	.00	
CASH 000008	2022/09	INV 08/05/2022	SEP-CHK: N	DISC: .00			180119 63150 21-05 -CONTSVC -002 WBK -	330.85	1099:
ACCT 1Y210	DEPT 19	DUE 08/05/2022	DESC:CENTRAL LIMESTONE						
CONDITIONS THAT PREVENT POSTING INVOICE			1928/30992						
* Invoice must be approved or voided to post.									
2063	00000	RUNCO OFFICE SUP	875568,875041		081522	79.11	.00	.00	
CASH 000008	2022/09	INV 08/05/2022	SEP-CHK: N	DISC: .00			11001902 62000	79.11	1099:
ACCT 1Y210	DEPT 19	DUE 08/05/2022	DESC:OFFICE SUPPLIES						
CONDITIONS THAT PREVENT POSTING INVOICE			2063/30926						
* Invoice must be approved or voided to post.									
3883	00000	MAYER PLUMBING L	JULY 2022		081522	1,680.00	.00	.00	
CASH 000008	2022/09	INV 08/05/2022	SEP-CHK: N	DISC: .00			11001902 63610	1,680.00	1099:
ACCT 1Y210	DEPT 19	DUE 08/05/2022	DESC:JULY 2022 PLUMBING INSPECTION						
CONDITIONS THAT PREVENT POSTING INVOICE			3883/30924						
* Invoice must be approved or voided to post.									

9 PENDING UNPAID INVOICES TOTAL 3,268.85

0 INVOICE(S) REPORT POST TOTAL .00

REPORT TOTALS .00

CLERK: pherber BATCH: 2752 NEW INVOICES

VENDOR REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE

PENDING UNPAID INVOICES

1165 00000 KENDALL COUNTY R 363 083122 67.00 .00 .00

CASH 000008 2022/09 INV 08/18/2022 SEP-CHK: N DISC: .00 11001902 63700 67.00 1099:
ACCT 1Y210 DEPT 19 DUE 08/23/2022 DESC:PBZ RECORDINGS

CONDITIONS THAT PREVENT POSTING INVOICE 1165/31307

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 23333 083122 489.00 .00 .00

CASH 000008 2022/09 INV 08/18/2022 SEP-CHK: N DISC: .00 11001902 63630 489.00 1099:
ACCT 1Y210 DEPT 19 DUE 08/23/2022 DESC:2511 WILDY ROAD

CONDITIONS THAT PREVENT POSTING INVOICE 1928/31308

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 23340 083122 307.41 .00 .00

CASH 000008 2022/09 INV 08/18/2022 SEP-CHK: N DISC: .00 180119 63150 307.41 1099:
ACCT 1Y210 DEPT 19 DUE 08/23/2022 DESC:PLASTICS BUILDING ADDITION 21-50 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/31309

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 23336 083122 290.74 .00 .00

CASH 000008 2022/09 INV 08/18/2022 SEP-CHK: N DISC: .00 180119 63150 290.74 1099:
ACCT 1Y210 DEPT 19 DUE 08/23/2022 DESC:2025 SIMONS 20-06 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/31310

* Invoice must be approved or voided to post.

1928 00000 WBK ENGINEERING, 23335 083122 552.41 .00 .00

CASH 000008 2022/09 INV 08/18/2022 SEP-CHK: N DISC: .00 180119 63150 552.41 1099:
ACCT 1Y210 DEPT 19 DUE 08/23/2022 DESC:FOUR SEASONS STORAGE 19-39 -CONTSVC -002 WBK -

CONDITIONS THAT PREVENT POSTING INVOICE 1928/31311

* Invoice must be approved or voided to post.

CLERK: pherber BATCH: 2752 NEW INVOICES

VENDOR	REMIT NAME	INVOICE	PO	CHECK RUN	NET AMOUNT	EXCEEDS PO BY	PO BALANCE	CHK/WIRE
1928	00000 WBK ENGINEERING,	23332		083122	340.15	.00	.00	
CASH 000008	2022/09	INV 08/18/2022	SEP-CHK: N	DISC: .00		180119 63150	340.15	1099:
ACCT 1Y210	DEPT 19	DUE 08/23/2022	DESC:3601 (3587) PLAINFIELD RD			22-04 -CONTSVC -002 WBK -		
CONDITIONS THAT PREVENT POSTING INVOICE			1928/31312					
* Invoice must be approved or voided to post.								
1928	00000 WBK ENGINEERING,	23119		083122	600.00	.00	.00	
CASH 000008	2022/09	INV 08/18/2022	SEP-CHK: N	DISC: .00		180119 63150	600.00	1099:
ACCT 1Y210	DEPT 19	DUE 08/23/2022	DESC:BEST BUDGET TREE			22-10 -CONTSVC -002 WBK -		
CONDITIONS THAT PREVENT POSTING INVOICE			1928/31314					
* Invoice must be approved or voided to post.								
1928	00000 WBK ENGINEERING,	23334-1		083122	392.91	.00	.00	
CASH 000008	2022/09	INV 08/18/2022	SEP-CHK: N	DISC: .00		180119 63150	392.91	1099:
ACCT 1Y210	DEPT 19	DUE 08/23/2022	DESC:19-47 VET AND KENNEL AT RIDGE & BELL			19-47 -CONTSVC -002 WBK -		
CONDITIONS THAT PREVENT POSTING INVOICE			1928/31315					
* Invoice must be approved or voided to post.								
2063	00000 RUNCO OFFICE SUP	876588-0		083122	1.56	.00	.00	
CASH 000008	2022/09	INV 08/18/2022	SEP-CHK: N	DISC: .00		11001902 62000	1.56	1099:
ACCT 1Y210	DEPT 19	DUE 08/23/2022	DESC:OFFICE SUPPLIES					
CONDITIONS THAT PREVENT POSTING INVOICE			2063/31306					
* Invoice must be approved or voided to post.								

9 PENDING UNPAID INVOICES	TOTAL	3,041.18	
0 INVOICE(S)	REPORT POST TOTAL	.00	
	REPORT TOTALS	.00	

FOR 2022 10

ACCOUNTS FOR: 1100 General Fund	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
11001902 Planning, Building and Zoning							
11001902 41180 Building Fee / P	-75,000	0	-75,000	-91,964.60	.00	16,964.60	122.6%
11001902 41190 PBZ - Recording	-1,200	0	-1,200	-804.00	.00	-396.00	67.0%*
11001902 41200 Zoning Fee	-10,000	0	-10,000	-9,726.00	.00	-274.00	97.3%*
11001902 41450 2012 NRA Source	-10	0	-10	.00	.00	-10.00	.0%*
11001902 51030 Salaries - Cleri	29,640	0	29,640	15,922.50	.00	13,717.50	53.7%
11001902 51070 Salaries - Manag	74,079	0	74,079	54,989.37	.00	19,089.63	74.2%
11001902 51080 Salaries - Compl	72,309	0	72,309	47,200.12	.00	25,108.88	65.3%
11001902 51090 Salaries - ZBA P	3,200	0	3,200	2,073.21	.00	1,126.79	64.8%
11001902 62000 Office Supplies	2,000	0	2,000	1,720.37	.00	279.63	86.0%
11001902 62010 Postage	1,200	0	1,200	877.35	.00	322.65	73.1%
11001902 62030 Dues	775	0	775	633.00	.00	142.00	81.7%
11001902 62040 Conferences	500	0	500	613.44	.00	-113.44	122.7%*
11001902 62050 Mileage	50	0	50	.00	.00	50.00	.0%
11001902 62060 Training	2,500	0	2,500	75.89	.00	2,424.11	3.0%
11001902 62070 Cellular Phones	1,500	0	1,500	986.88	.00	513.12	65.8%
11001902 62090 Legal Publicatio	1,500	0	1,500	226.92	.00	1,273.08	15.1%
11001902 62160 Equipment	600	0	600	85.11	.00	514.89	14.2%
11001902 62170 Vehicle Maintena	2,500	0	2,500	2,490.11	.00	9.89	99.6%
11001902 63610 Plumbing Inspect	14,000	0	14,000	9,630.00	.00	4,370.00	68.8%
11001902 63630 Consultants	13,500	0	13,500	7,860.78	.00	5,639.22	58.2%
11001902 63670 NPDES Permit Fee	1,100	0	1,100	1,000.00	.00	100.00	90.9%
11001902 63700 Recording Fees	1,200	0	1,200	810.00	.00	390.00	67.5%
11001902 63800 Regional Plan Co	500	0	500	421.69	.00	78.31	84.3%
11001902 63810 Zoning Board of	500	0	500	12.50	.00	487.50	2.5%
11001902 63830 Historical Prese	500	0	500	409.04	.00	90.96	81.8%
11001902 63840 Ad Hoc Zoning	500	0	500	243.04	.00	256.96	48.6%
11001902 63850 Refunds	50	0	50	110.00	.00	-60.00	220.0%*
TOTAL Planning, Building and Zoning	137,993	0	137,993	45,896.72	.00	92,096.28	33.3%
TOTAL General Fund	137,993	0	137,993	45,896.72	.00	92,096.28	33.3%
TOTAL REVENUES	-86,210	0	-86,210	-102,494.60	.00	16,284.60	
TOTAL EXPENSES	224,203	0	224,203	148,391.32	.00	75,811.68	

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: September 6, 2022
Re: Quarterly Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on August 31, 2022.

Tanglewood Trails	$32,582.00
Fox Metro O&M Building	$2,716.71
NICOR-Miller and Creek	$0.00 (Project Closed)
Schlapp Road Banquet Center (Weihler)	$0.00
ANR Pipeline-Burr Oak and Griswold Springs	$330.00
2884 Route 126 (O'Donovan)	$1,200.00
9211 Route 126 (D Construction)	$0.00 (Project Closed)
13039 McKanna Road	$0.00
Four Seasons Storage	$3,097.08
NE Corner of Ridge and Bell	$2,303.62
Joliet Park District	$838.79
276 Route 52 (TZ Landscaping)	$174.07
3485 Route 126	$397.50
Go Pro Baseball	$1,326.82
2025 Simons (Paul Yearsley)	$130.49
4819 Route 52 (Heap)	$204.82
McKanna Road Barn (Barrios)	$877.50
9000 Route 34 (Mark Cox)	$473.57
SW Corner of E. Beecher and Galena	$877.50
12830 Ashley Road (Gutierrez)	$547.15
9025 Chicago Road (Clow Pond)	$393.75
83 S. Linden (Guzman)	$555.00
10744 Route 47 (Always Faithful)	$340.00
3549 Bell Road (Zeiter)	$0.00 (Project Closed)
Yorkville Bristol Sanitary District	$0.00 (Project Closed)
Central Limestone	$1,509.15
TMF Plastic Solutions	$1,347.25
Troy Fire Protection (748 Jones)	$1,200.00
3601 Plainfield Road	$1,455.25
Best Budget Tree (North of 2190 Route 52)	$600.00
Schlapp Road Banquet Center (Ramirez)	$1,200.00
Bender Pond at 12961 Sleezer Road	$1,200.00
1038 Harvey Road	$1,200.00

The balance in the Fox River Watershed Stormwater Mitigation account was $389,800.00.

The balance in the Upper Illinois River Watershed Stormwater Mitigation account was $2,600.00.

The balance in the Henneberry Woods account was $115,165.90.

The balance in the Ravine Woods account was $9,356.87.

The balance in the Land Cash account was $317,988.07.

If you have any questions regarding this memo, please let me know.

MHA

ORDINANCE NUMBER 2022-_____

GRANTING A SPECIAL USE PERMIT FOR A LANDSCAPING BUSINESS AND VARIANCES TO SECTION 7:01.D.30 AND 11:02.F.7.b OF THE KENDALL COUNTY ZONING ORDINANCE TO ALLOW A LANDSCAPING BUSINESS ON A NON-STATE, COUNTY, OR COLLECTOR HIGHWAY AS DEFINED BY THE KENDALL COUNTY LAND RESOURCE MANAGEMENT PLAN AND TO ALLOW A DRIVEWAY AT ZERO FEET FROM THE SOUTHERN PROPERTY LINE AT 1038 HARVEY ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBERS 03-12-100-004 AND 03-12-100-013 IN OSWEGO TOWNSHIP

WHEREAS, 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

WHEREAS, Section 13:04 of the Kendall County Zoning Ordinance permits the Kendall County Board to grant variances and place conditions on variances and provide the procedure through which variances are granted; and

WHEREAS, Section 7:01.D.30 of the Kendall County Zoning Ordinance permits the operation landscaping businesses as a special use in the A-1 Agricultural Zoning District; and

WHEREAS, Section 7:01.D.30.b of the Kendall County Zoning Ordinance requires landscaping businesses to be located on or have direct access to a State, County, or Collector Highway as identified in the County's Land Resource Management Plan; and

WHEREAS, Section 11:02.F.7.b of the Kendall County Zoning Ordinance established a setback of 5 feet off of side yard property lines for driveways; and

WHEREAS, 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 3.0 +/- acres located at 1038 Harvey Road (PINs: 03-12-100-004 and 03-12-100-013), 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

WHEREAS, the subject property is owned by Jose and Silvia Martinez and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about December 9, 2021, Petitioner's Attorney filed a petition for a special use permit for the operation of a landscaping business and related variances at the subject property; and

WHEREAS, following due and proper notice by publication in the Voice on January 13, 2022, the Kendall County Zoning Board of Appeals initiated a public hearing on January 31, 2022, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville, and continued the public hearing to February 28, 2022, at 7:00 p.m., continued the public hearing to March 28, 2022, at 7:00 p.m., continued the public hearing to May 2, 2022, at 7:00 p.m., continued the public to May 31, 2022, at 7:00 p.m., and concluded the public hearing on June 27, 2022, at the same location, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested special use permit and variances and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, 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 variances with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated May 2, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, 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/denial/neutral** of the requested special use permit and variances with conditions; and

WHEREAS, 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

WHEREAS, the special use permit and variances 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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, 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 for the operation of a landscaping business on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the plat of survey attached hereto as Exhibit C and landscaping plan attached hereto as Exhibit D. The dumpster shall be a minimum six feet by five feet (6'X5'). No grass clippings related to the business allowed by the special use permit may be stored on the subject property. 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 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.

   B. 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.

   C. 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 attached hereto as Exhibit D. The driveway shall be a maximum of twenty feet (20') in width and shall be gravel.

   D. 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 designated in the County's Land

Resource Management Plan.

E. 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 attached hereto as Exhibit C. 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. Employees may park on the existing gravel area inside the fence as shown on the landscaping plan attached hereto as Exhibit D; this parking area may remain gravel.

F. 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 attached hereto as Exhibit D. 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.**

G. 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.

H. 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.

I. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.

J. 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.

K. 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.

L. 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 attached hereto as Exhibit D. The maximum height of the piles of landscaping related material **shall be less than three feet (3') in height**.

M. 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 attached hereto as Exhibit D.

N. 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 attached hereto as Exhibit D. 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.

O. No landscape waste generated off the property can be burned on the subject property.

P. 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.

Q. 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.

R. 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.

S. 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.

T. 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.

U. The owners of the business allowed by this special use shall reside at the subject property as their primary place of residence.

V. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

W. 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.

X. 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.

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

3. This special use permit and variances 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.

4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit and variances.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of September, 2022.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST ¼ WITH THE CENTERLINE OF HARVEY ROAD, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 76-1116, AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET, THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS WEST, 357.0 FEET, THENCE NORTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST TO SAID CENTERLINE, THENCE NORTH 00 DEGREES, 20 MINUTES 00 SECONDS, EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact at their meeting on June 27, 2022. Member Cherry dissented to all Findings. Member Fox was absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

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".**

FINDINGS OF FACT-VARIANCES

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.**

RECOMMENDATION
The Kendall County Zoning Board of Appeals approved the following Recommendation at their meeting on June 27, 2022, by a vote of five (5) in favor and (0) in opposition; Member Fox was absent:

Approval subject to the following conditions and restrictions:

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'). No grass clippings related to the business allowed by the special use permit may be stored on the subject property. 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. Employees may park on the existing gravel area inside the fence as shown on the landscaping plan; this parking area may remain gravel.

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.

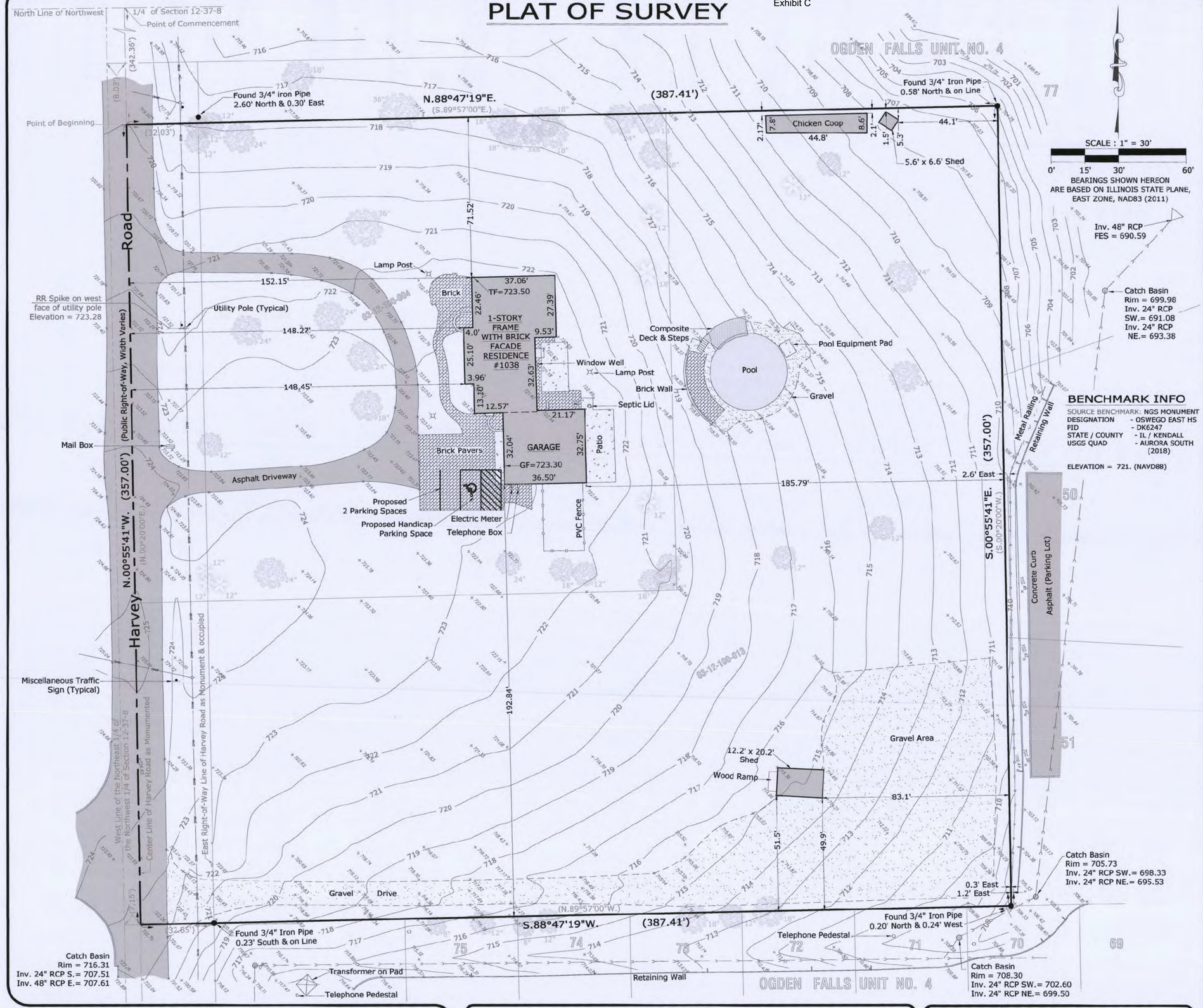
24. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

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.

Exhibit C

PLAT OF SURVEY



LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE CENTERLINE OF HARVEY ROAD; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE 342.36 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JAMES W. CADWELL AND HELEN G. CADWELL BY DEED RECORDED AS DOCUMENT 79-1116 AND SAID NORTH LINE EXTENDED, A DISTANCE OF 387.41 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, 357.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST TO SAID CENTERLINE; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 357.00 FEET TO THE POINT OF BEGINNING, IN OSWEGO, KENDALL COUNTY, ILLINOIS.

SURVEY NOTES

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

BUILDING TIES ARE TO THE FOUNDATION CORNERS.

THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 03-12-100-004 AND 03-12-100-013.

THE PROPERTY DESCRIBED HEREON CONTAINS 138,303 SQ. FT. OR 1.175 ACRES, MORE OR LESS.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170341, KENDALL COUNTY, FOUND ON MAP NUMBER 17093C0059G, KENDALL COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF FEBRUARY 4, 2009.
ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

LOCATION MAP



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
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 09/23/2021 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHICAL SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF OCTOBER, A.D. 2021.

[redacted]

SHAWN R. VanKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. [redacted]
LICENSE EXPIRES 11/30/2022

PREPARED FOR: Jose & Silvia Martinez
[redacted]

SITE DESIGNATION INFORMATION:
1038 HARVEY ROAD
OSWEGO, IL 60543

DRAWN BY: PS | CHECKED BY: SVK

PROJECT NO.
557022

SHEET NUMBER
PLAT

SHEET 1 OF 1

ADVANCED SURVEYING & MAPPING
Putting the Pieces Together.....
Since 1984

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

LEGEND

- Found 3/4" Iron Pipe
- Boundary Line
- Lot Line
- Center Line
- Section Line
- XXX.XX' Measured
- (XXX.XX') Record
- Utility Pole
- Utility Pedestal
- Air Condition Unit
- Metal Railing
- Center Line of PVC Fence
- Storm Line
- Building
- Concrete
- Asphalt
- Brick Paver
- Non-Deciduous Tree and size in inches
- Deciduous Tree and size in inches
- 706.81+ Spot Elevation
- 723 Contour Line

NO.	DATE	REVISION
1.	9/23/2021	FIELD WORK COMPLETED
2.	10/19/2021	FINAL SURVEY COMPLETED
3.	11/9/2021	ISSUED PRELIM. TO ADD PROP. PARKING SPACES
2.	11/15/2021	FINAL SURVEY COMPLETED

ASSUMED MERIDIAN

LOT 50

LOT 51

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

357.00'

S00°20'00"W

STEEL HAND RAIL

1.9'

2.1'

1.9'

0.4'

SOLID FENCE 8' HIGH

28.00'

15.00'

15.00'

15.00'

15.00'

15.00'

4 TRUCK PARKING

BRICK PALLETS

BRICK PALLETS

GRASS / BRUSH CLIPPINGS

MULCH

SAND

20.00'

20.00'

120.44'

185.8'

SOLID FENCE 8' HIGH

EXISTING GRAVEL AREA

MULCH

DUMPSTER

2.2'

FRAME SHED

20.1'

SOLID FENCE 8' HIGH

GATE

110.00'

SOLID FENCE 8' HIGH

213.00'

387.41'

71.8'

71.9'

S89°57'00"E

PROPERTY DESCRIBED IN DOC. 129984

2.2'

9.5'

32.5'

37.2'

ONE STORY FRAME AND MASONRY RESIDENCE

2.2'

21.1'

36.4'

TWO STORY OVER GARAGE

6.11'

12.5'

9.22'

4.0'

25.0'

4.0'

1.5'

WOOD DECK

ASPHALT

ASPHALT

ASPHALT

239.80'

152.1'

148.3'

148.5'

241.05'

192.5'

N89°57'00"W

387.41'

EXISTING GRAVEL DRIVEWAY

5'

10'

DRIVE APPROACH

MIN. 30' CURB RADIUS

6" CA-6 STONE BASE

EXISTING DRIVEWAY TO BE REMOVED TO STREET

EXISTING TREES

4-8' 'MISSION' ARBOR VITAE

9' BLUE SPRUCE

5-8' 'MISSION' ARBOR VITAE

15' MULCH BED

11-8' 'MISSION' ARBOR VITAE

RELOCATE 2 ARBOR VITAE

RELOCATE SPRUCE

GRAVEL DRIVEWAY

9' BLUE SPRUCE

10'

RELOCATE 4 'MISSION' ARBOR VITAE

8-8' 'MISSION' ARBOR VITAE

15.00'

6-8' 'MISSION' ARBOR VITAE

B6:12 CURB

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOC. RECORDED IN BOOK 147 PAGE 542

33.00'

8" THICK CONC. APPROACH DEPRESSED CURB

30' R. MIN.

B6:12 CURB

33.00'

S00°20'00"W

342.36'

213.00'

357.00'

N00°20'00"E

CENTER DRIVEWAY W/ ROAD ACROSS THE SRTEET

HARVEY ROAD

LANDSCAPE PLAN

SCALE 1" = 20'-0"

NEW LANDSCAPING FOR::
MR. JOSE A. MARTINEZ
1038 HARVEY RD
.OSWEGO, ILLINOIS

STEVEN W. HANSEN
ARCHITECT
890 LONGVIEW CT.
SUGAR GROVE, IL.
630.466.8021 – 60554

#	DATE	DESCRIPTION
1	08-04-2021	PRELIMINARY – OWNER REVIEW
2	05-21-2022	MOVE DRIVEWAY 18' OFF PROPERTY LINE
3	06-06-2022	REVISE NEW DRIVEWAY PER OWNER
4	06-21-2022	REVISED PER MISC. VILLAGE OF OSWEGO & KENDALL CO. COMMENTS

PROJECT NO. 2019-1038

SP1.0

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E:\PROJECTS\2021\1038HARVEY

September 6, 2022

Mr. Matt Asselmeier
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498

Subject: 1038 Harvey Road
(WBK No. 190102.AT)

Dear Mr. Asselmeier:
WBK Engineering has reviewed the stormwater submittal and plans for the subject project. We received the following information:

- Stormwater Management permit Application Dated 8-25-2022
- Landscape Plan prepared by Steven W Hansen Architect dated June 21, 2022 and received August 25, 2022.
- Plat of Survey prepared by ASM Consultants dated November 15, 2021 and received August 25, 2022.

The following comments are offered for the petitioner's consideration and require resolution prior to our recommendation for approval.

1. Provide a brief stormwater narrative describing the project, quantifying the extent of disturbance and maximum height of fill.
2. Depict erosion control measures.
3. Verify the need for a culvert under the relocated driveway from roadway jurisdiction.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

Sincerely,

[redacted]

Greg Chismark, P.E.
Municipal Practice Principal
WBK Engineering LLC

WBK Engineering, LLC
WBKEngineering.com
Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(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 USE: Commercial-Shopping Center

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

LRMP:

Future Land Use	Suburban Residential (Max 1.0 DU/Acre) (County)
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 REGULATIONS: Section 9:03.C – B-3 Special Uses
Section 13:08 – Special Use Procedures

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) Village of Montgomery	Suburban Residential (County) Village of Montgomery	N/A

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.

ZBA
The Kendall County Zoning Board of Appeals held a public hearing on this proposal on August 29, 2022. Nobody testified at the public hearing. The Kendall County Zoning Board of Appeals recommended approval of the proposal with the conditions proposed by Staff by a vote of six (6) in favor and zero (0) in opposition with one (1) member absent. The minutes of the hearing were included as Attachment 10.

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.

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
The 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.**

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

1. 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.

The draft ordinance is included as Attachment 11.

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)
10. August 29, 2022 Kendall County Zoning Board of Appeals Hearing Minutes (This Petition Only)
11. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME : The Olangi Wosho Foundation **FILE #:**_____

NAME OF APPLICANT		
Yonia Ahyee Nyamle		
CURRENT LANDOWNER/NAME(s)		
Boudlerhill Property LLC		
SITE INFORMATION		
ACRES	**SITE ADDRESS OR LOCATION**	**ASSESSOR'S ID NUMBER (PIN)**
6,800 sq/ft	67 Boulder Hill Pass, Montgomery, IL 60538	03-05-401-003
EXISTING LAND USE	**CURRENT ZONING**	**LAND CLASSIFICATION ON LRMP**

REQUESTED ACTION (Check All That Apply):

X SPECIAL USE	___ MAP AMENDMENT (Rezone to)	___ 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)		

[1]PRIMARY CONTACT	**PRIMARY CONTACT MAILING ADDRESS**	**PRIMARY CONTACT EM**
Yonia Ahyee Nyamle	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
[redacted]	N/A	[redacted]
[2]ENGINEER CONTACT	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER # (Cell, etc.)**

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

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

SIGNATURE OF APPLICANT [redacted] **DATE** 7/1/2022

FEE PAID:$_____
CHECK #:_____

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

$400 952.50
sign (light up sign name)

July 8, 2022

TO: Building, Zoning and Permits
111 W. Fox St.
Yorkville, IL 60560

TO whom it may concern,

I, Sunny Simon, accept the application from Olangi Wosho Foundation to open a church for service and church activities at 67 Boulder Hill Pass in Montgomery.

Sincerely,

[redacted]

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.

WARRANTY DEED
GENERAL

15-WNW-28403866
RCATT 1 of 2

201600009469

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 6/29/2016 2:21 PM
AD: 1099.00 RHSPS 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) [redacted] 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 Illinois

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

[redacted]

Boulder Hill Market, LLC
BY Kimberly A Funk, Trustee of Sole Member

Chicago Title Insurance Company
1795 West State Street
Geneva IL 60134

4

Unofficial

Sandy Wegman
Kane County Recorder
719 S Batavia Ave , Bldg C
Geneva Il, 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 [redacted]

And further states that (please check the appropriate box)

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

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

1 The division or subdivision of land into parcels or tracts of 5 0 acres or more in size which does not involve any new streets or easements of access,
2 The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access,
3 The sale or exchange of parcels of land between owners of adjoining and contiguous land,
4 The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access,
5 The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access,
6 The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use,
7 Conveyances made to correct descriptions in prior conveyances,
8 The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access,
9 The sale of a single lot of less than 5 0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land,
10 This conveyance is of land described in the same manner as title was taken by grantor(s)

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

SUBSCRIBED AND SWORN TO BEFORE ME

This 2nd day of JUNE, 20 16

[redacted]
Signature of Notary Public

"OFFICIAL SEAL"
KENNETH L KAERGARD
Notary Public, State of Illinois
My commission expires 02/20/19

[redacted]
Signature of Affiant

UNOFFICIAL

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 CURVE 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 A CURVE TO THE RIGHT, HAVING A RADIUS OF 731 25 FEET, AN ARC DISTANCE OF 182 71 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 A POINT 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 RADIUS 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.

STATE OF ILLINOIS, COUNTY OF Kane ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kimberly A. Funk, Trustee of Sole Member of Boulder Hill Market, LLC personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 2nd day of June, 2016

[redacted] (Notary Public)

"OFFICIAL SEAL"
KENNETH L. KAERGARD
Notary Public, State of Illinois
My commission expires 02/20/19

Unofficial

Prepared By
C Kenneth Blood
4N701 School Rd, Ste A
St Charles, IL 60175

Mail To Lacy & Associates, LLC
ATTN: Michael Lacy
Two Mid America Plaza, Suite 800
Oak Brook Terrace, IL 60181

Name and Address of Taxpayer/Address of Property/Grantee:
TAXPAYER: Boulder Hill Property, LLC
[redacted]

ADDRESS OF PROPERTY:
21-89 Boulder Hill Pass
Montgomery, IL 60538

STATE OF ILLINOIS
STATE TAX
JUN 29 16
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008566

REAL ESTATE TRANSFER TAX
0070000
FP326656

COUNTY OF KENDALL
REAL ESTATE TRANSFER TAX
$350.00

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Boulder hill property LLC.
   Address 67 Boulder hill pass, ~~Mont~~
   City Montgomery State IL Zip 60538

2. Nature of Benefit Sought Open 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
Sunny Simon	[redacted]	40%
Salichen Kalapurakel	[redacted]	40%
Sajimon Kora	[redacted]	20%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
   Sunny Simon, [redacted] – PRESIDENT

VERIFICATION

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

Subscribed and sworn to before me this 7th day of July, A.D. 2022

[redacted]
Notary Public

(seal)
OFFICIAL SEAL
AMPARO SILVA
NOTARY PUBLIC, STATE OF ILLINOIS
KANE COUNTY
MY COMMISSION EXPIRES 04/27/2024

Kendall County Soil & Water Conservation District

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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Sunny Simon
Address: 67 Boulder Hill Pass
City, State, Zip: Montgomery, IL 60538
Phone Number: [redacted]
Email: [redacted]

Contact Person: Sunny Simon
[redacted]

Please select: How would you like to receive a copy of the NRI Report? ☑ Email ☐ Mail

Site Location & Proposed Use

Township Name Oswego Township 37N N, Range 8E E, Section(s) 5
Parcel Index Number(s) 03-05-401-003
Project or Subdivision Name Boulder Hill Property Number of Acres 7.82
Current Use of Site Vacant Proposed Use Church and religious activities
Proposed Number of Lots 1 Proposed Number of Structures 1
Proposed Water Supply Montgomery Proposed type of Wastewater Treatment Montgomery
Proposed type of Storm Water Management Montgomery

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	$ 375.00
3 Additional Acres at $18.00 each	$ 54.00
Total NRI Fee	**$ 429.00**

NOTE: Applications are due by the 1st 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.

[redacted]
Petitioner or Authorized Agent

7/6/22
Date

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 $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Sunny Simon	*IDNR Project Number:*	2300382
Contact:	Sunny Simon	*Date:*	07/08/2022
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.

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.

IDNR Project Number: 2300382

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

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
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 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.

This is true

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.

This is true

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

This is true

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

This is true

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.

This is true

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
[redacted]

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

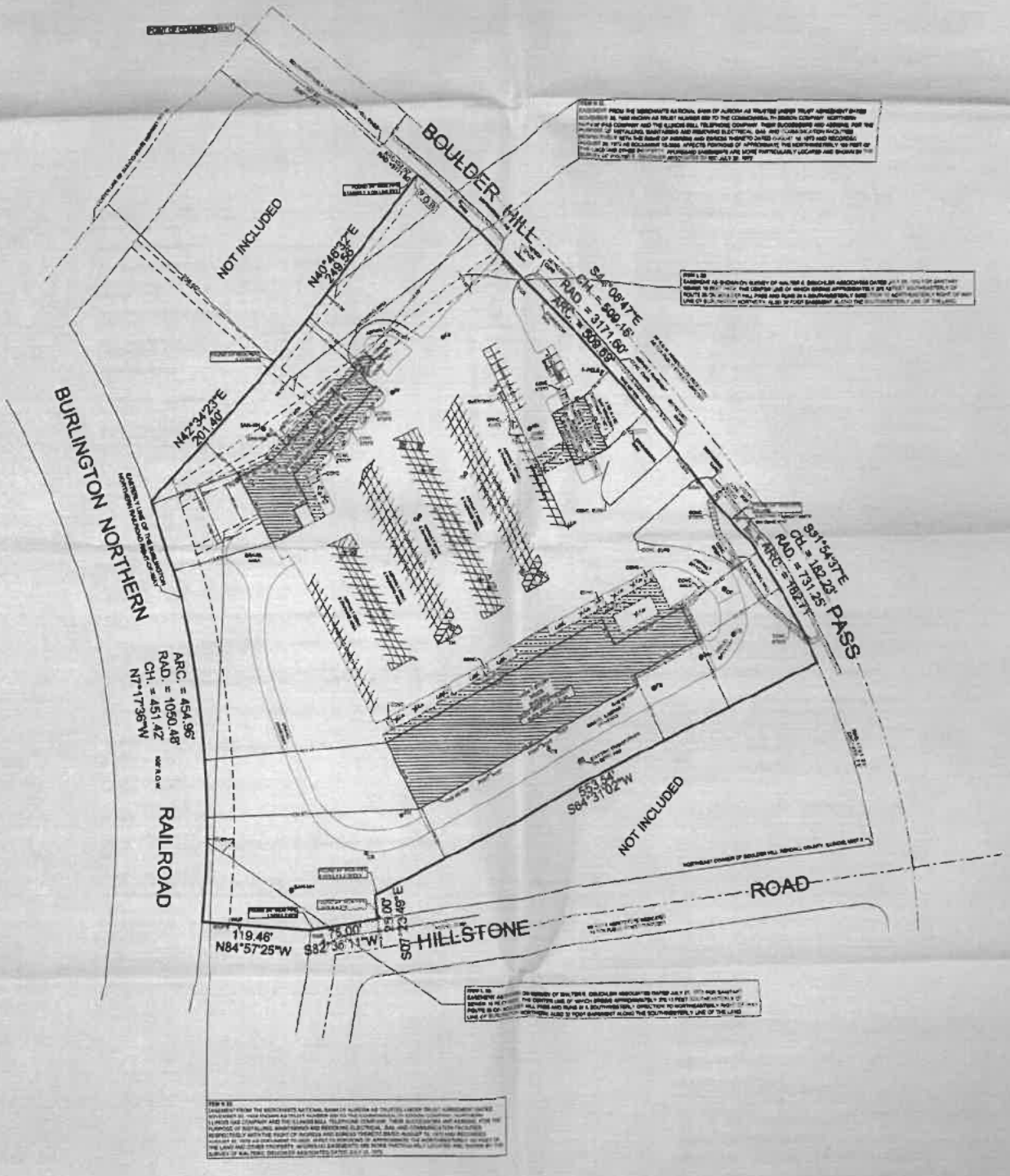
Sincerely.

[redacted]

Michael Lacy

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL: (847) 299 - 1010 FAX: (847) 299 - 5887 FAX: (244) 833 - 5045
E-MAIL: USURVEY@USAMIDCS.COM

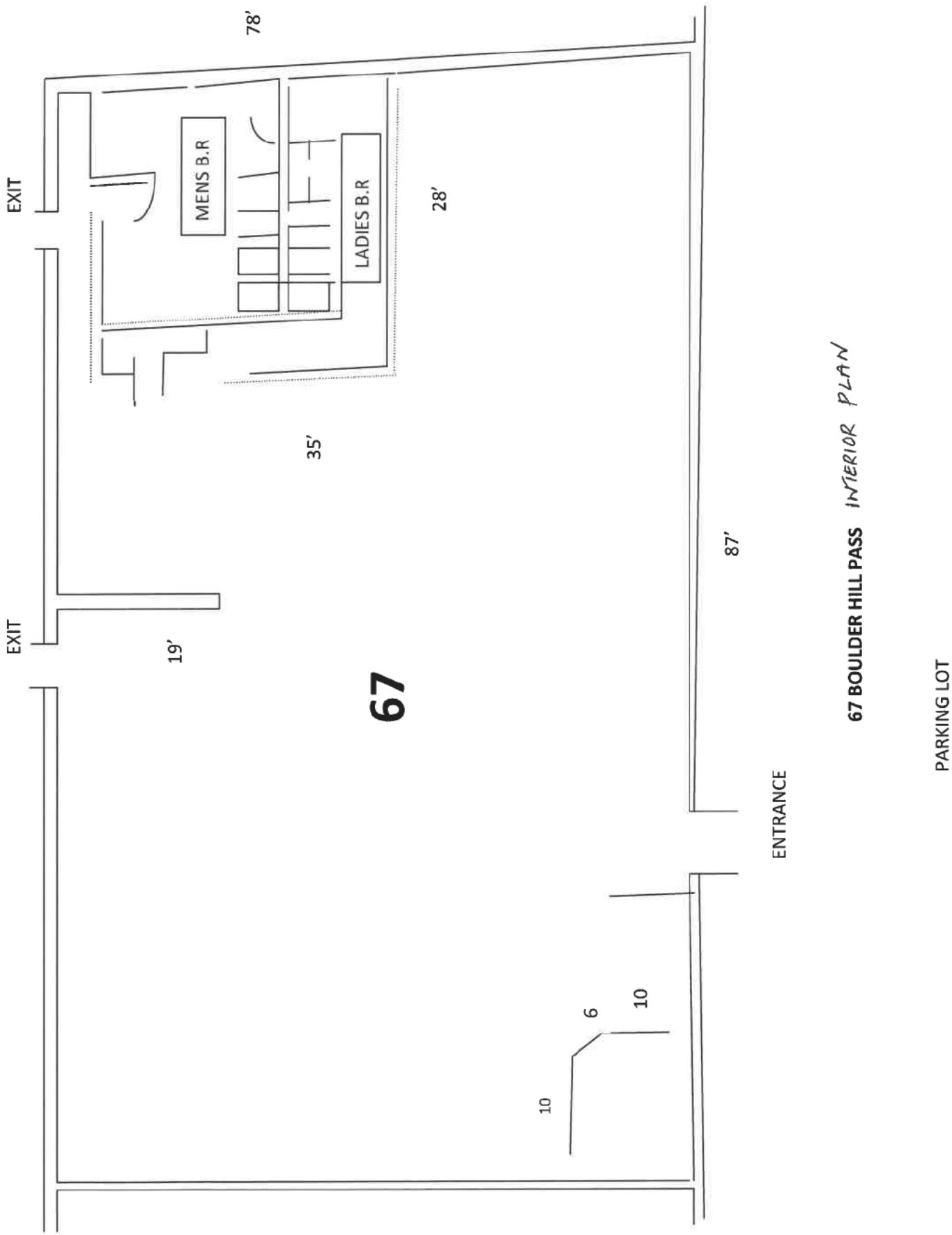
ALTA / NSPS
LAND TITLE SURVEY

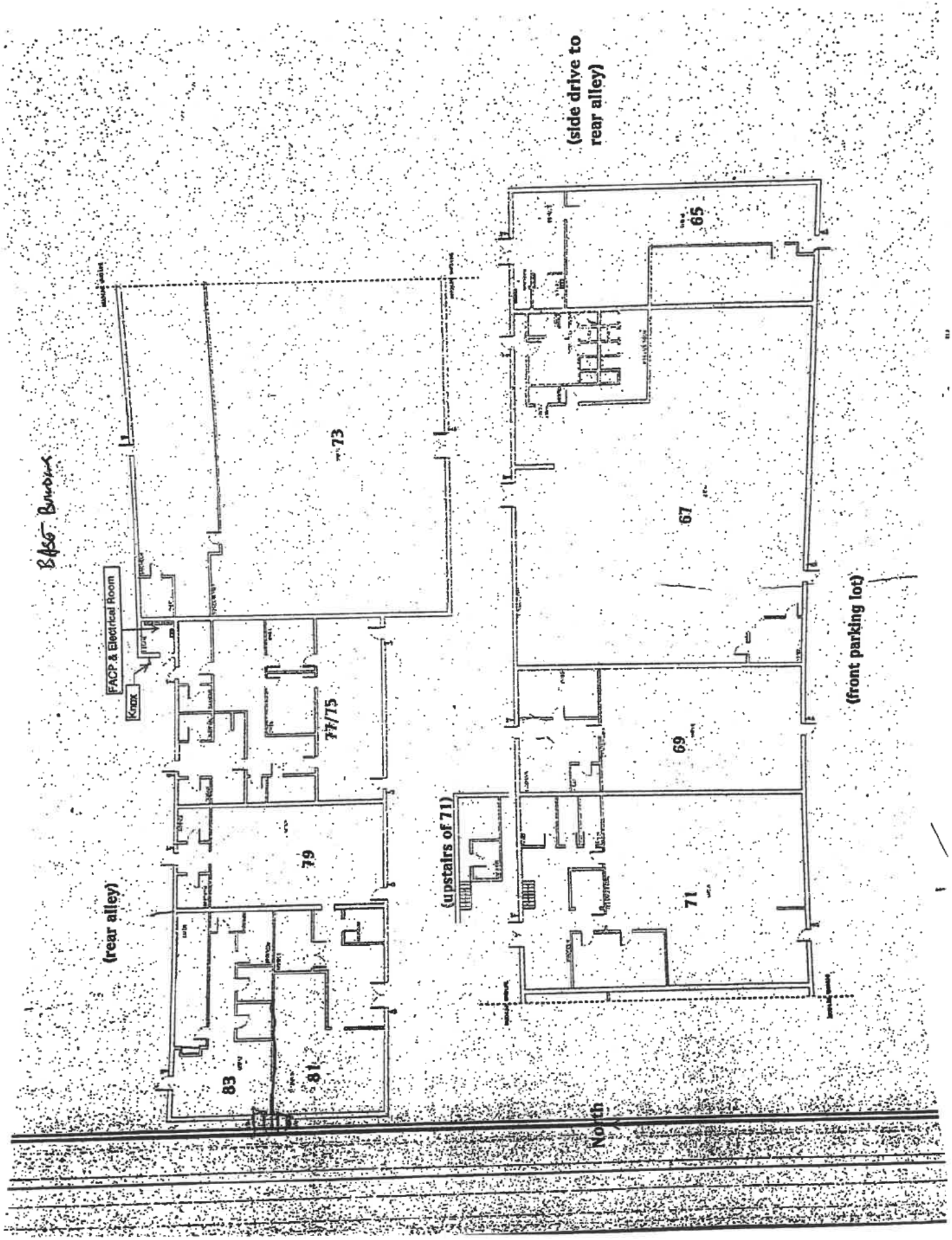


ORDERED BY		
LACY & ASSOCIATES LLC		
SCALE 1" = 50'		
DATE MAY 5, 2016		
FILE No. 2016 - 24146	DATE	REVISION

SHEET 2 OF 2

LEGEND ABBREVIATIONS


78'
EXIT
MENS B.R
LADIES B.R
28'
35'
EXIT
19'
67
87'
ENTRANCE
10
6
10
67 BOULDER HILL PASS INTERIOR PLAN
PARKING LOT


Bldg Numbers
FACP & Electrical Room
Knox
73
77/75
79
83
81
(rear alley)
(upstairs of 71)
(side drive to rear alley)
65
67
69
71
(front parking lot)
North

State of Illinois
County of Kendall

Zoning Petition
#14-39

ORDINANCE NUMBER 2015 - 02

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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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**

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.**

WHEREAS, 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

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

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

NOW, THEREFORE, BE IT ORDAINED, 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.

State of Illinois
County of Kendall

Zoning Petition
#14-39

IN WITNESS OF, 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 **vaccines.gov. <https://www.vaccines.gov/>**

(/dnr/)

Consultation Search

Search EcoCAT Consultations

Clear Selections

Search by County-TRS

Search by City

Project Number	Project Name	Date Received	Applicant	Jurisdiction	File Status	Results	Measures Adopted	City *	County	TI **
2300382	Church	7/8/2022	Sunny Simon	Building, Planning and Zoning	Closed	Consultation Termination Terminated Closed		Montgomery	Kendall	37I

*** 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.**

Kendall County Soil & Water Conservation District

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	B	Non-Hydric
325B	Well Drained	B	Non-Hydric
802B	Well Drained	C	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 300-point 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

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	0
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**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 municipal comprehensive land use plan. (20-10-0)	20
	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
0-200	Low
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.

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

Sincerely,

[redacted]

Alyse Olson
Resource Conservationist

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

Petition 22-14 Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on 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.

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.

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.

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.

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 <[redacted]
Sent: Thursday, August 4, 2022 12:49 PM
To: Matt Asselmeier
Cc: Maria Rivera;[redacted]
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
[redacted]

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 <[redacted]
Sent: Wednesday, July 20, 2022 4:11 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Cc: Sunny Simon <[redacted]
Subject: Re: [External]Publication Notice Draft

Hi Matt.

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 22-14 Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on 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.

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
August 29, 2022 – 7:00 p.m.

CALL TO ORDER
Vice Chairman Tom LeCuyer called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:
Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: Randy Mohr
Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner
Others Present: Sunny Simon, Yonia Nyamle, Lydia Ramirez, and Abacuc Rodriguez

PETITIONS
Vice Chairman LeCuyer swore in Sunny Simon, Yonia Nyamle, Lydia Ramirez, and Abacuc Rodriguez.

The Zoning Board of Appeals started their review of Petition 22-14 at 7:01 p.m.

Petition 22 – 14 – Sunny Simon on Behalf of Boulder Hill Market, LLC and Yonia Ahymee Nyamle on Behalf of the Olgani Wosho Foundation

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

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

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 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 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 (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.

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:

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 noted his reluctance to add the noise restriction, but felt it was necessary due to the location of the nearby apartment complex and the times of services.

Vice Chairman LeCuyer opened the public hearing at 7:07 p.m.

No member of the public testified at the hearing.

Vice Chairman LeCuyer closed the public hearing at 7:07 p.m.

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

The votes were as follows:

Ayes (6): Cherry, Fox, LeCuyer, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Mohr

The motion passed.

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

The votes were as follows:
Ayes (6): Cherry, Fox, LeCuyer, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (0): None
Absent (1): Mohr

The motion passed.

The proposal will go to the Planning, Building and Zoning Committee on September 12, 2022.

The Zoning Board of Appeals completed their review of Petition 22-14 at 7:09 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that for the next hearing/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.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:38 p.m.

The next regularly scheduled hearing/meeting will be on October 3, 2022.

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

Exhibits

1. Memo on Petition 22-14 Dated August 25, 2022
2. Certificate of Publication and Certified Mail Receipts for Petition 22-14 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
AUGUST 29, 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.

NAME	ADDRESS	SIGNATURE
Lydia Ramrez	[redacted]	

State of Illinois
County of Kendall

Zoning Petition
#22-14

ORDINANCE NUMBER 2022-_____

GRANTING A SPECIAL USE PERMIT FOR A PLACE OF WORSHIP AT 67 BOULDER HILL PASS AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-05-401-003 IN OSWEGO TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue and revoke special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted and revoked; and

WHEREAS, Section 9:03.C. of the Kendall County Zoning Ordinance permits the placement of places of worship as a special use in the B-3 Highway Business Zoning District; and

WHEREAS, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the B-3 Highway Business Zoning District and consists of approximately 7.82 +/- acres located at 67 Boulder Hill Pass (PIN: 03-05-401-003), 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

WHEREAS, on February 17, 2005, the Kendall County Board approved Ordinance 2015-02 which granted a special use permit for a church with conditions in 71 Boulder Hill Pass, which is a unit at the subject property; and

WHEREAS, the subject property is owned by Boulder Hill Property, LLC as represented by Sunny Simon; and

WHEREAS, the Olangi Wosho Foundation, as represented by Yonia Nyamie, desires to operate the Christian Spiritual Warfare Ministry inside 67 Boulder Hill Pass, which is a unit at the subject property; and

WHEREAS, Boulder Hill Property, LLC, as represented by Sunny Simon, and the Olangi Wosho Foundation, as represented by Yonia Nyamie, shall hereinafter be referred to as "Petitioner", and

WHEREAS, on or about July 8, 2022, Petitioner filed a petition for a special use permit for the placement of a place of worship inside 67 Boulder Hill Pass at the subject property; and

WHEREAS, following due and proper notice by publication in the Aurora Beacon on August 14, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on August 29, 2022, at 7:00 p.m., in the County Board Room of the Kendall County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor or in opposition to the request; and

WHEREAS, 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 with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 29, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, 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/denial/neutral** of the requested special use permit; and

State of Illinois
County of Kendall

Zoning Petition
#22-14

WHEREAS, 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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, 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 for the placement of a place of worship on the subject property subject to the following conditions:

   A. The special use shall be restricted to the unit shown as 67 Boulder Pass in the site plan attached hereto as Exhibit C. No outdoor services shall be held at the subject property.

   B. If the Olangi Wosho Foundation vacates the unit, the special use permit shall automatically be revoked.

   C. 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.

   D. 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.

   E. 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.

   F. 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.

State of Illinois
County of Kendall

Zoning Petition
#22-14

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of September, 2022.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	Scott R. Gryder

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 CURVE 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 A CURVE TO THE RIGHT, HAVING A RADIUS OF 731 25 FEET, AN ARC DISTANCE OF 182 71 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 A POINT 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 RADIUS 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

UNOFFICIAL

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 29, 2022 by a vote of six (6) in favor and zero (0) in opposition; Chairman Mohr was absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

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
Approval subject to the following conditions and restrictions:

1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the site plan. No outdoor services shall be held at the subject property.
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.

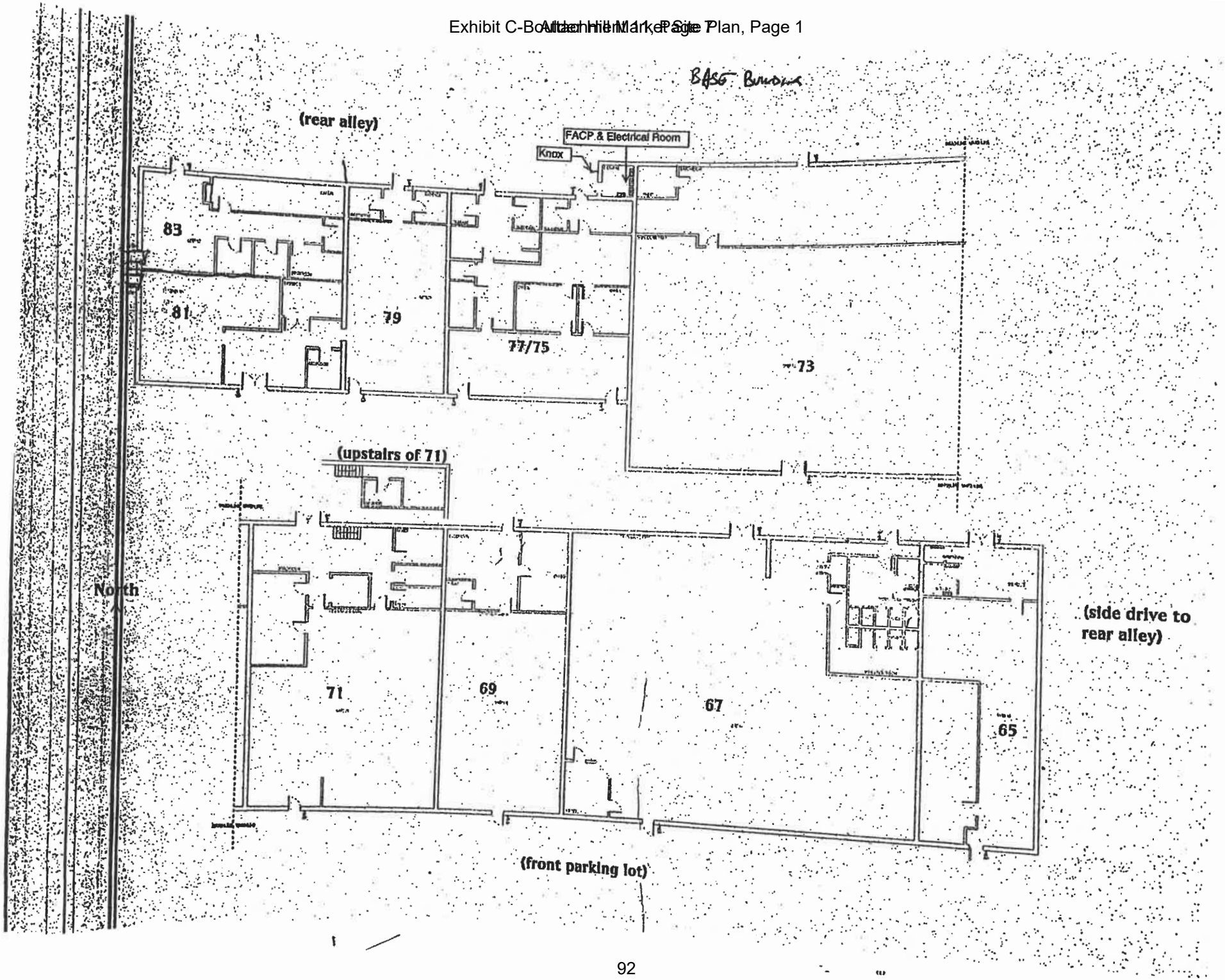
Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point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

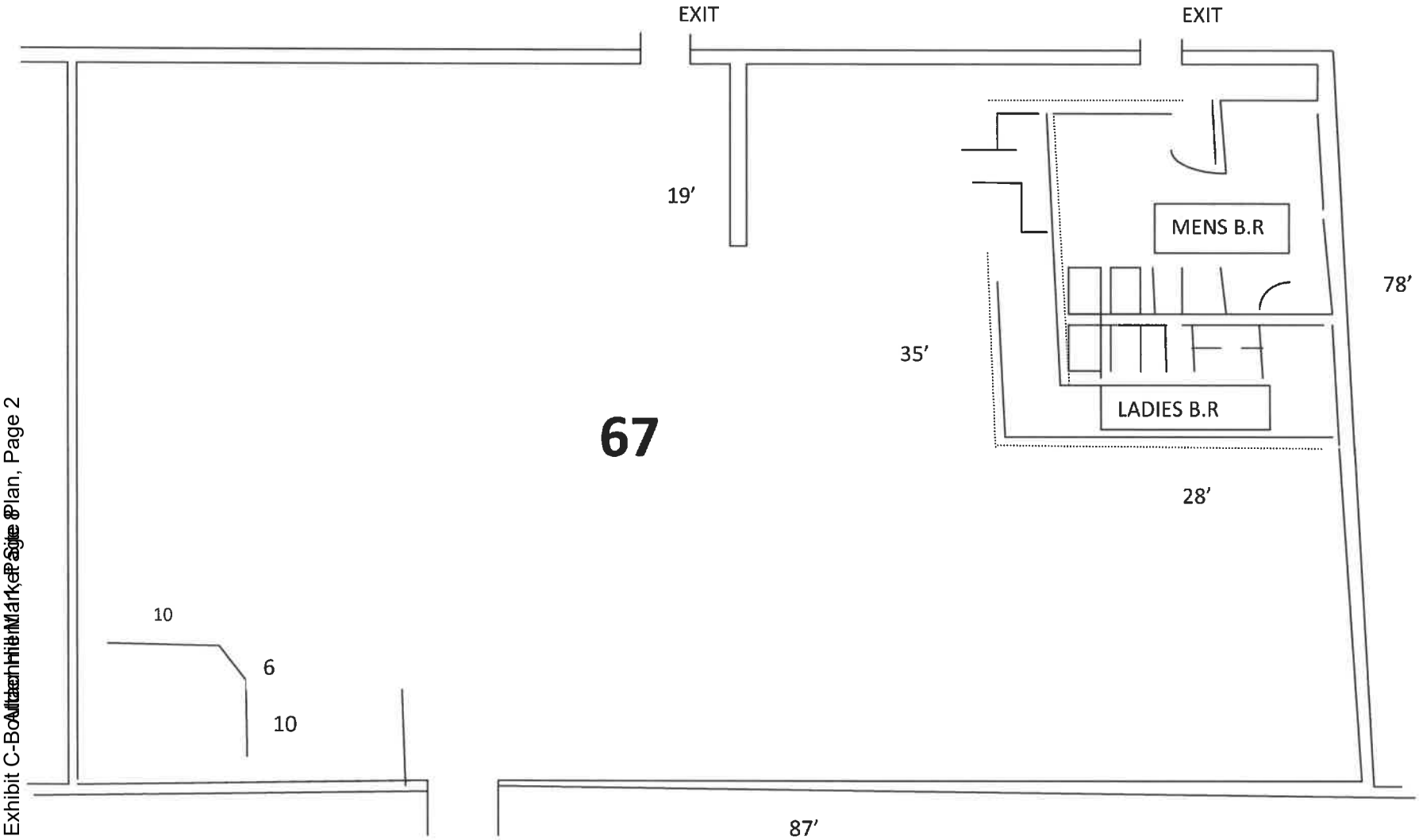
EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00)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


BASE Building
(rear alley)
FACP & Electrical Room
Knox
83
81
79
77/75
73
(upstairs of 71)
North
71
69
67
65
(side drive to rear alley)
(front parking lot)



67 BOULDER HILL PASS INTERIOR PLAN

PARKING LOT

Exhibit C-Boulder Hill Market Site Plan, Page 2

93

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 USE Agricultural

ZONING A-1 Agricultural District with a Special Use Permit

LRMP

Current Land Use	Agricultural
Future Land Use	Rural Residential (Max 0.60 Du/Acre)
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 seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting are included as Attachment 14.

ZBA
The Kendall County Zoning Board of Appeal held a public hearing on this proposal on August 29, 2022. Discussion occurred regarding the noise and lighting requirements; these items were addressed in the original special use permit and no changes were proposed or recommended. The Petitioners were asked to move their closing time on weekends up to 10:00 p.m.; they were opposed to that request. The Kendall County Zoning Board of Appeals recommended approval of the request with the conditions proposed by Staff by a vote of five (5) in favor, zero (0) in opposition, one (1) abstention, and one (1) absent. The minutes of the hearing were included as Attachment 15.

FINDINGS OF FACT
The 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."**

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.

The draft ordinance is included as Attachment 16.

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)
15. August 29, 2022 Kendall County Zoning Board of Appeals Minutes (This Petition Only)
16. Draft Ordinance

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Heritage Farms Banquet Center **FILE #:**_____

NAME OF APPLICANT
Lydia Ramirez

CURRENT LANDOWNER/NAME(s)
Lydia Ramirez

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
9.37	5100 Block of Schlapp Road	03-34-100-024

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Ag	Ag	

REQUESTED ACTION (Check All That Apply):

____SPECIAL USE ___ MAP AMENDMENT (Rezone to ____) ___ 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.)

__X__ AMENDMENT TO A SPECIAL USE (X Major: _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Lydia Ramirez	[redacted]	[redacted]

PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[redacted]	_____	

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
John J Tebrugge	[redacted]	[redacted]

ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
[redacted]	_____	[redacted]

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. **THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE APPLICATION DATE.**

SIGNATURE OF APPLICANT [redacted] **DATE** 7-14-22

FEE PAID:$ 1125
CHECK #: [redacted]

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

Last Revised: **7.5.22**
Major Amendment to a Special Use

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 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
[redacted]

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, is married person, whose address is [redacted], 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, 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

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.

[redacted] **(Seal)**
Jorge Ramirez

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

[redacted]

OFFICIAL SEAL
MEGAN HAMM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 1/26/2025

Mail and send subsequent tax bills to:
Lydia Ramirez
[redacted]

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Lydia Ramirez
Contact: John Tebrugge
Address: [redacted]

IDNR Project Number: 2300798
Date: 07/13/2022

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.

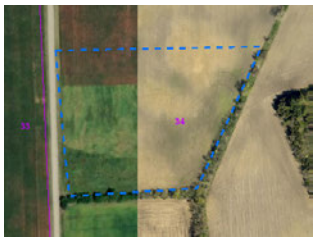
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented 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.

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.

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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 fromthe 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 2019-03

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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, 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

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.

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.

IN WITNESS OF, 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.**

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.
6. The use of this property shall be in compliance with all applicable ordinances. The banquet facility shall conform to the regulations of the Kendall County Health Department and the Kendall County Liquor Control Ordinance. (Ord. 99-34)
7. Off-street parking, lighting and landscaping shall be provided in accordance with the provisions of Section 11 of the zoning ordinance except where variances are granted. 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.

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)**
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. **(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

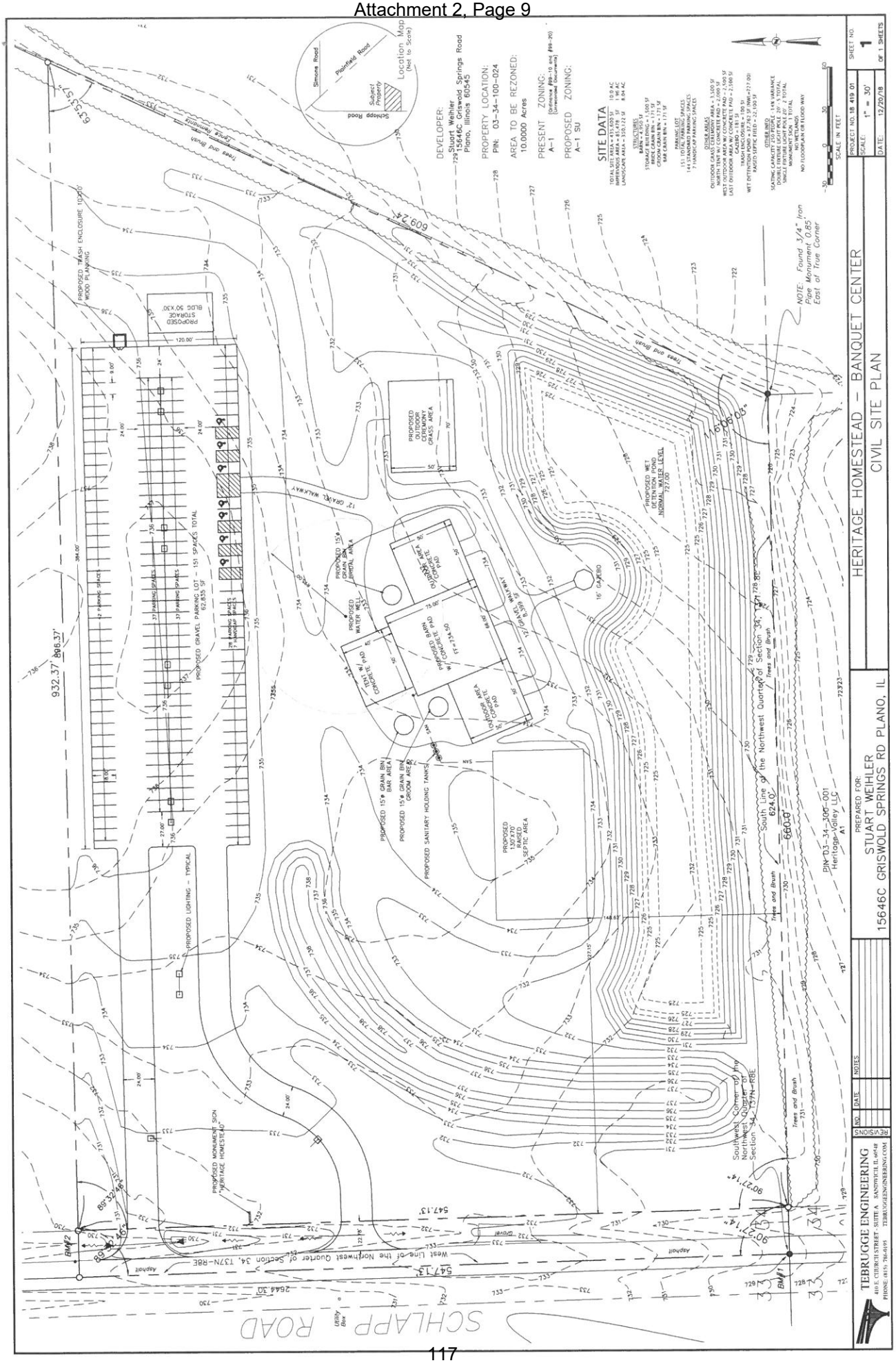
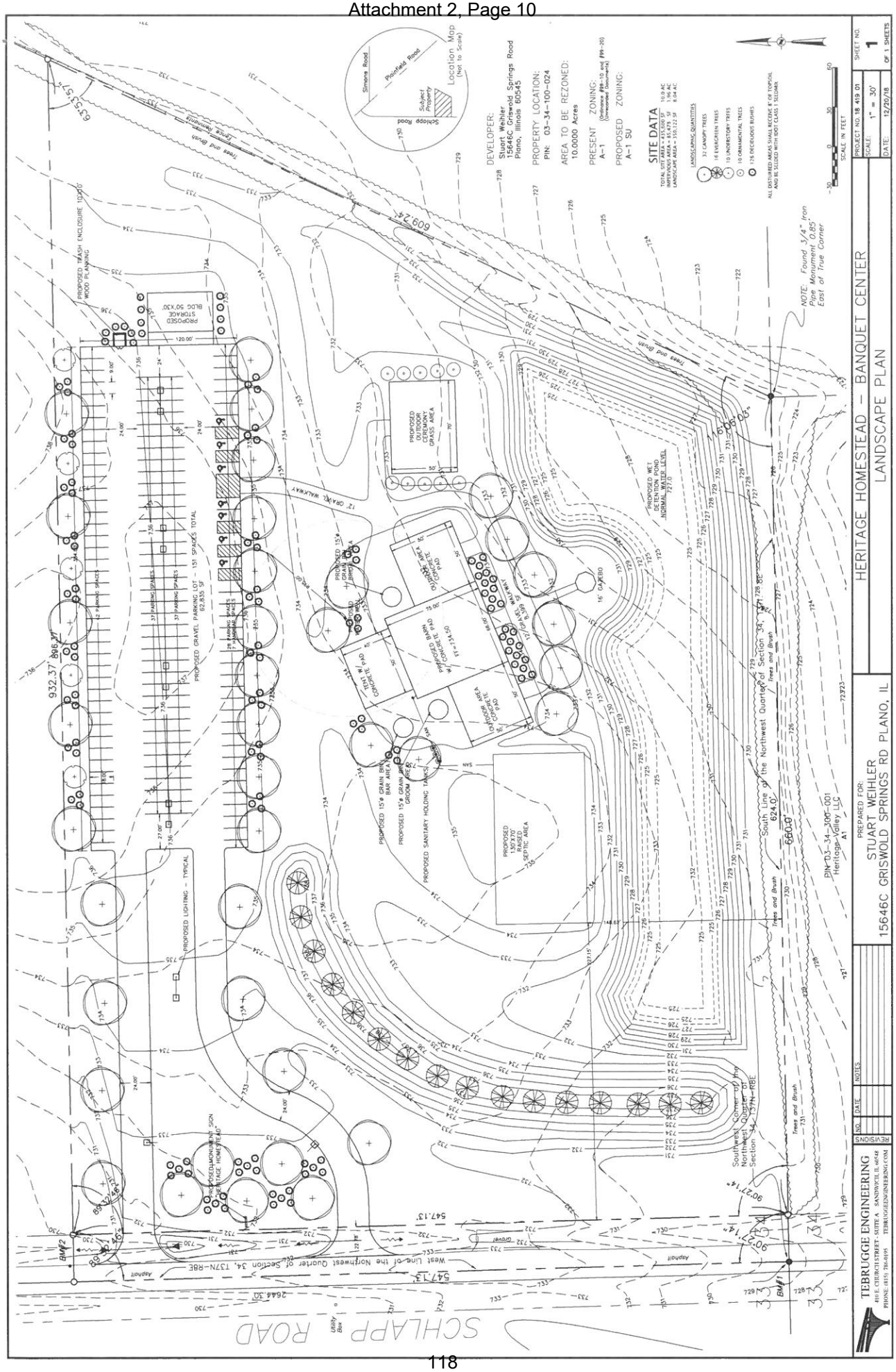
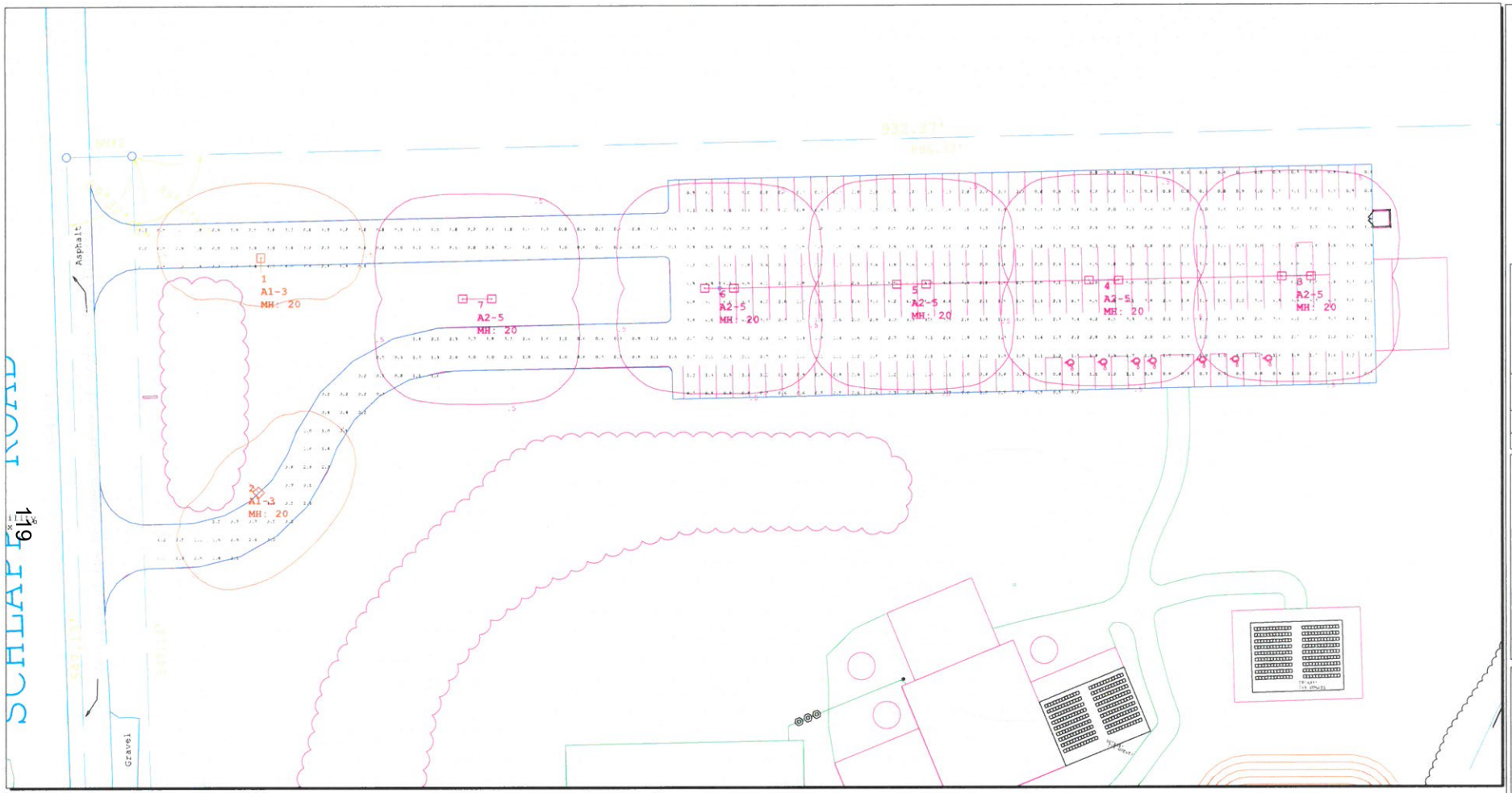

HERITAGE HOMESTEAD – BANQUET CENTER
CIVIL SITE PLAN
PREPARED FOR:
STUART WEIHLER
15646C GRISWOLD SPRINGS RD PLANO, IL
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A SANDWICH, IL 60548
PHONE: (815) 786-8195 TEBRUGGEENGINEERING.COM
REVISIONS
NO. DATE NOTES:
PROJECT NO. 18 419 01
SCALE: 1" = 30'
DATE: 12/20/18
SHEET NO. 1 OF 1 SHEETS
SITE DATA
DEVELOPER:
Stuart Weihler
15646 Griswold Springs Road
Plano, Illinois 60545
PROPERTY LOCATION:
PIN: 03-34-100-024
AREA TO BE REZONED:
10.0000 Acres
PRESENT ZONING:
A-1
PROPOSED ZONING:
A-1 SU
Location Map
(Not to Scale)
Simons Road
Plainfield Road
Subject Property
Schlapp Road
SCHLAPP ROAD
PROPOSED GRAVEL PARKING LOT - 151 SPACES TOTAL
62,655 SF
PROPOSED BARN W/ CONCRETE PAD
PROPOSED OUTDOOR CEREMONY GRASS AREA
PROPOSED WET DETENTION POND
PROPOSED SANITARY HOLDING TANKS
PROPOSED 1,300'X70' RAISED SEPTIC AREA
PROPOSED MONUMENT SIGN "HERITAGE HOMESTEAD"
PROPOSED LIGHTING - TYPICAL
PROPOSED TRASH ENCLOSURE WOOD PLANKING
PROPOSED STORAGE BLDG 30'X30'
16' GAZEBO
PROPOSED WATER WELL
PROPOSED 15'W GRAIN BIN BAR AREA
PROPOSED 15'W GRAIN BIN GROOM AREA
12' GRAVEL WALKWAY
NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner
South Line of the Northwest Quarter of Section 34, T37N-R8E
Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E
West Line of the Northwest Quarter of Section 34, T37N-R8E
PIN: 03-34-300-001
Heritage Valley LLC
A1
609.24'
932.37'
896.37'
660.0'
624.0'
547.13'
2644.30'
SITE DATA
TOTAL SITE AREA = 435,600 SF 10.0 AC
IMPERVIOUS AREA = 85,478 SF 1.96 AC
LANDSCAPE AREA = 350,122 SF 8.04 AC
STRUCTURES
BANQUET HALL = 5,500 SF
STORAGE BUILDING = 1,500 SF
BARN AREA = 2,356 SF
GROOM GRAIN BIN = 171 SF
BAR GRAIN BIN = 171 SF
PARKING LOT
151 TOTAL PARKING SPACES
144 STANDARD PARKING SPACES
7 HANDICAP PARKING SPACES
OTHER AREAS
OUTDOOR GRASS CEREMONY AREA = 3,500 SF
WEST OUTDOOR AREA W/ CONCRETE PAD = 2,500 SF
EAST OUTDOOR AREA W/ CONCRETE PAD = 2,160 SF
BARN AREA = 2,356 SF
TRASH ENCLOSURE = 100 SF
WET DETENTION POND AREA = 27,000 SF
OTHER INFO
SEATING CAPACITY 250 PEOPLE - 144 VARIANCE
DOUBLE FIXTURE LIGHT POLE 20' - 2 TOTAL
SINGLE FIXTURE LIGHT POLE 20' - 1 TOTAL
MONUMENT SIGN - 1 TOTAL
NO FLOODPLAIN OR FLOOD WAY
SCALE IN FEET
0 30 60
-30 0 30

Exhibit D


HERITAGE HOMESTEAD – BANQUET CENTER
LANDSCAPE PLAN
PREPARED FOR:
STUART WEIHLER
15646C GRISWOLD SPRINGS RD PLANO, IL
TEBRUGGE ENGINEERING
DEVELOPER:
Stuart Weihler
15646C Griswold Springs Road
Plano, Illinois 60545
PROPERTY LOCATION:
PIN: 03-34-100-024
AREA TO BE REZONED:
10.0000 Acres
PRESENT ZONING:
A-1
PROPOSED ZONING:
A-1 SU
SITE DATA
SCHLAPP ROAD
Location Map
(Not to Scale)
Plainfield Road
Simons Road
Schlapp Road
Subject Property
NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner
PROPOSED GRAVEL PARKING LOT - 151 SPACES TOTAL
PROPOSED OUTDOOR CEREMONY GRASS AREA
PROPOSED WET DETENTION POND NORMAL WATER LEVEL
PROPOSED SANITARY HOLDING TANKS
PROPOSED 1,500 GAL SEPTIC AREA
PROPOSED LIGHTING - TYPICAL
PROPOSED MONUMENT SIGN
PROPOSED TRASH ENCLOSURE
PROPOSED STORAGE BLDG 50'X30'
12' OAKMOOR WALKWAY
PIN 03-34-300-001
Heritage Valley LLC
A1
South Line of the Northwest Quarter of Section 34, T37N-R8E
West Line of the Northwest Quarter of Section 34, T37N-R8E
Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E
Trees and Brush
Asphalt
Gravel
Utility Box
BM#1
BM#2
SCALE IN FEET
PROJECT NO. 18 419 01
SCALE: 1" = 30'
DATE: 12/20/18
SHEET NO. 1 OF 1 SHEETS
REVISIONS
NO. DATE NOTES



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Manufacturer
	2	A1-3	SINGLE	132	132	15269	15269	0.900	AR18-20M2-MV-NW-3-XX-530 S	Leotek Electronics USA LLC., 1955 Lundy Ave.,
	5	A2-5	BACK-BACK	132	264	15209	30418	0.900	AR18-20M2-MV-NW-5-XX-530 S	Leotek Electronics USA LLC., 1955 Lundy Ave.,

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Readings Taken @
PARKING LOT_Planar	Illuminance	Fc	2.07	6.3	0.1	20.70	63.00	GRADE LEVEL

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A1-3	8145.5	5616	20	90	0
2	A1-3	8138.5	5501	20	315	0
3	A2-5	8711.5	5613	20	0	0
4	A2-5	8606.5	5611	20	0	0
5	A2-5	8501.5	5609	20	0	0
6	A2-5	8396.5	5607	20	0	0
7	A2-5	8264	5601.5	20	0	0

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12.60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

enlighten

#	Date	Comments
Revisions		

Drawn By: Jose Saucedo
Drawn By: jose.saucedo@sg-enlighten.com
Date:12/19/2018
Scale: 1" = 25'

Project Name:
Heritage Homestead Banquet Ctr

Client Name:
Zach Stevens - TEBRUGGE ENGINEERING

Page 1 of 1

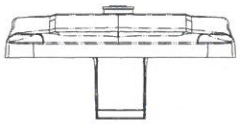
LEOTEK® LITE-ON GROUP

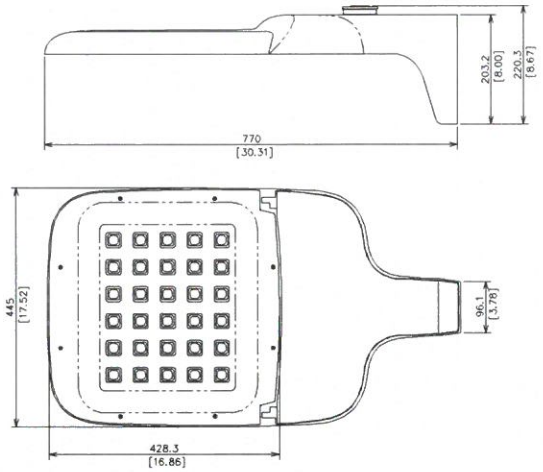
Project
Type
Catalog No.

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 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 530 700	HSS[3] House Side Shield (Factory Installed) FDC[4] Fixed Drive Current FFA[5] Full Field Adjustabilty PCR[6] NEMA Photocontrol Receptacle PCR7[6] ANSI 7-wire Photocontrol Receptacle PCR7-CR[7] Control Ready 7-wire Photocontrol Receptacle MSL7[8] Motion Sensor with L7 Lens MSL3[8] Motion Sensor with L3 Lens PND1[9] Part-Night Dimming PND2[9] Part-Night Dimming PND3[9] Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL 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)

Accessories*	
HSSAR18[3,10]	House Side Shield
RPA[10]	Round Pole Adapter
PTF1[10]	Square Pole Top Fitter Single
PTF2[10]	Square Pole Top Fitter Twin at 180°
PTF4[10]	Square Pole Top Fitter Quad
WM[10]	Wall Mount
BSK	Bird Deterrent Spider Kit
LLPC[11]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

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

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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

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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.

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

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

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SCHLAPP ROAD

BM#2

932.37'

896.37'

89°32'46"

PROPOSED MONUMENT SIGN "HERITAGE FARM"

PROPOSED ASPHALT ENTRANCE 1,152 SF

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PROPOSED GRAVEL PARKING LOT PHASE 1 – 99 SPACES TOTAL 37,957 SF

PROPOSED GRAVEL PARKING LOT PHASE 2 – 51 SPACES TOTAL 14,838 SF

PHASE LINE

PROPOSED ASPHALT HANDICAP AREA – 432 SF

PROPOSED ASPHALT HANDICAP AREA – 864 SF

PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6

FUTURE BUILDING 50'X50' FIN.FL.=736.00

30.00' PLANTED WITH WILD FLOWER & PRAIRIE GRASS

Tree Line

Fence Remnants

63°55'57"

609.24'

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

12' ASPHALT WALKWAY 1,090 SF

PROPOSED WATER WELL

BRIDAL SUITE & RESTROOMS

CONCRETE PAD FF = 734.50

8' OVERHANG

GRAVEL WALKWAY

PROPOSED BARN W/ CONCRETE PAD FF=734.65

LEAN TO BUILDING 15' x 80'

CONCRETE PAD 80' x 25'

PROPOSED OUTDOOR CEREMONY GRASS AREA

41' SCH 40 4" PVC

INV=732.8

PROP'D 750 GAL DOSING TANK INV=732.4 OUT=PRESSURE

54' SCH 40 2" PVC BURIED BELOW FROST

TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE

5244 SQ FT BASAL AREA (38'x 138')

780 LF ATL (6 x 130')

LOOP END

2" MANIFOLD

PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS

16' GAZEBO FF=732.35

EXISTING GRAVEL ENTRANCE TO BE REMOVED

547.13'

West Line of the Northwest Quarter of Section 34, T37N-R8E

2644.30'

Utility Box

Asphalt

Gravel

PROPOSED DRY MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS

100YR VOLUME REQ'D 2.41 AC-FT

100 YR VOLUME PROVIDED 2.43 AC-FT

100YR OVERFLOW 730.70

PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

Trees and Brush

Tree Line

Fence Remnants

90°27'14"

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

BM#1

South Line of the Northwest Quarter of Section 34, T37N-R8E

624.0'

660.0'

PIN 03-34-300-001
Heritage Valley LLC
A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

Simons Road

Plainfield Road

Schlapp Road

Subject Property

Location Map
(Not to Scale)

DEVELOPER:
LYDIA RAMIREZ
[redacted]

PROPERTY LOCATION:
PIN: 03-34-100-027

AREA TO BE REZONED:
9.37 Acres

PRESENT ZONING:
A-1 (Ordinance #99-10 and #99-20) (Unrecorded Documents)

PROPOSED ZONING:
A-1 SU

LANDSCAPING QUANTITIES

- 32 CANOPY TREES
- 16 EVERGREEN TREES
- 5 UNDERSTORY TREES
- 10 ORNAMENTAL TREES
- 126 DECIDUOUS BUSHES

ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

TURF

WILDFLOWER & PRAIRIE GRASS SEED MIX ~62,286 SF

DRY MESIC PRAIRIE MIX IN POND ~18,255 SF

SCALE IN FEET: -30 0 30 60

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

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 1 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
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 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.
C. MULCH
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 REGULARLY.
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 GUARANTEE

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:
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.
C. SEED:
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 PREPARATION

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 CONDIOTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
D. TIME OF PLANTING:
1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS
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;
1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
3. 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 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 INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
2. 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.

E. PRUNING:
1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅛ 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

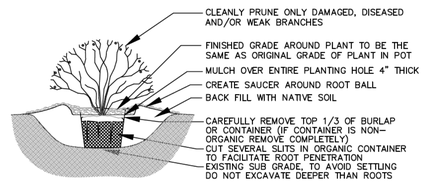
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND 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.

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

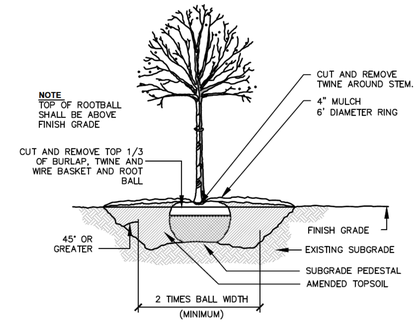
A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
B. BASIN BOTTOMS SEED, BLOW WITH STRAW MULCH AND CRIMP STRAW IN PLACE, AS NOTED ON PLANS.
C. SEED AND INSTALL STRAW BLANKET ALL OTHER TURF AREAS.
D. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE SEEDED.



NOTES:

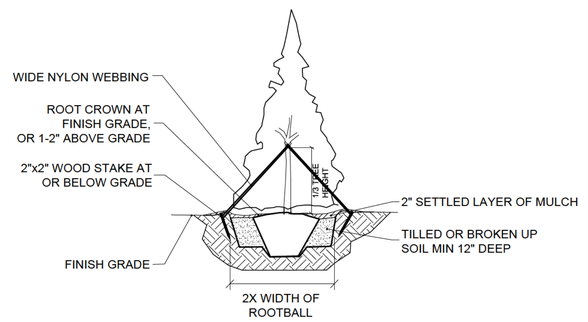
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



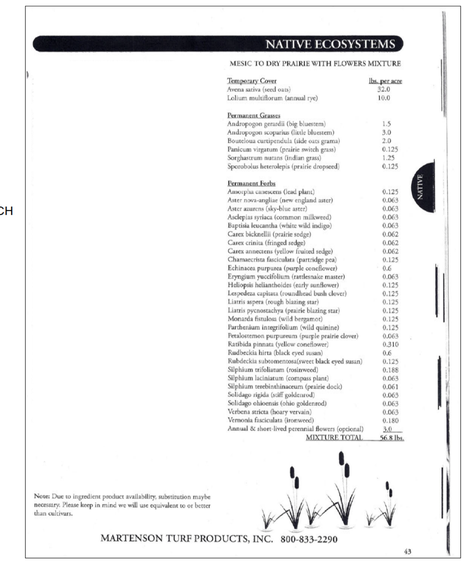
TREE DETAIL
N.T.S.

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



EVERGREEN TREE PLANTING
NOT TO SCALE

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.



NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual rye)	16.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (Indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Amorpha canescens (lead plant)	0.125
Aster novae-angliae (new england aster)	0.063
Aster oolentangiensis (sky-blue aster)	0.063
Asclepias syriaca (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex crinita (fringed sedge)	0.062
Carex scoparia (yellow fruited sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Helianthus helianthoides (stiff sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Penstemmus pycnanthus (purple prairie clover)	0.063
Ratibida pinnata (yellow coneflower)	0.310
Rudbeckia hirta (black eyed susan)	0.6
Rudbeckia subtomentosa (sweet black eyed susan)	0.125
Silphium trifoliatum (rosinweed)	0.188
Silphium laciniatum (compass plant)	0.063
Silphium terebinthinaceum (prairie dock)	0.063
Solidago rigida (stiff goldenrod)	0.063
Solidago ohiensis (ohio goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.180
Annual & short-lived perennial flowers (optional)	3.0
MIXTURE TOTAL	56.8 lbs.

Native

Note: Due to ingredient product availability, substitution maybe necessary. Please keep in mind we will use equivalent or better than cultivars.

MARTENSON TURF PRODUCTS, INC. 800-833-2290

43

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

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 2 OF 2 SHEETS

SCHLAPP ROAD

BM#2

932.37'

896.37'

89°32'46"

PROPOSED MONUMENT SIGN "HERITAGE FARM"

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PROPOSED ASPHALT ENTRANCE 1,152 SF

547.13'

West Line of the Northwest Quarter of Section 34, T37N-R8E

2644.30

Utility Box

Asphalt

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PROPOSED GRAVEL PARKING LOT PHASE 1 – 99 SPACES TOTAL 37,767 SF

PROPOSED GRAVEL PARKING LOT PHASE 2 – 51 SPACES TOTAL 14,838 SF

PHASE LINE

PROPOSED ASPHALT HANDICAP AREA – 432 SF

PROPOSED ASPHALT HANDICAP AREA – 864 SF

PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6

FUTURE BUILDING 50'X50' FIN.FL.=736.00

30.00' PLANTED WITH WILD FLOWER & PRAIRIE GRASS

Trees and Brush

Fence Perimeter

63°55'57"

609.24'

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

12' ASPHALT WALKWAY 1,090 SF

PROPOSED WATER WELL

BRIDAL SUITE & RESTROOMS

CONCRETE PAD FF = 734.50

8' OVERHANG

41' SCH 40 4" PVC

INV=732.8

PROPOSED BARN W/ CONCRETE PAD FF=734.65

LEAN TO BUILDING 15' x 80'

CONCRETE PAD 80' x 25'

8' GRAVEL WALKWAY

PROPOSED OUTDOOR CEREMONY GRASS AREA

PROP'D 750 GAL DOSING TANK INV=732.4 OUT=PRESSURE

54' SCH 40 2" PVC BURIED BELOW FROST

TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE

5244 SQ FT BASAL AREA (36'x 138')

780 LF ATL (6 x 130')

LOOP END

2" MANIFOLD

PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS

16' GAZEBO FF=732.35

PROPOSED DRY MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS

100YR VOLUME REQ'D 2.81 AC-FT

100 YR VOLUME PROVIDED 2.81 AC-FT

100YR OVERFLOW 730.84

PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

90°27'14"

PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

BM#1

South Line of the Northwest Quarter of Section 34, T37N-R8E

624.0'

660.0'

PIN 03-34-300-001
Heritage Valley LLC
A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

Simons Road

Plainfield Road

Schlapp Road

Subject Property

Location Map
(Not to Scale)

DEVELOPER:
LYDIA RAMIREZ
[redacted]

PROPERTY LOCATION:
PIN: 03-34-100-027

AREA TO BE REZONED:
9.37 Acres

PRESENT ZONING:
A-1 (Ordinance #99-10 and #99-20) (Unrecorded Documents)

PROPOSED ZONING:
A-1 SU

LANDSCAPING QUANTITIES

- 32 CANOPY TREES
- 16 EVERGREEN TREES
- 5 UNDERSTORY TREES
- 10 ORNAMENTAL TREES
- 126 DECIDUOUS BUSHES

ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

TURF

- WILDFLOWER & PRAIRIE GRASS SEED MIX ~62,286 SF
- DRY MESIC PRAIRIE MIX IN POND ~18,645 SF

SCALE IN FEET: -30, 0, 30, 60

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 1 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
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 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.
C. MULCH
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 REGULARLY.
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 GUARANTEE

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:
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.
C. SEED:
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 PREPARATION

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 CONDIOTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
D. TIME OF PLANTING:
1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS
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;
1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
3. 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 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 INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
2. 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.

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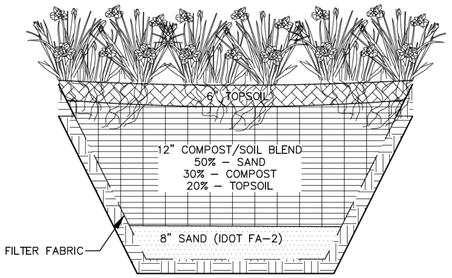
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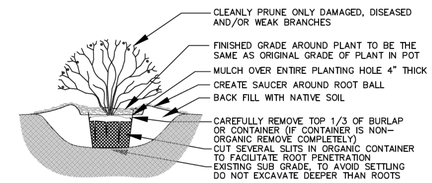
A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

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.



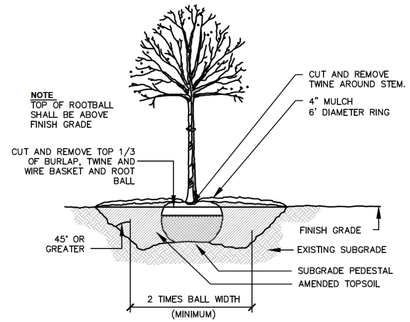
BIO SWALE DETAIL
N.T.S.



NOTES:

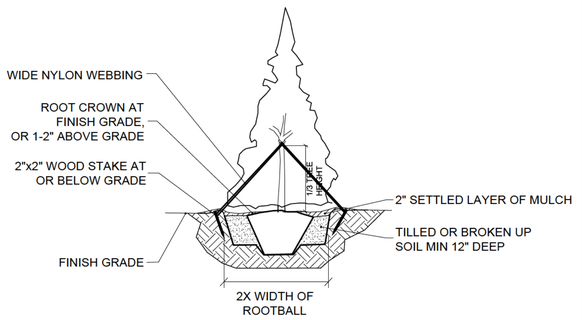
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



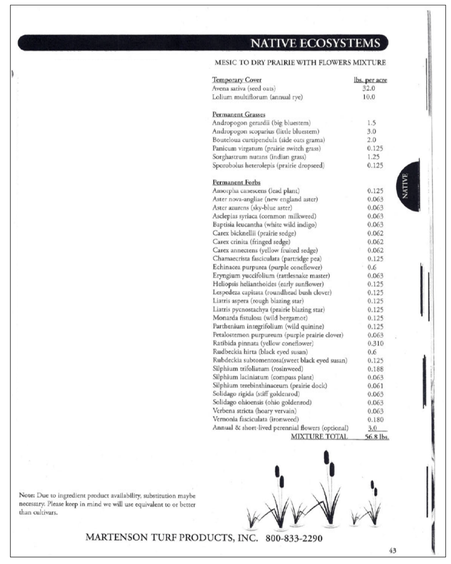
TREE DETAIL
N.T.S.

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



EVERGREEN TREE PLANTING
NOT TO SCALE

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.


NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual rye)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (Little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (Indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Amorpha canescens (lead plant)	0.125
Aster novae-angliae (new england aster)	0.063
Aster oolentangiensis (sky-blue aster)	0.063
Asclepias tuberosa (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex crinita (fringed sedge)	0.062
Carex scoparia (yellow haired sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Helopsis helianthoides (ox-eye sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Penstemmon pupruteum (purple prairie clover)	0.063
Ratibida pinnata (yellow coneflower)	0.310
Rudbeckia hirta (black eyed susan)	0.6
Rudbeckia subtomentosa(sweet black eyed susan)	0.125
Silphium trifoliatum (rosinweed)	0.188
Silphium laciniatum (compass plant)	0.063
Silphium terebinthinaceum (prairie dock)	0.063
Solidago rigida (stiff goldenrod)	0.063
Solidago shiaomis (showy goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.180
Annual & short-lived perennial flowers (optional)	3.6
MIXTURE TOTAL	56.8 lbs.

Note: Due to ingredient product availability, substitution maybe necessary. Please keep in mind we will use equivalent to or better than cultivars.

MARTENSON TURF PRODUCTS, INC. 800-833-2290

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

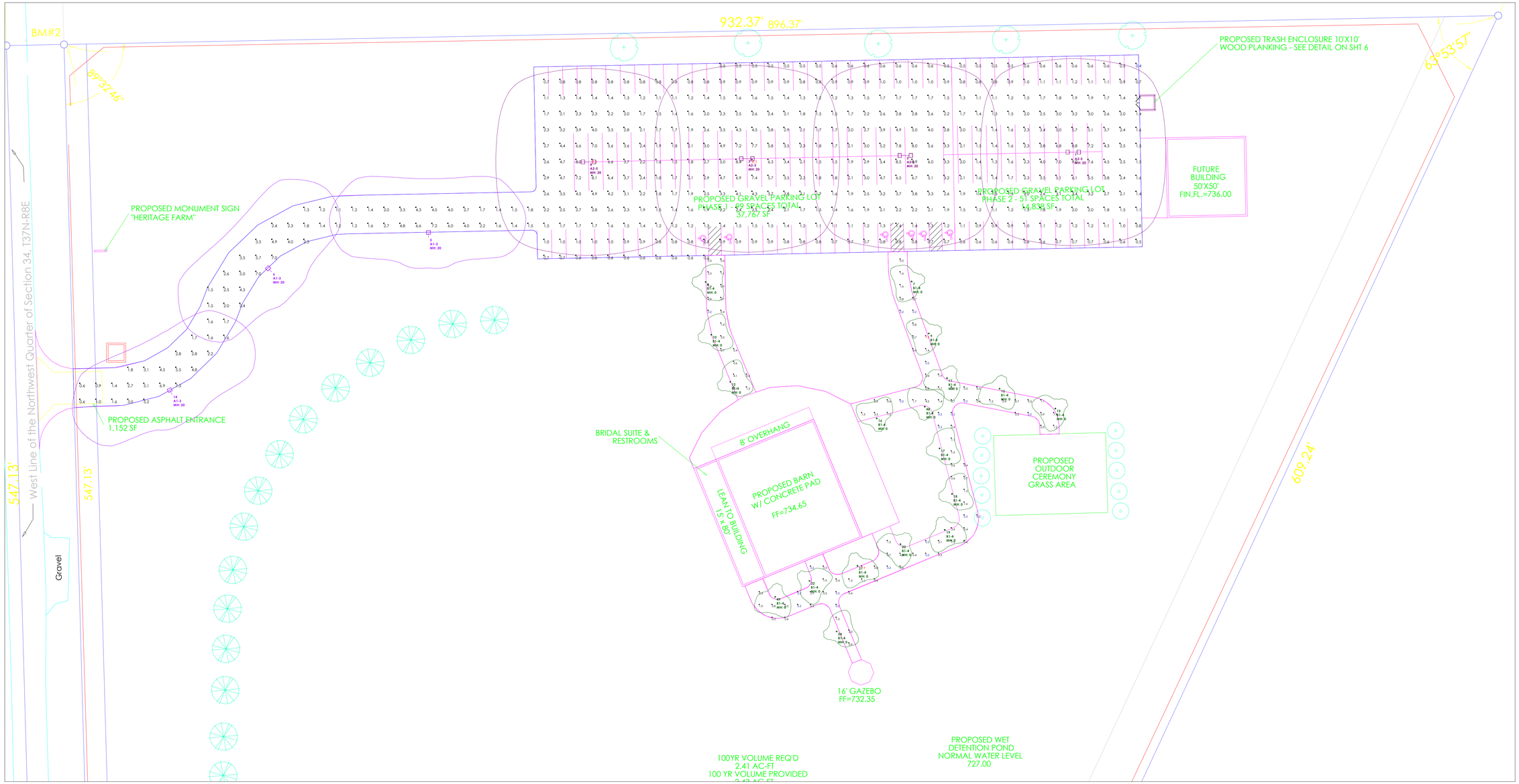
HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 2 OF 2 SHEETS

Luminaire 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)
	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.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. 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.

PG enlighten

DRAWN BY:
Joeli Collins
joeli.collins@pg-enlighten.com
847.228.1199

PG CONTACT:
Name
name@pg-enlighten.com
847.228.1199

REVISIONS
1 2 3

PROJECT NAME:
HERITAGE FARM BANQUET CENTER 5139 SCHLAPP RD.

CLIENT NAME:
TEBRUGGE ENGINEERING

Date:7/6/2022

Page 1 of 1

Atlantic INDUSTRIAL®
A QSSI Company Since 1985

BUY AMERICAN ACT COMPLIANT

LED Technology

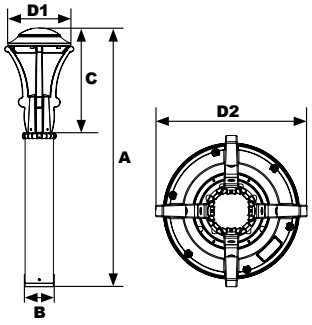
AIWMB12Q

L70 25°C **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)	17⅜″ (441mm)
Base (B)	4¾″ (120mm)

The Atlantic AIWMB12Q LED Small Monarch Bollard with Sealed UV-stabilized 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.

LED:
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:

IP66

ATLANTIC Solutions By Atlantic Industrial

Specifications subject to change without notice. Rev. 120921

Atlantic INDUSTRIAL®
A QSSI Company Since 1985

BUY AMERICAN ACT COMPLIANT

AIWMB12Q

L70 25°C | 187,000 Hours

LED Small Monarch Bollard

Order Information Example: AIWMB12QF1X28U5KCBSF

AIWMB12Q			U		C		
Model	**Optic**	**Wattage**	**Driver**	**CCT**	**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* **BUC**=Cold Start Battery Backup, -20°C, 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 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



AIP17122

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.

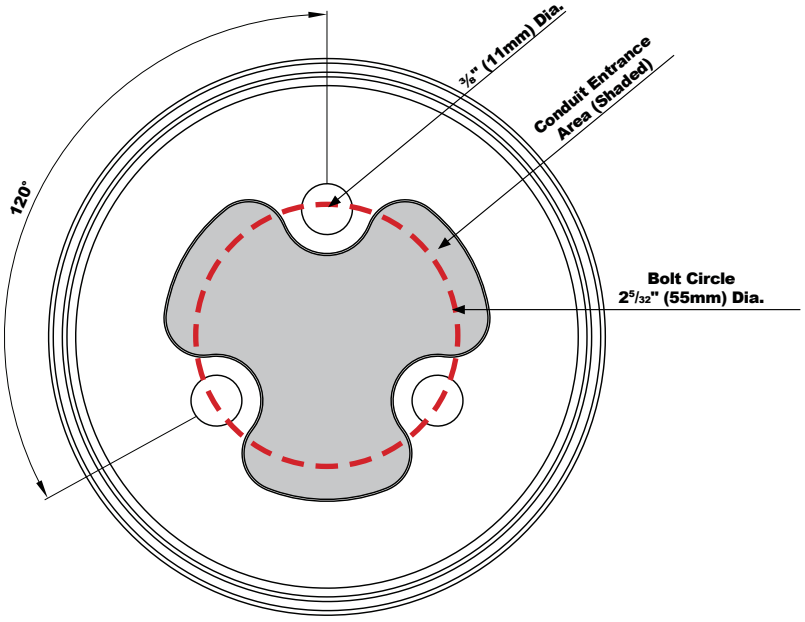


AIP17121



AIBOADP1

Base Dimensions



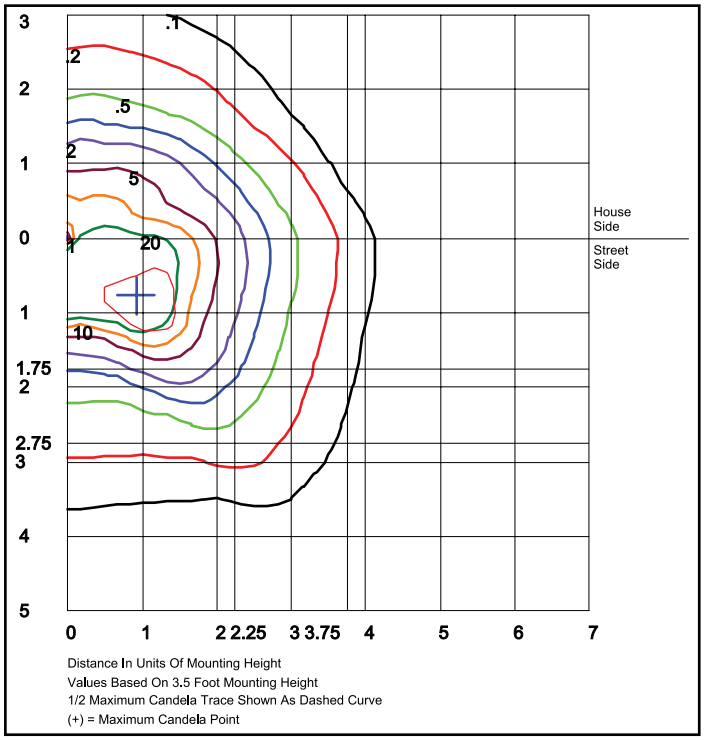
Specifications subject to change without notice. Rev. 120921

AIWMB12Q

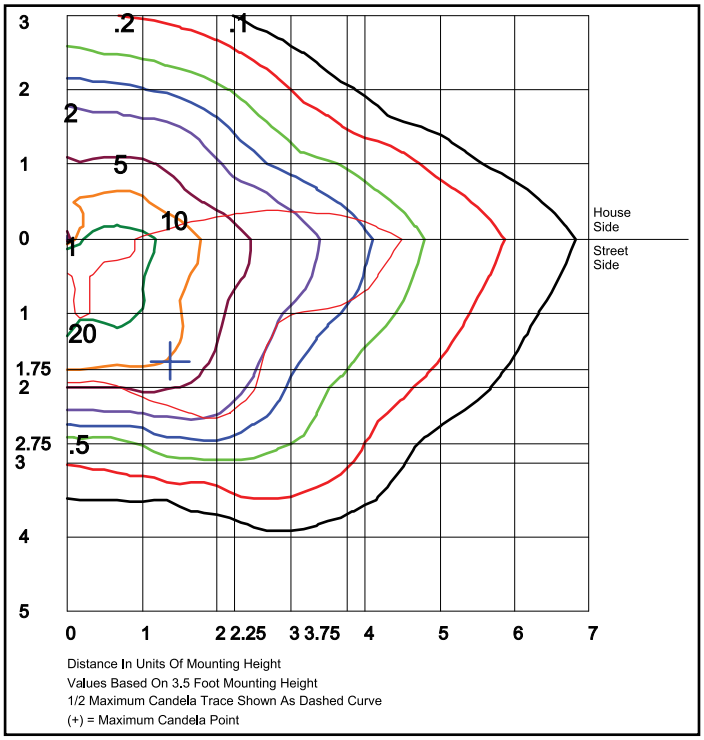
L70 25°C 187,000 Hours

LED Small Monarch Bollard

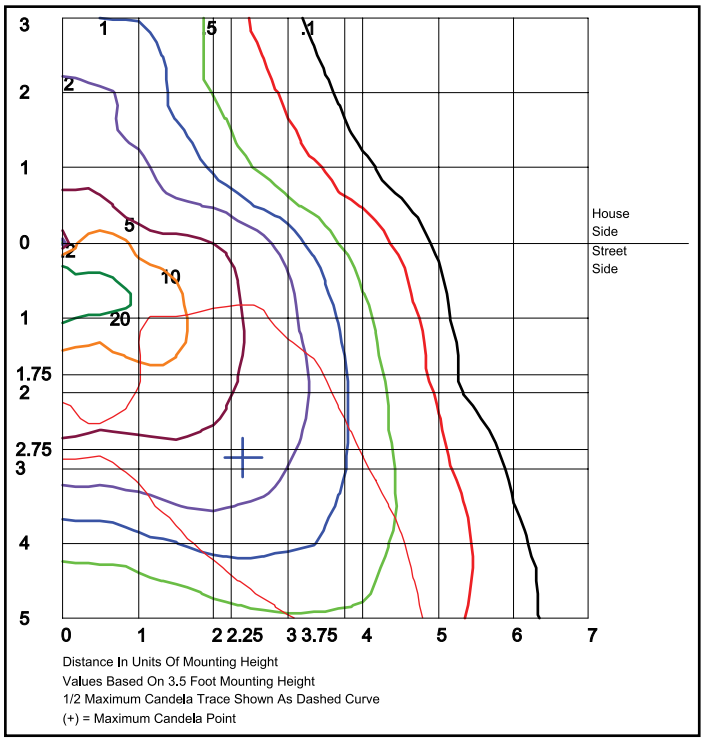
Photometric Data



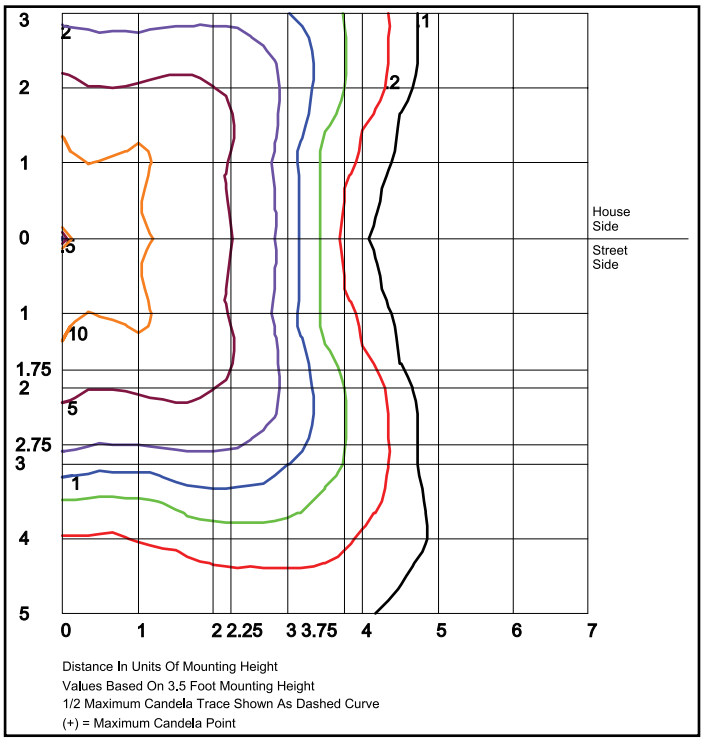
AIWMB12QB1X28U5K
Type II
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QC1X28U5K
Type III
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QD1X28U5K
Type iV
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QF1X28U5K
Type V
Grid in feet, Mounting Height = 3.5 ft.

AIWMB12Q

L70 25°C 187,000 Hours

LED Small Monarch Bollard

Photometric Performance

Optic	Wattage (Catalog Logic) / CCT	10W (1X10)	19W (1X19)	28W (1X28)
	Input Watts	10.3W	20.5W	30.8W
		Delivered Lumens		
AIWMB12Q with Clear Polycarbonate Optical Lens B=Type II	3000K	833	1,666	2,499
	4000K	860	1,720	2,579
	5000K	893	1,787	2,680
	BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1
AIWMB12Q with Clear Polycarbonate Optical Lens C=Type III	3000K	876	1,752	2,628
	4000K	904	1,809	2,712
	5000K	939	1,879	2,818
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1
AIWMB12Q with Clear Polycarbonate Optical Lens D=Type IV	3000K	867	1,735	2,602
	4000K	895	1,790	2,686
	5000K	930	1,860	2,790
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2
AIWMB12Q with Clear Polycarbonate Optical Lens F=Type V	3000K	918	1,836	2,753
	4000K	947	1,894	2,841
	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	All wattages up to and including 31w	1.00	0.96	0.92	0.84	187,000
L70 Lumen Maintenance @ 50°C / 122°F		1.00	0.93	0.87	0.73	113,000
L80 Lumen Maintenance @ 40°C / 104°F		1.00	0.97	0.93	0.86	144,000

NOTES:

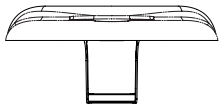
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

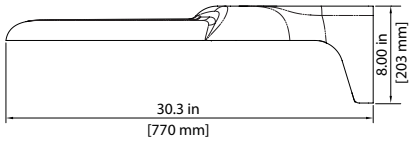
Project
Type
Catalog No.

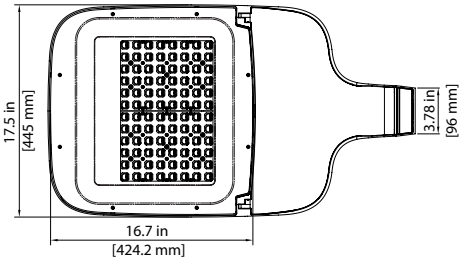
ARIETA® 18 Architectural LED Area Luminaire
AR18 N-Series Specification Data Sheet

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** **150** **190** **220** **250** **290** **330** **380** **400**	**BLS**[3] Back Light Shield (Factory Installed) **FOC**[4] Fixed Output Code **PCR** NEMA Photocontrol Receptacle **PCR7**[6] ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire Photocontrol Receptacle **MSL7**[7] Motion Sensor with L7 Lens **MSL3**[7] Motion Sensor with L3 Lens **SP2** 20kV/10kA Surge Protector **PND1**[8] Part-Night Dimming **PND2**[8] Part-Night Dimming **PND3**[8] Part-Night Dimming **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label **DS**[11] Dual Switching
			NW 4000K **CW** 5000K				

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

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ARIETA® 18 Architectural LED Area Luminaire
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 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, 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^{0} (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
BK	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

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ARIETA® 18 Architectural LED Area Luminaire
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]
96N	140	350	103	14600	142	
	180	450	129	18170	141	
	210	540	150	20940	140	
	240	600	170	23620	139	
	270	750	207	27400	132	
	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]
96N	150	350	104	15650	150	
	190	450	130	19330	149	
	220	540	152	22900	151	
	250	600	170	25670	151	
	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.

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ARIETA® 18 Architectural LED Area Luminaire
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.

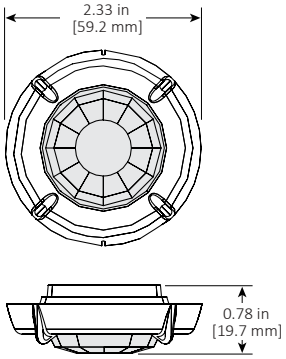
Finish
Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

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

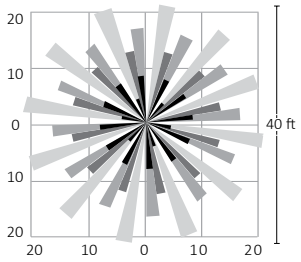
Warranty
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

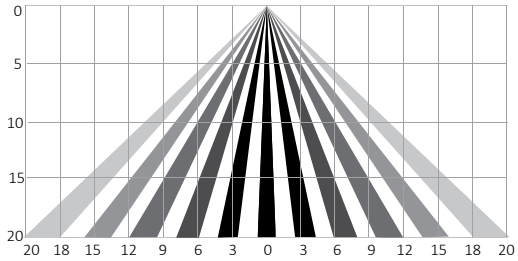
MSL3 Lens Dimensions



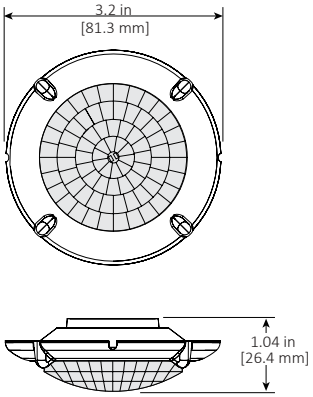
MSL3 Lens Coverage Top View



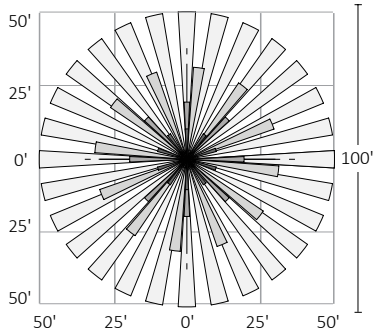
MSL3 Lens Coverage Side View



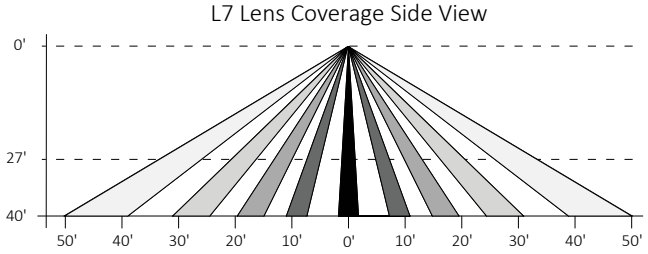
MSL7 Lens Dimensions



L7 Lens Coverage Top View



L7 Lens Coverage Side View



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

Part-Night Dimming Specifications

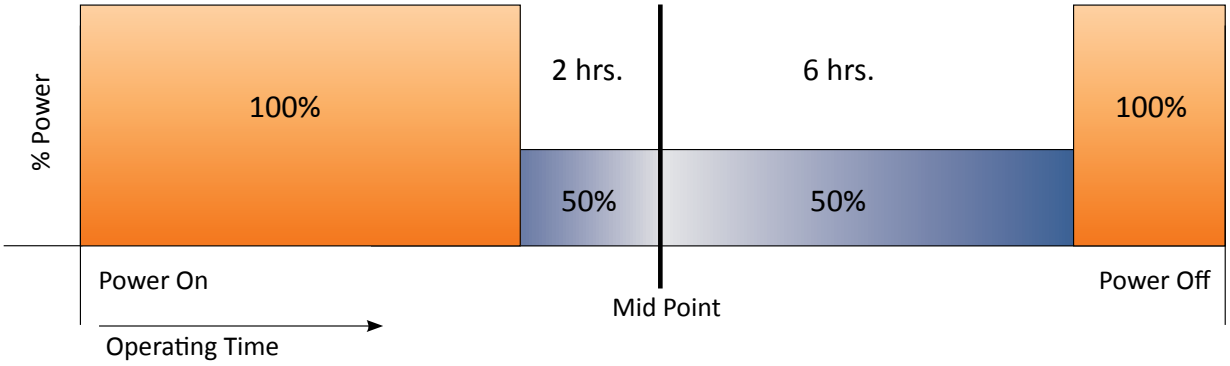
Description

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.

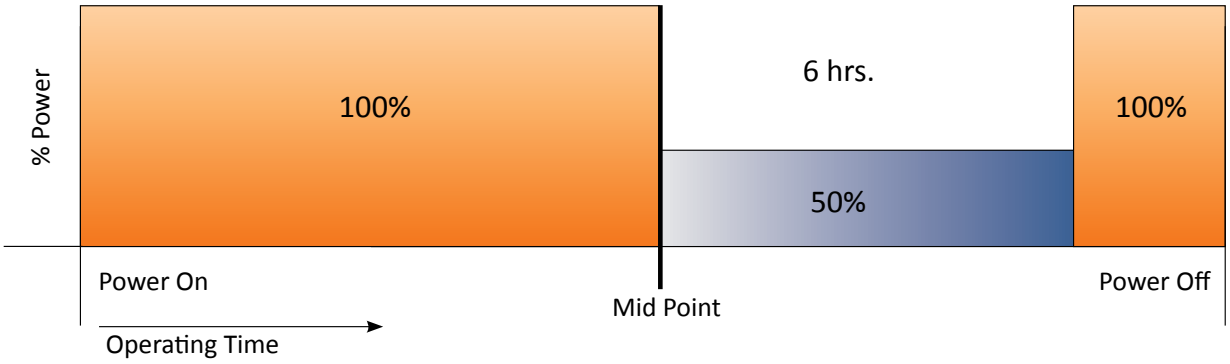
Operation

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:

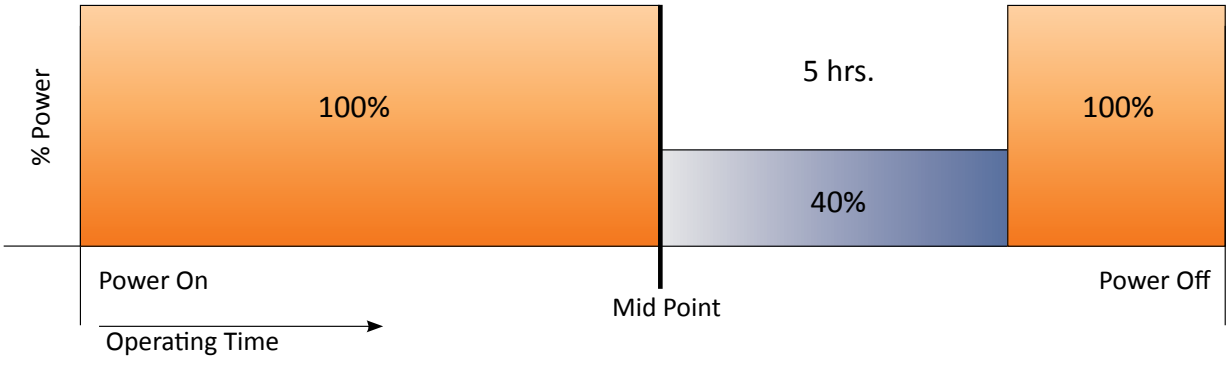
PND1



PND2



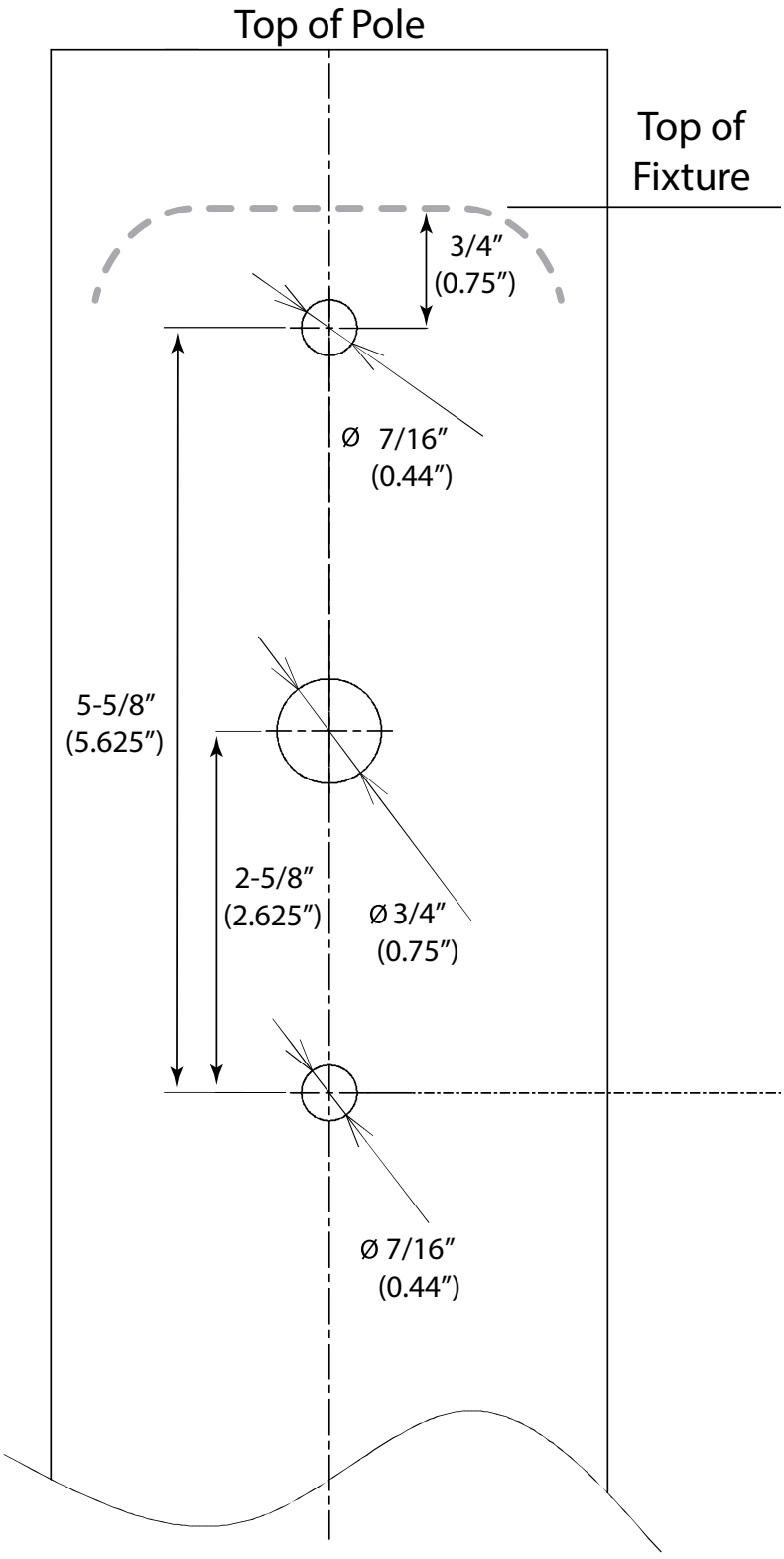
PND3



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ARIETA® 18 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

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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

LEGEND

PROPERTY BOUNDARY	
600	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B–BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET–CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

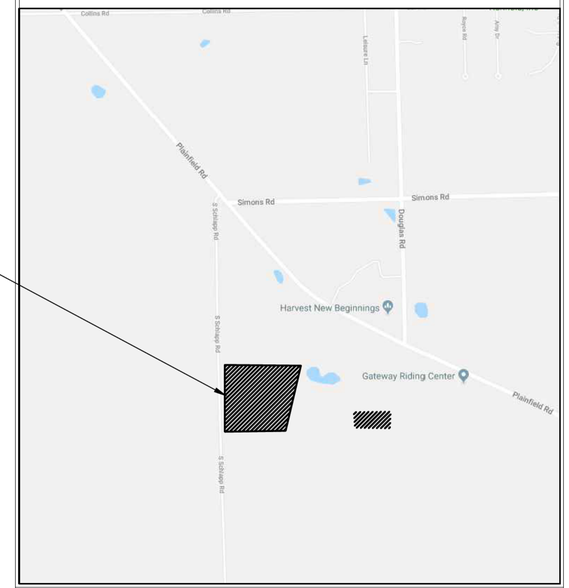
R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

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

PROJECT LOCATION

LOCATION MAP
N.T.S.



SURVEY COMPLETED BY:

Phillip D Young

& ASSOCIATES, INC.
LAND SURVEYING - TOPOGRAPHIC MAPPING
Lic.#[redacted]

1107B SOUTH BRIDGE STREET; YORKVILLE, IL 60560
PHONE: 630-553-1580 EMAIL: PHILYOUNG@COMCAST.NET

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

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

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE 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

JOHN J. TEBRUGGE [redacted] REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0[redacted]8 EXPIRES NOV. 30, 2023

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
[redacted]

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	REVIEW
1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

SCHLAPP ROAD

BM#2

BM#1

932.37'

896.37'

89°32'46"

63°53'57"

90°27'14"

90°27'14"

116°06'03"

547.13'

547.13'

609.24'

624.0'

660.0'

2644.30'

West Line of the Northwest Quarter of Section 34, T37N-R8E

SILT FENCE TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE CONSTRUCTION ENTRANCE – 2,553 LF

CONCRETE WASH-OUT

CONSTRUCTION ENTRANCE TO BE INSTALLED IMMEDIATELY BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.

EXISTING GRAVEL ENTRANCE TO BE REMOVED

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

South Line of the Northwest Quarter of Section 34, T37N-R8E

Utility Box

Asphalt

Gravel

Trees and Brush

Fence Remnants

Trees on Berm

PIN 03-34-300-001
Heritage Valley LLC
A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

SCALE IN FEET

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

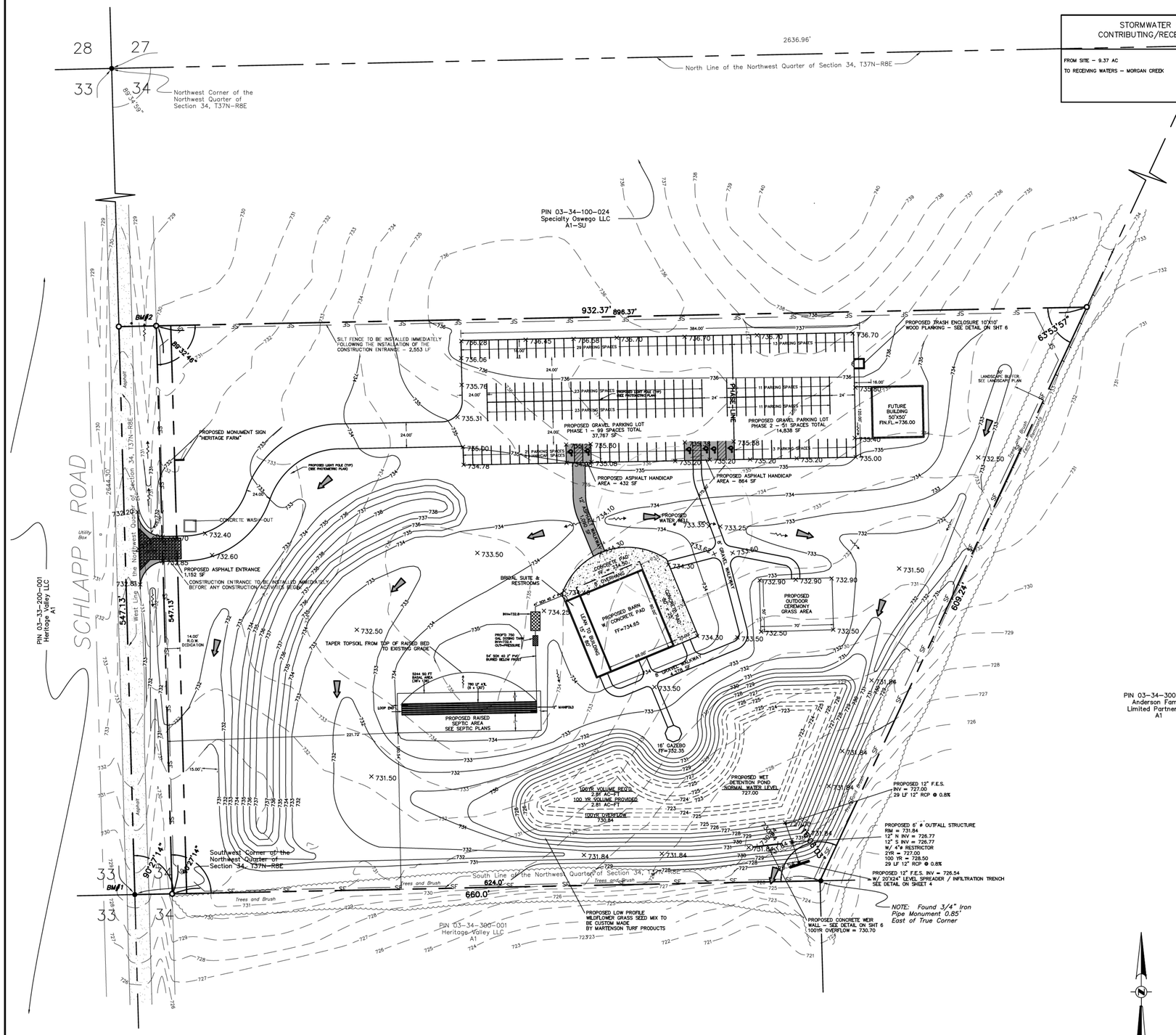
REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 2 OF 6 SHEETS



STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE – 9.37 AC

TO RECEIVING WATERS – MORGAN CREEK

TYPICAL SOIL PROTECTION CHART

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

A – Kentucky Bluegrass – 90 lbs/acre mixed with perennial ryegrass – 30 lbs/acre

B – Kentucky Bluegrass – 135 lbs/acre mixed with perennial ryegrass – 45 lbs/acre

C – Spring Oats – 100 lbs/acre

D – Wheat or Cereal Rye – 150 lbs/acre

E – Sod

F – Straw Mulch – 2 tons/acre

* Watering needed in June and July

** Water for 2–3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONTROL MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.

2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A ¾" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.

4. PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.

5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.

7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

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

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

ILLINOIS URBAN MANUAL PROTECTIONS:
IP-1. BLOCK AND ROCK SOCK INLET PROTECTION FOR SUMP OR ON-GRADE INLETS
IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON-GRADE INLETS
IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
IP-4. SILT FENCE INLET PROTECTION FOR SUMP/AREA INLET
IP-5. OVER-EXCAVATION INLET PROTECTION
IP-6. STRAW BALE INLET PROTECTION FOR SUMP/AREA INLET
CIP-1. CULVERT INLET PROTECTION

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

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

CONTRACTOR'S CERTIFICATION

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

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
LYDIA RAMIREZ
[redacted]

TOTAL SITE AREA	9.37 AC
TOTAL DISTURBED AREA	9.37 AC
PROPOSED IMPERVIOUS AREA	1.72 AC
LANDSCAPED AREA	7.65 AC
PROPOSED CN	72

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 50'
DATE: JUNE 14, 2022

SHEET NO. 3 OF 6 SHEETS

1. GENERAL NOTES & DESCRIPTIONS

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

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part 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 a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

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

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

Unless notified by the Illinois Environmental Protection Agency (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.

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0610

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

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

The location of the SWPPP must be clearly visible.

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

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

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

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

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

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

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

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of 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 drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

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

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

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-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 construction.

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

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

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the 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 expected to be completed.

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

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
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).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
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.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devises for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

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

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

4. SITE DESCRIPTION

1. 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.
2. Total area of site = 9.37 acres
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 basins (temporary detention or retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

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

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.

2. Structural Controls
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 solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed ½ acre per 100 feet of silt fence for slopes less than 2 percent.

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

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment 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 mechanism 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 storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

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

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. 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 and property permitted.

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 in areas located as far as practical from storm water inlets.

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 such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

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

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

6. LOCAL PLANS

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

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant 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 to achieve effective pollutant control.

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

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. 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 and 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 sediment barriers must be constructed as needed.

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

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

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

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional controls. Based on inspection results, any 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 inspection 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 non-compliance.

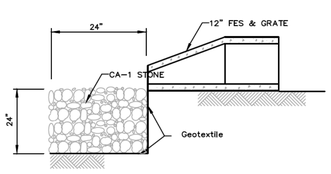
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part 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 plan, 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 of noncompliance shall be mailed to the following address:

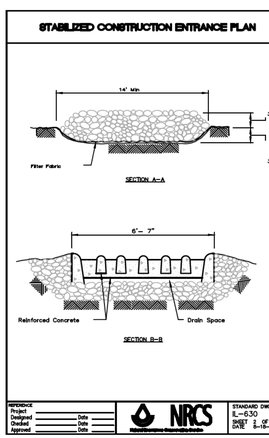
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

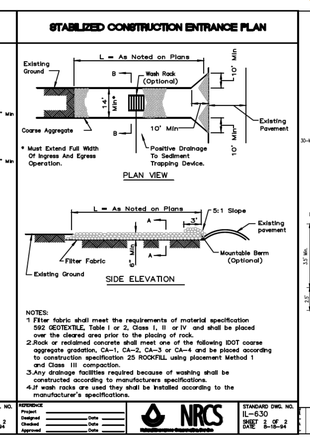
Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations 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.

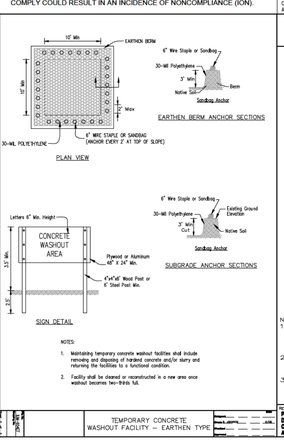
CONCRETE WASH-OUT NOTE:
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER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

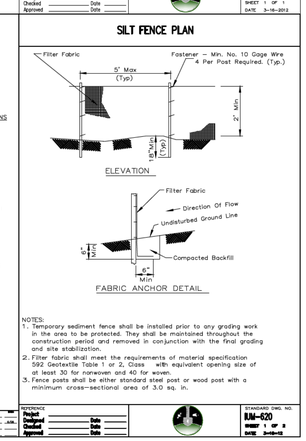


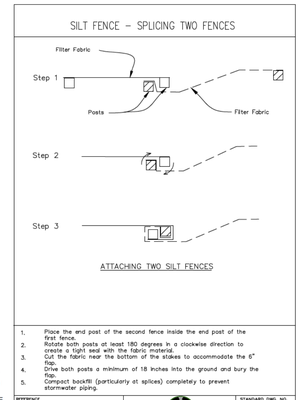
OUTFALL – INFILTRATION TRENCH DETAIL
N.T.S.











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

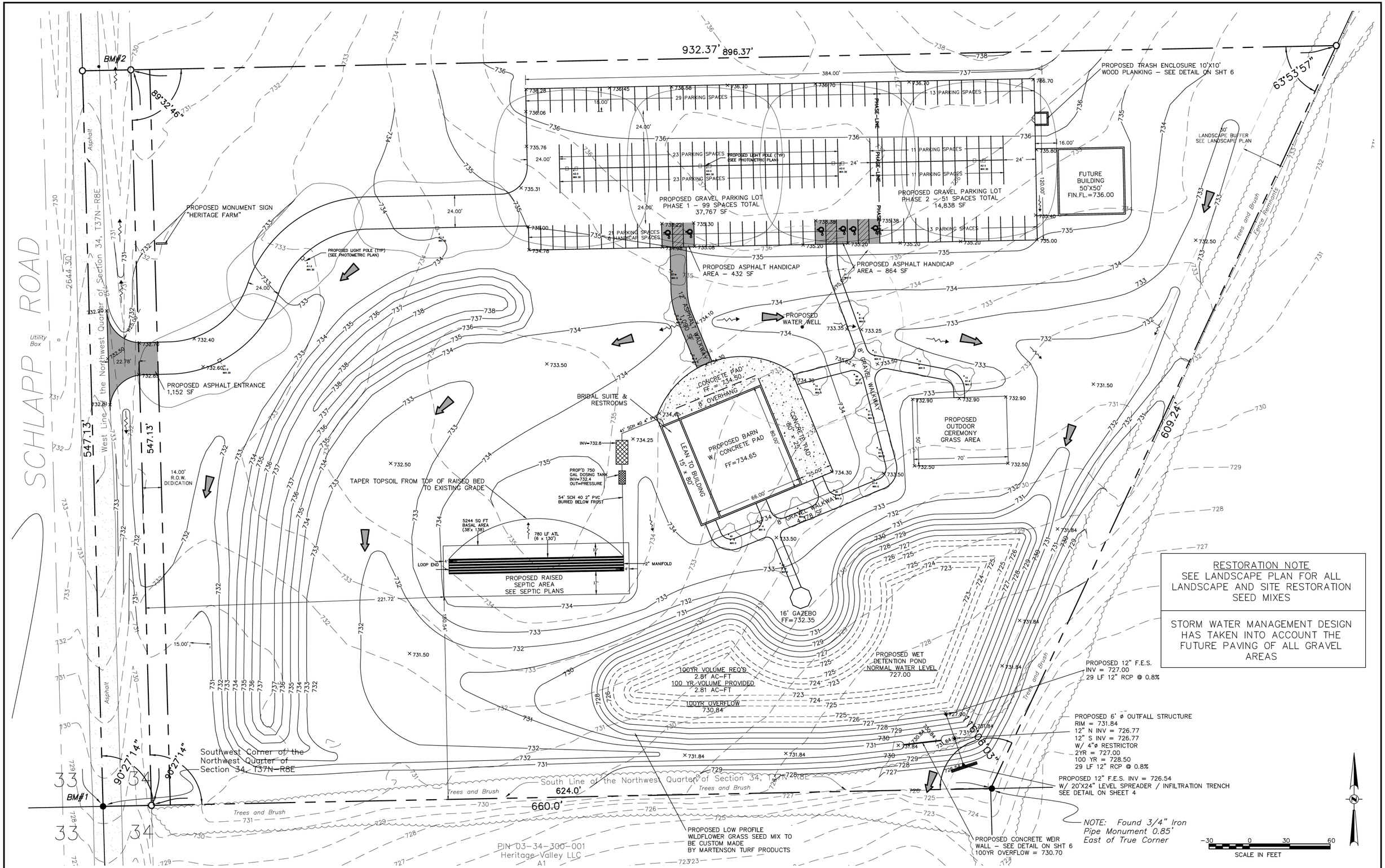
REVISIONS

NO.	DATE	NOTES
1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 22 533 01
SCALE: NTS
DATE: JUNE 14, 2022
SHEET NO. 4 OF 6 SHEETS



RESTORATION NOTE
SEE LANDSCAPE PLAN FOR ALL LANDSCAPE AND SITE RESTORATION SEED MIXES

STORM WATER MANAGEMENT DESIGN HAS TAKEN INTO ACCOUNT THE FUTURE PAVING OF ALL GRAVEL AREAS

TEBRUGGE ENGINEERING
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PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
CIVIL SITE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 5 OF 6 SHEETS

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 THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR 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 TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 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

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 RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-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.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL 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 SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK 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 TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

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 THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

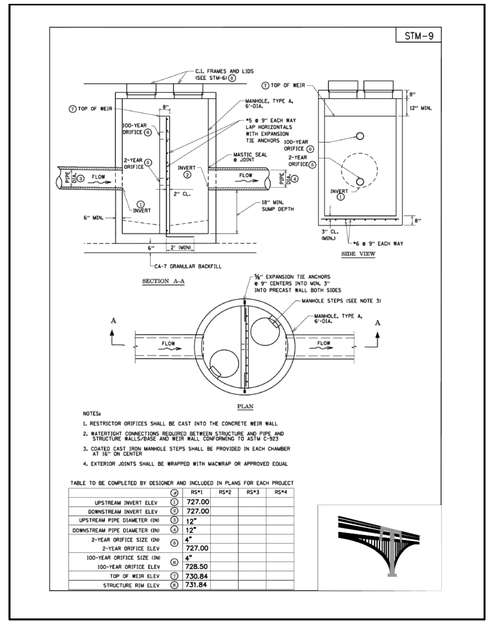
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

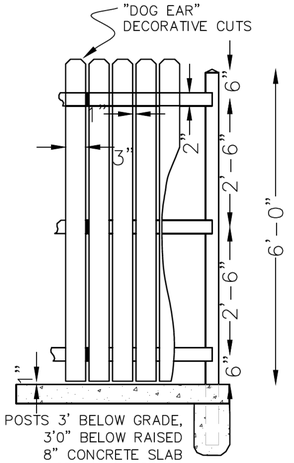
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

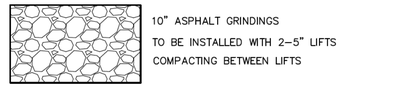
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

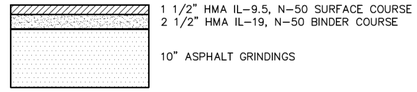




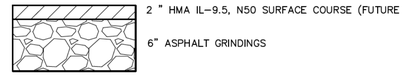
WOOD FENCING DETAIL
N.T.S.



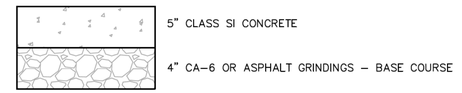
TYPICAL GRAVEL PAVEMENT DETAIL



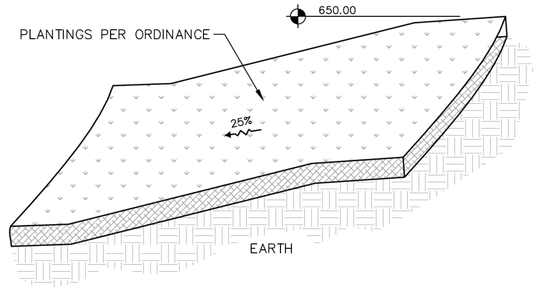
TYPICAL PAVEMENT DETAIL

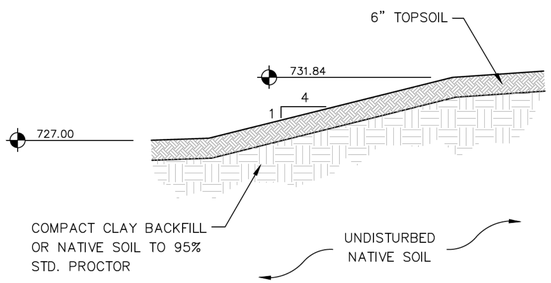


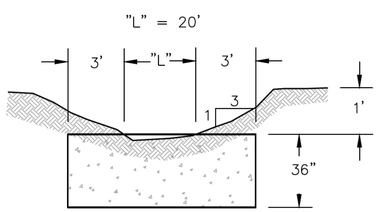
TYPICAL WALKWAY DETAIL
N.T.S.



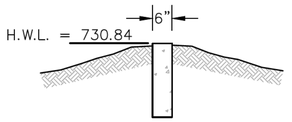
TYPICAL CONCRETE PAVEMENT DETAIL







FRONT VIEW



SIDE VIEW

NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.

TEBRUGGE ENGINEERING	TITLE: DETENTION POND CROSS SETION	DATE:	10/10/06
		DATE:	
		DATE:	
		DATE:	

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM - BANQUET CENTER
GENERAL NOTES & DETAILS

PROJECT NO.	22 533 01
SCALE:	NTS
DATE:	JUNE 14, 2022

SHEET NO. 6 OF 6 SHEETS

Kendall County Soil & Water Conservation District

July 22, 2022

New Horizon Drywall Co.
Attn: Lydia Ramirez
[redacted]

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 Unit	Small Commercial Buildings	Onsite Conventional Septic Systems	Shallow Excavations	Lawns & 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.
  - 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 Hydric Inclusions Likely	Prime Farmland
145B	Moderately Well Drained	C	Non-Hydric	Prime Farmland
145B2	Moderately Well Drained	C	Non-Hydric	Prime Farmland
145C2	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide 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 300-point 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)
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

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)	10

	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**109**

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
0-200	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.

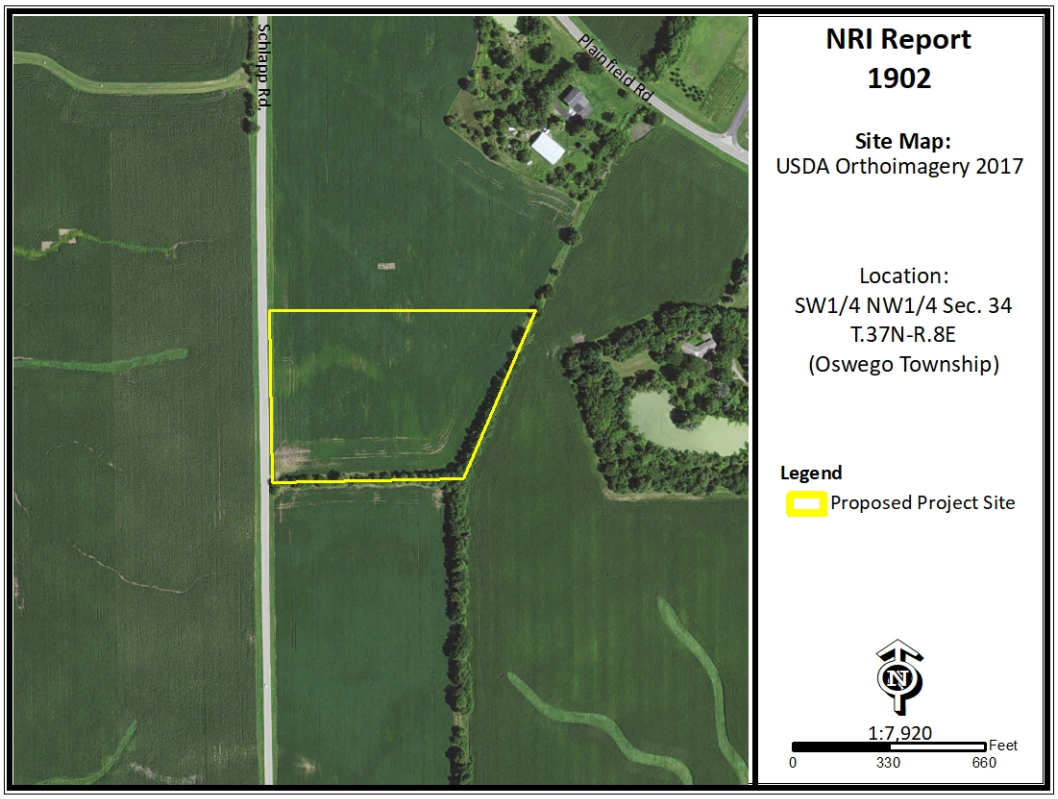
Sincerely,

[redacted]

Alyse Olson
Resource Conservationist

Enclosure

NATURAL RESOURCE INFORMATION (NRI) REPORT: 1902



January 2019

Petitioner: Stuart Weihler
Contact: Attorney Daniel J. Kramer

Prepared by:

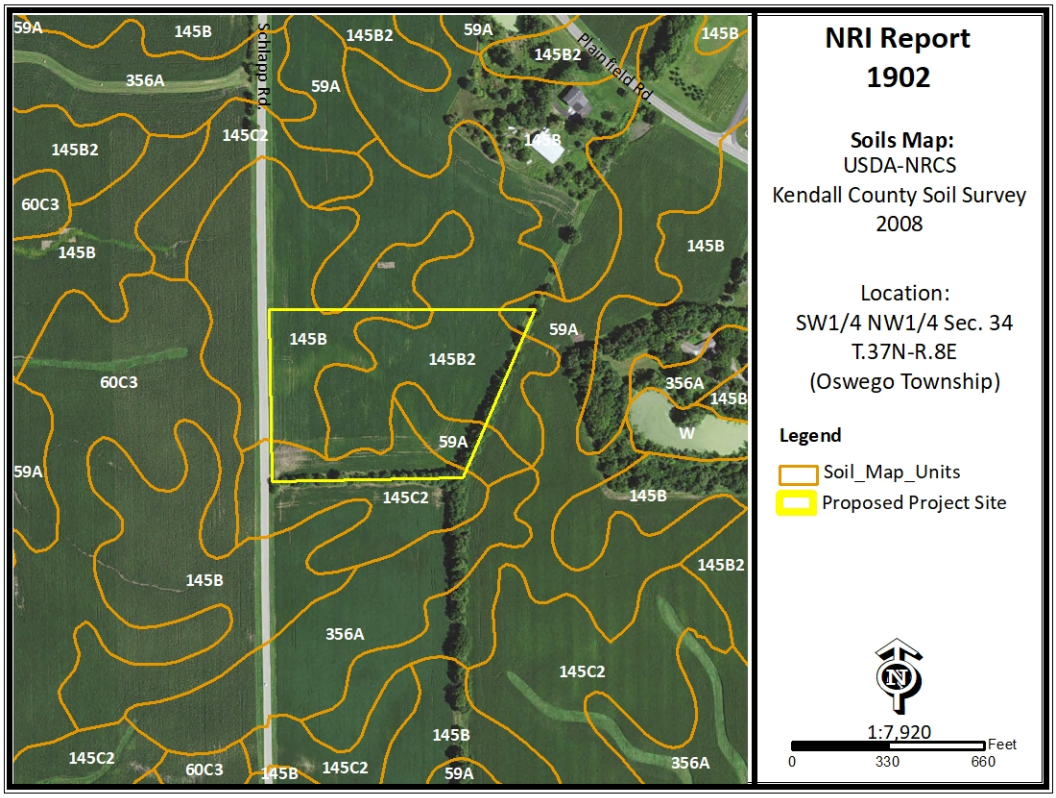
Kendall County Soil & Water Conservation District
7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

1902 **Executive Summary** **January 2019**

Petitioner: Stuart Weihler
Contact Person: Attorney Daniel J. Kramer
County or Municipality the petition is filled with: Kendall County
Location of Parcel: SW¼ NW¼ 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:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
59A	Lisbon silt loam, 0-2% slopes	Somewhat poorly drained	C/D	Non-hydric Hydric Inclusions Likely	Prime Farmland
145B	Saybrook silt loam, 2-5% slopes	Moderately well drained	C	Non-hydric	Prime Farmland
145B2	Saybrook silt loam, 2-5% slopes, eroded	Moderately well drained	C	Non-hydric	Prime Farmland
145C2	Saybrook silt loam, 5-10% slopes, eroded	Moderately well drained	C	Non-hydric	Farmland of Statewide Importance

Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils: A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units 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).

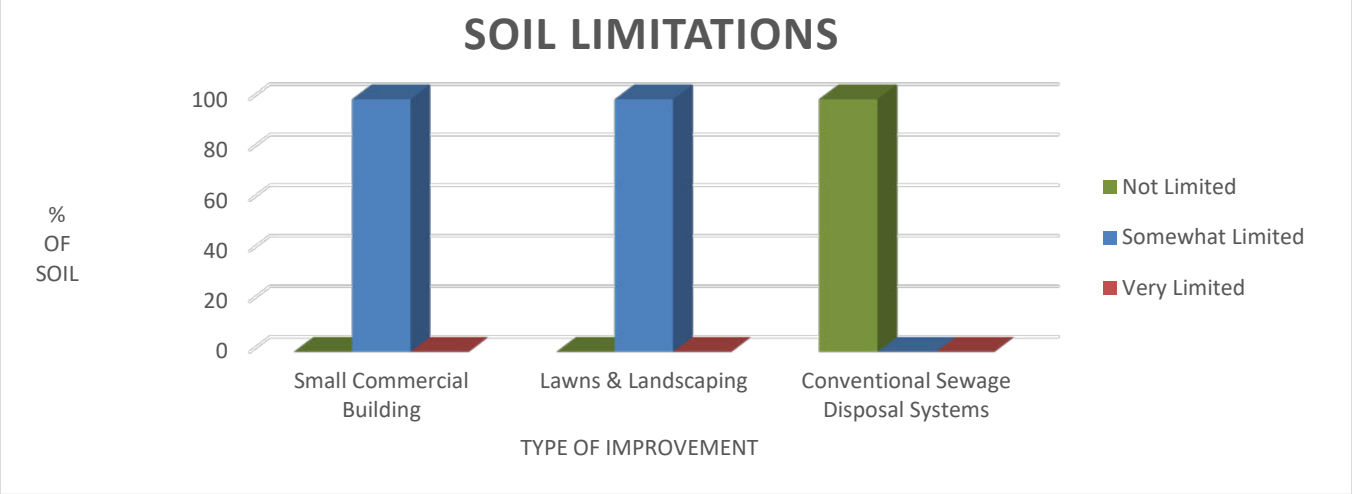
Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, 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.

Soil Limitations: 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 on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630)553-9100 ext. 8026).



Kendall County Land Evaluation and Site Assessment (LESA):

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

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
  - ✓ The Land Evaluation score for this site is 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.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: The parcel is not located within the floodplain.

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

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner 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 (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]
Chair Signature

02/11/2019
Date

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	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/**County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

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

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PURPOSE AND INTENT

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:

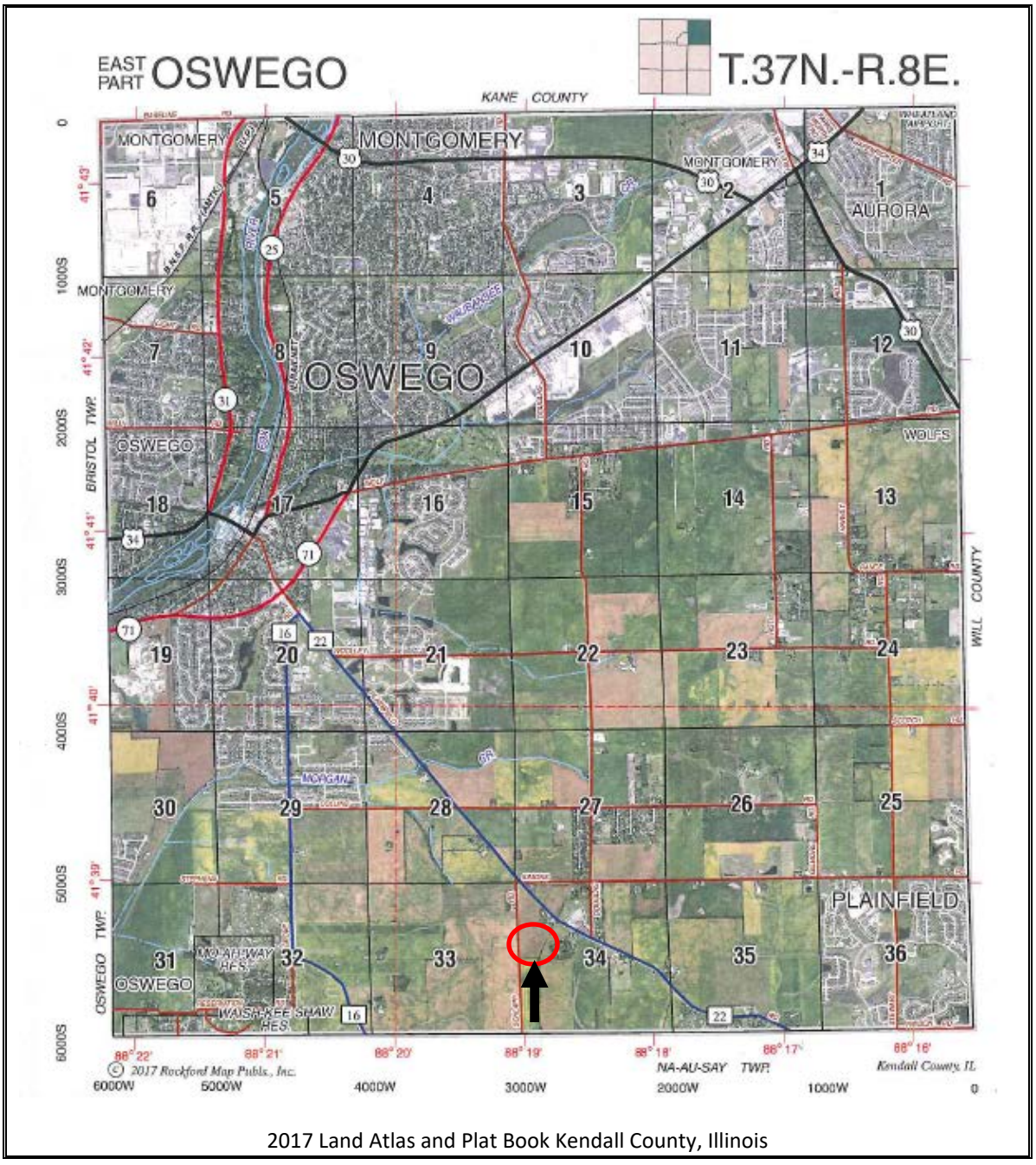
Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
FAX: (630) 553-7442
E-mail: Megan.Andrews@il.nacdnet.net

PARCEL LOCATION

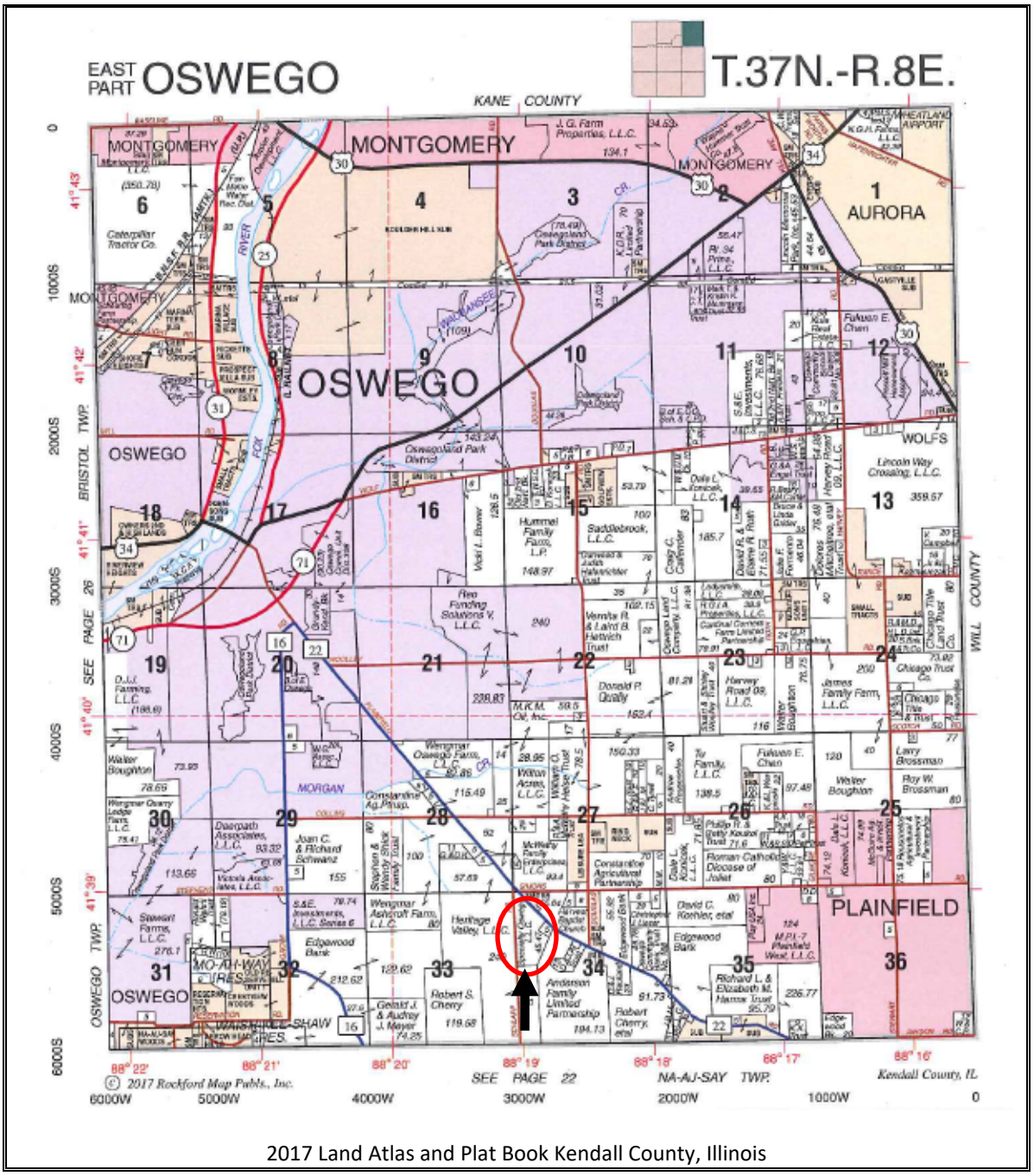
Location Map for Natural Resources Information Report # 1902

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.

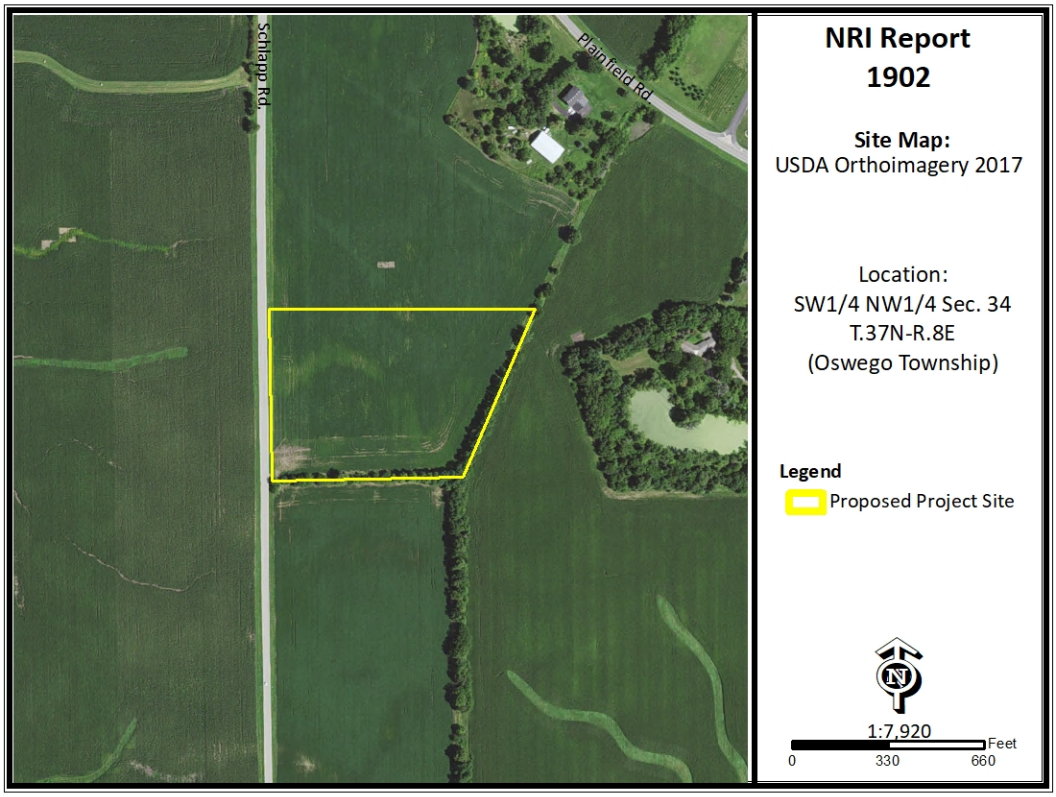
Figure 1: 2017 Plat Map and 2017 Aerial Map with NRI Site Boundary



2017 Land Atlas and Plat Book Kendall County, Illinois



2017 Land Atlas and Plat Book Kendall County, Illinois



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 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

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

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

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

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

Biological Resources Concerning the Subject Parcel

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

Office maps indicate that ecologically sensitive 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

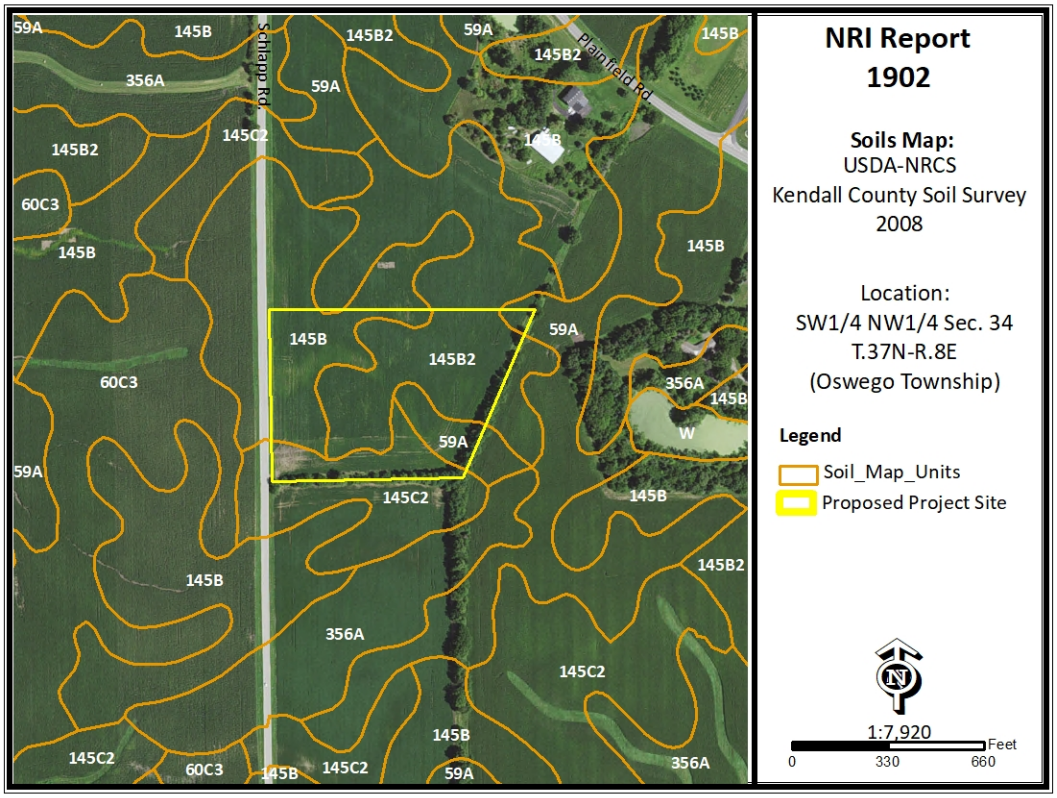


Table 1: Soil Map Unit Descriptions

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

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

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.

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

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

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

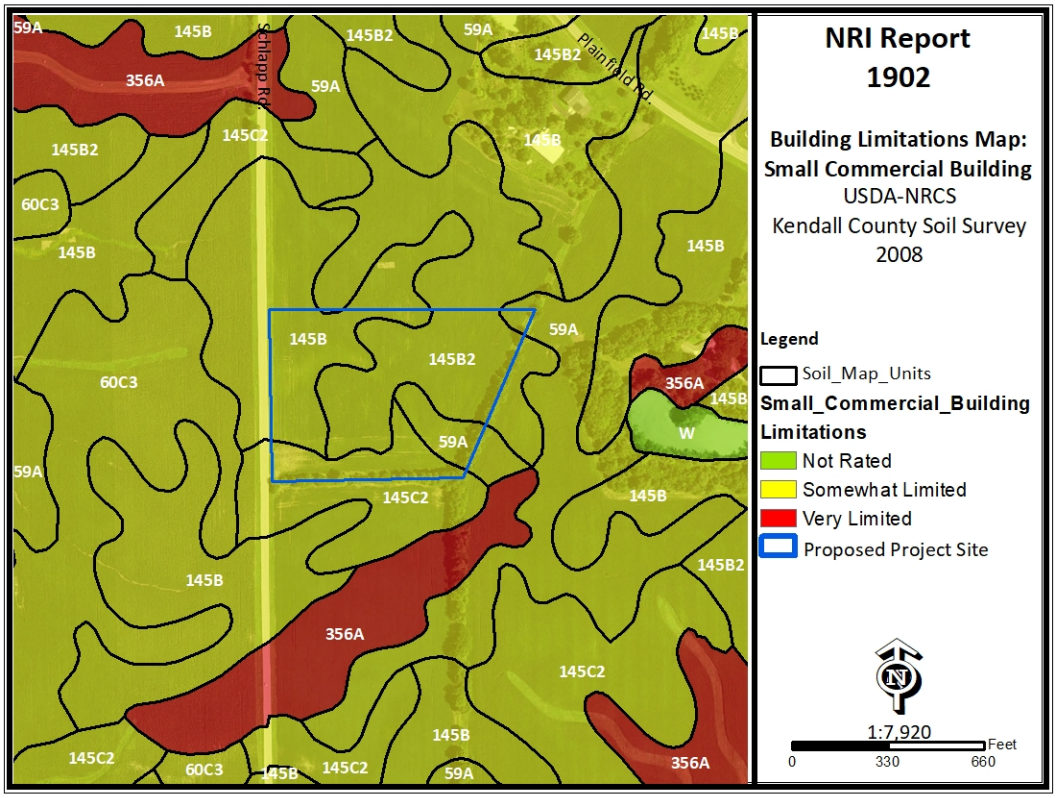


Figure 3b: Map of Building Limitations – Shallow Excavation

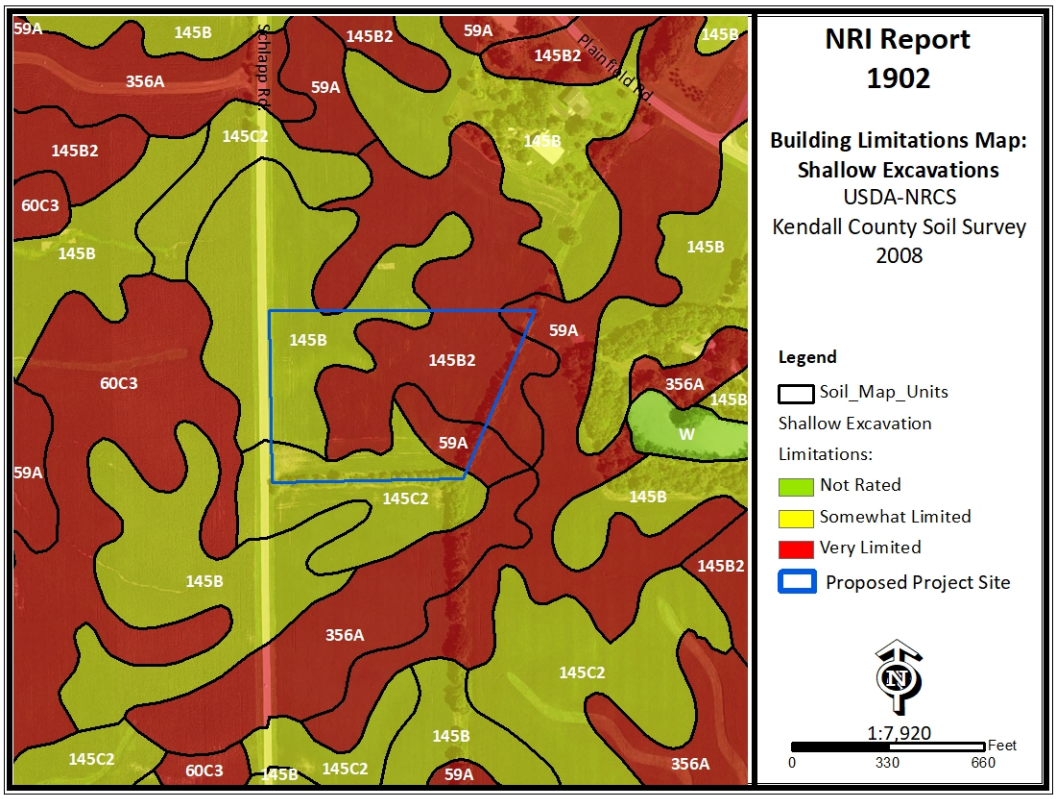
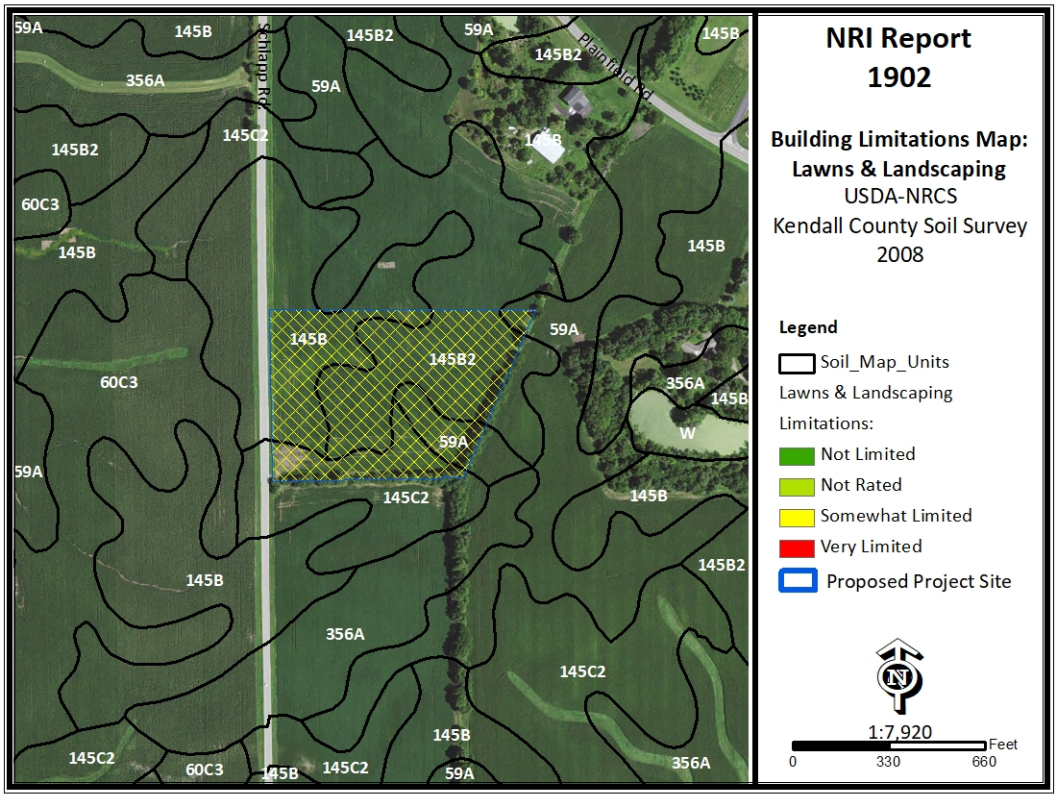


Figure 3d: Map of Building Limitations – Lawns/Landscaping



SOIL WATER FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).
Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
59A	C/D	Low	January - May Upper Limit: 1.0'-2.0' Lower Limit: 2.0'-4.0'	January - May Surface Water Depth & Duration: - Frequency: None	January - May None
145B	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8'	February - April Surface Water Depth & Duration: -- Frequency: None	February - April None
145B2	C	Low	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8'	February - April Surface Water Depth & Duration: -- Frequency: None	February - April None
145C2	C	Medium	February - April Upper Limit: 2.0'-3.5' Lower Limit: 2.2'-3.8'	February - April Surface Water Depth & Duration: -- Frequency: None	February - April 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

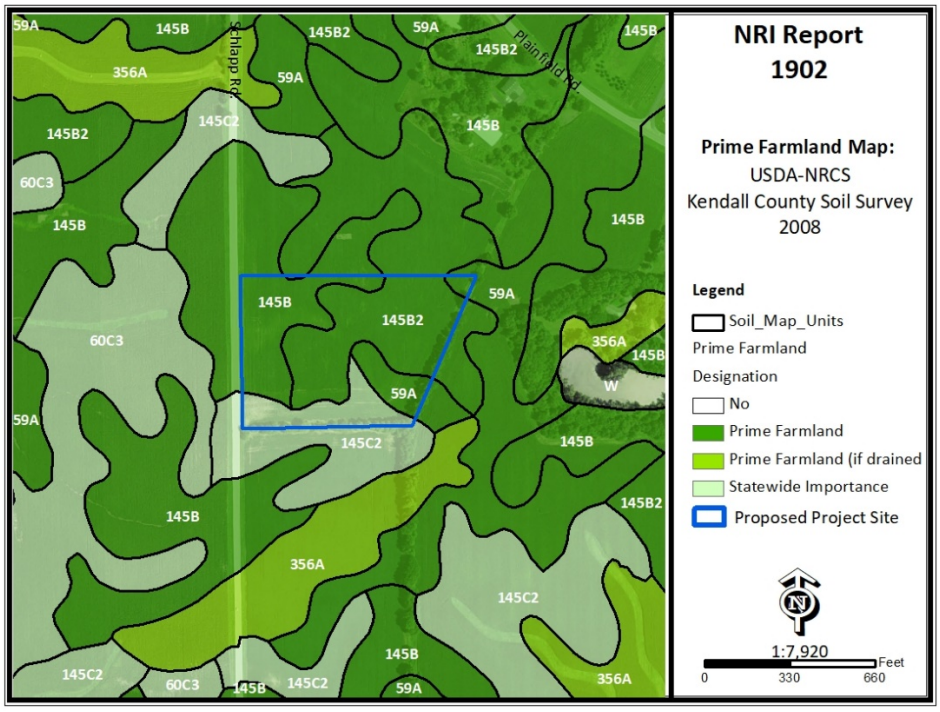
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

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

Table 5: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
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 municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	10
	2. Availability of public water system. (10-8-6-0)	10
	3. Transportation systems. (15-7-0)	7

	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
201-225	Medium
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 stress that the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

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

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

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.
Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

This parcel is located on topography (**slopes 0 to 10%**) involving high and low areas (**elevation is approximately 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

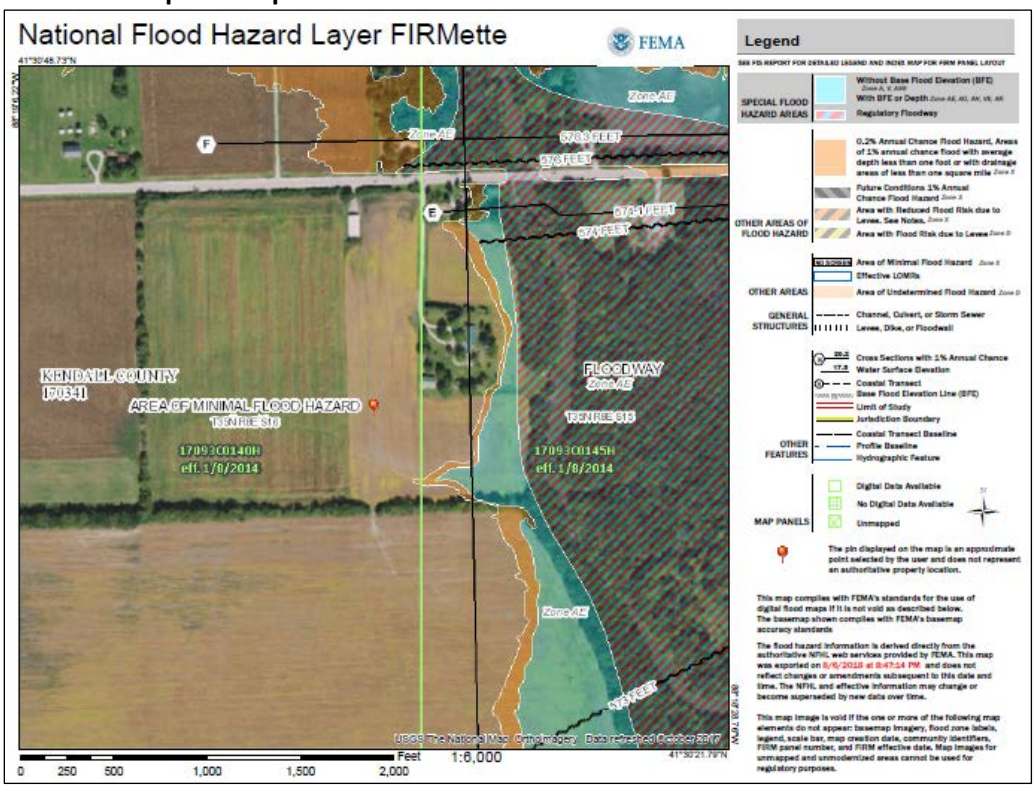
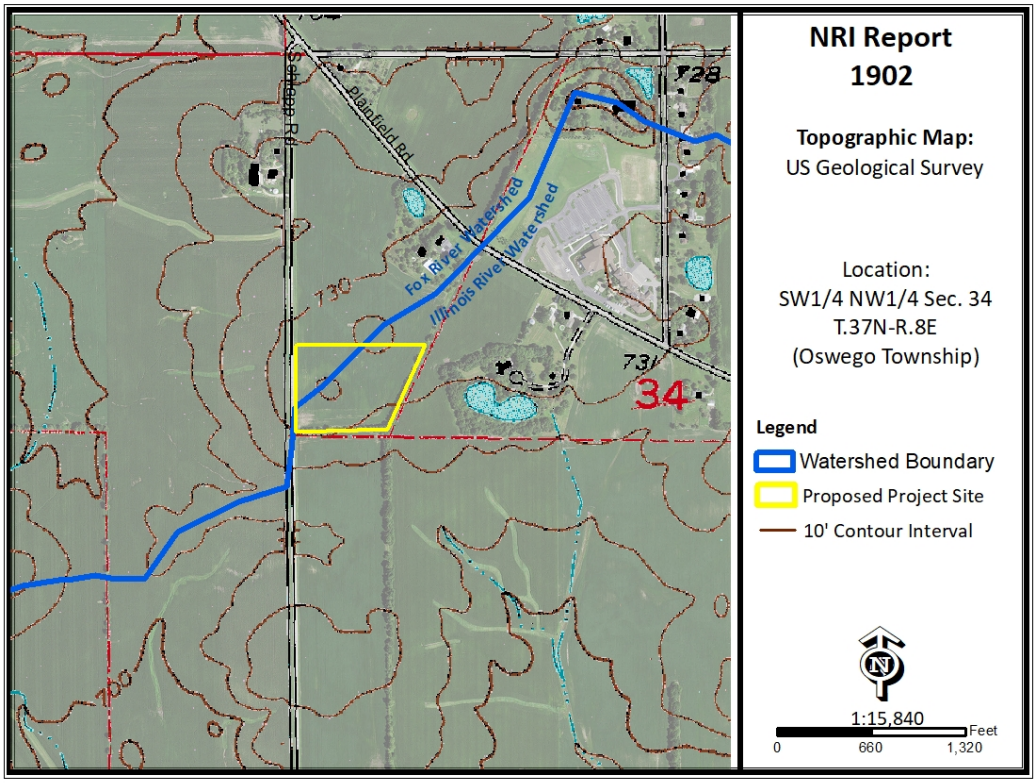


Figure 6: USGS Topographic Map



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.

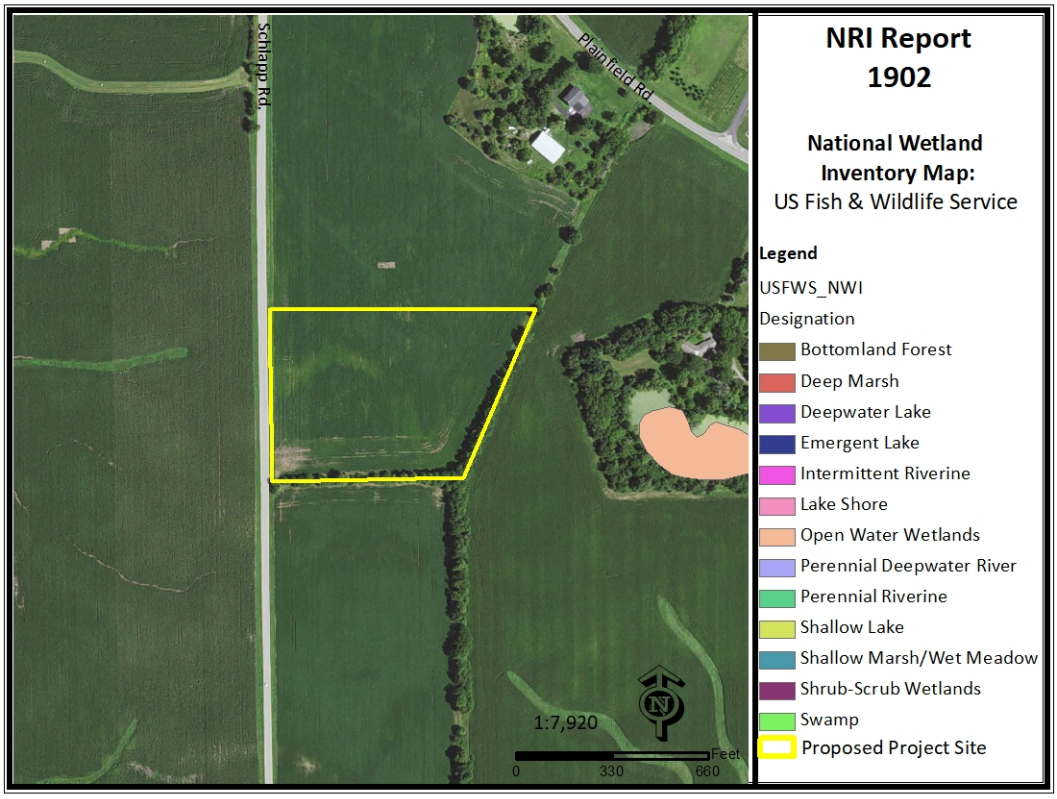
This parcel is located within both the **Illinois River Watershed (Aux Sable Creek Subwatershed) and Fox River Watershed (Morgan Creek Subwatershed).**

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

Figure7: Wetland Map – USFWS National Wetland Inventory



Office maps indicate that wetlands **are not** present on the parcel in question (PIQ).

Importance of Wetland Information

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

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

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

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

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

Hydric Soils

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

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

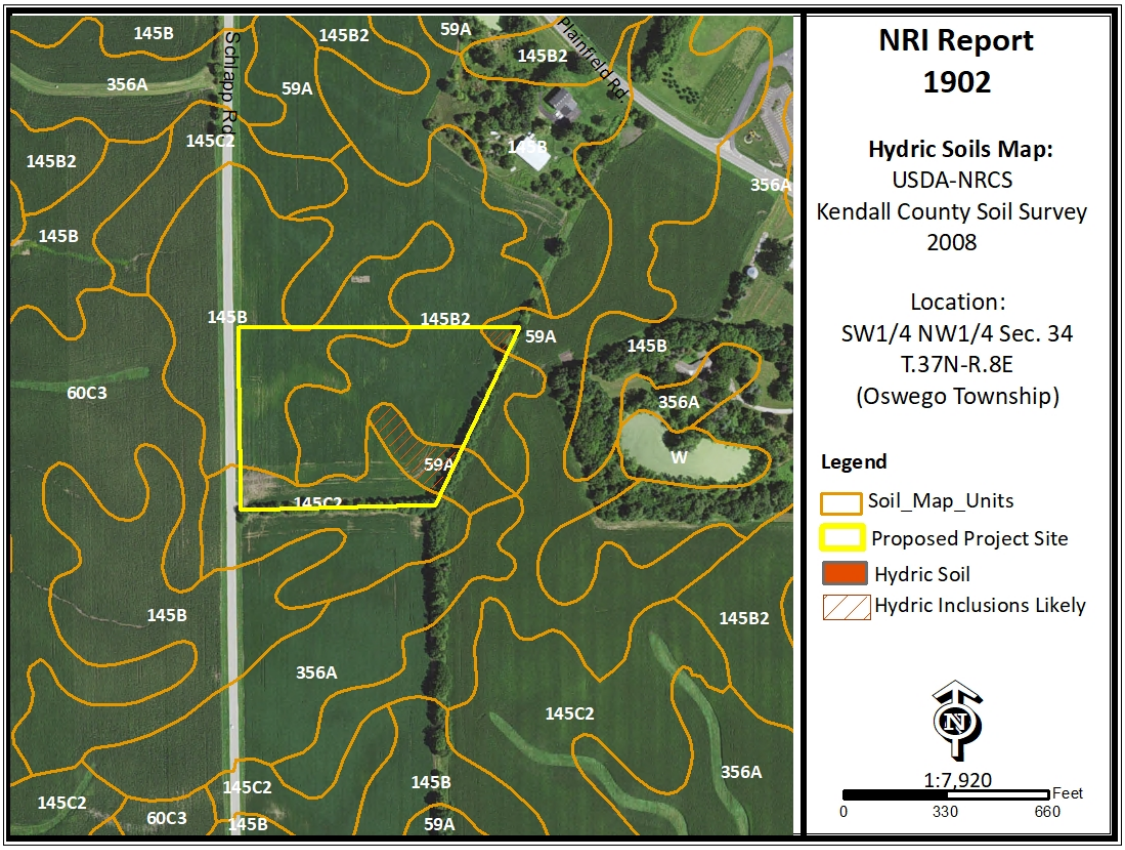
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain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

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage .

Table 7: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
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 BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PALUSTRINE - Name given to inland fresh water wetlands.

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

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

PIQ - Parcel in question

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

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

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

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

Land Evaluation and Site Assessment System. 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.

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

Illinois Urban Manuel. Association of Illinois Soil & Water Conservation Districts, 2016

Kendall County Land Atlas and Plat Book. 19th Edition, 2014.

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

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

Geologic Road Map of Illinois. 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)

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

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.

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-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 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.

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

1. Utilize Bulletin 75 rainfall data in the analysis.

Civil Site Plan

1. Provide a section and/or spot elevations at the west end of the swale directing runoff around the septic area.
2. 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).
4. 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

1. Depict a bioswale cross section that depicts amended soil to promote infiltration.

WBK Engineering, LLC
WBKEngineering.com
Part of the Mno-Bmadsen Family

St. Charles Office
116 West Main Street, Suite 201
St. Charles, IL 60174
630.443.7755

Aurora Office
8 East Galena Boulevard, Suite 402
Aurora, IL 60506
630.701.2245

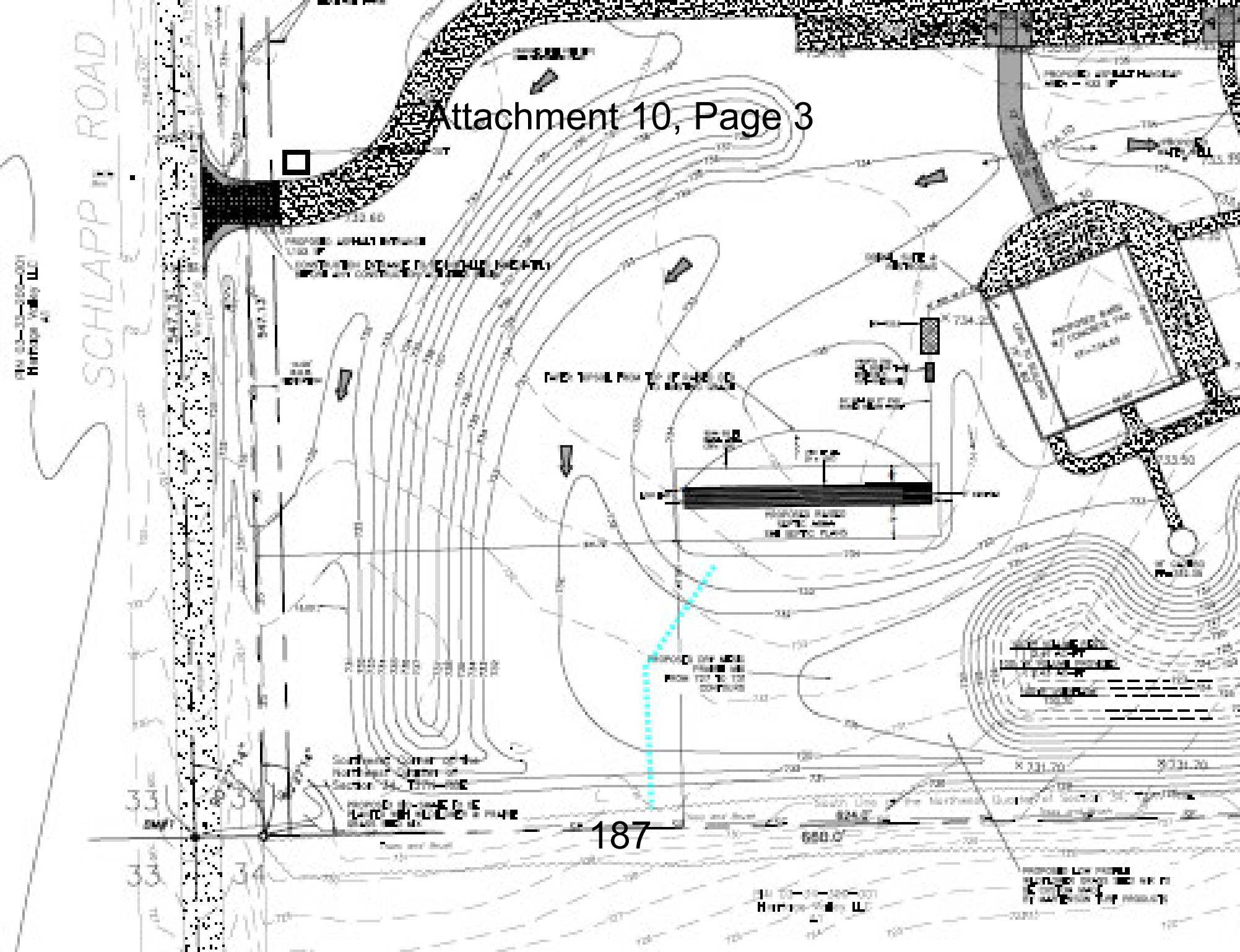
The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions or comments, please contact us at (630) 443-7755.

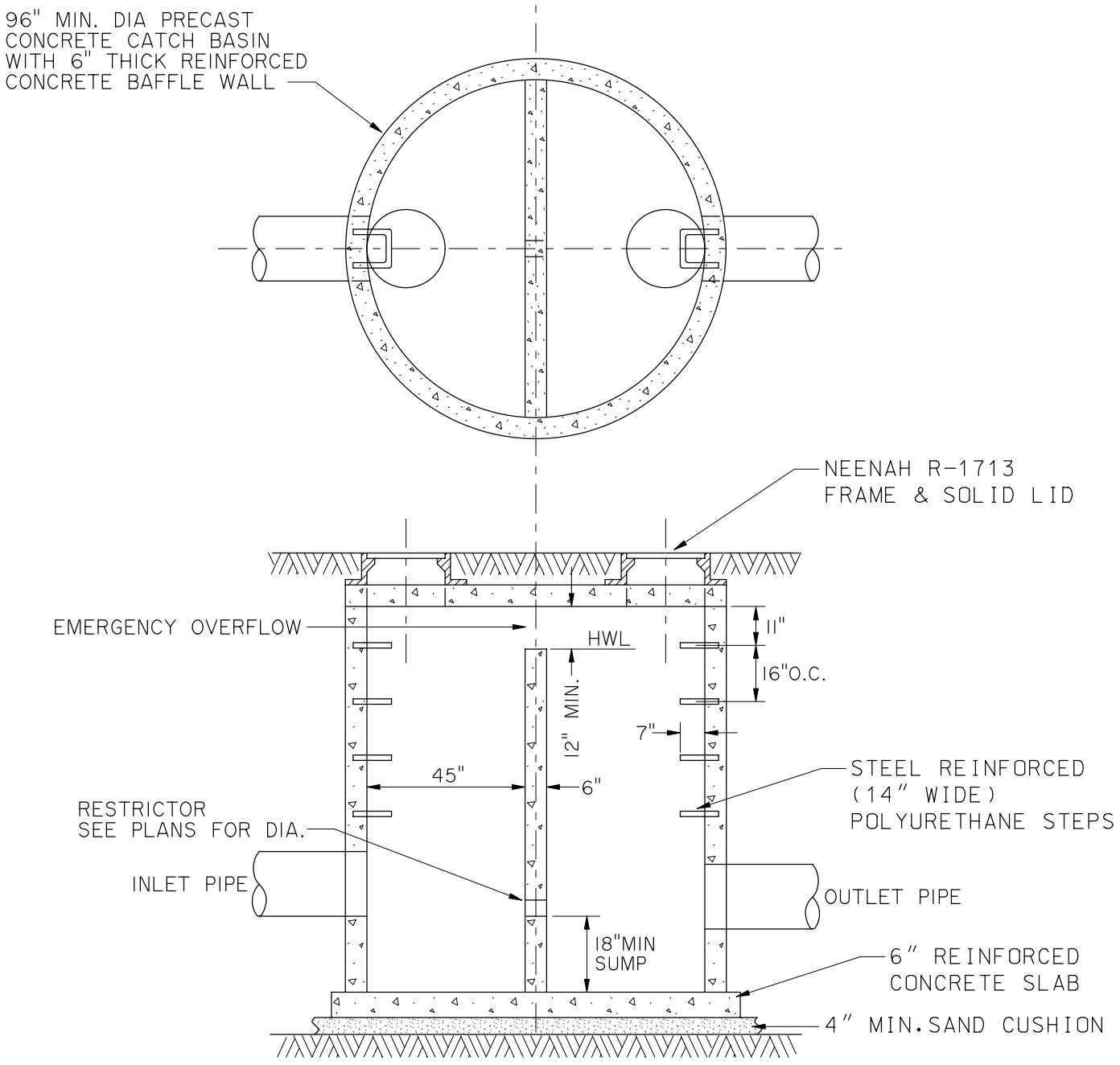
Sincerely,

[redacted]

Greg Chismark, P.E.
Municipal Practice Principal
WBK Engineering LLC


SCHLAPP ROAD

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

188 DATE: 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.

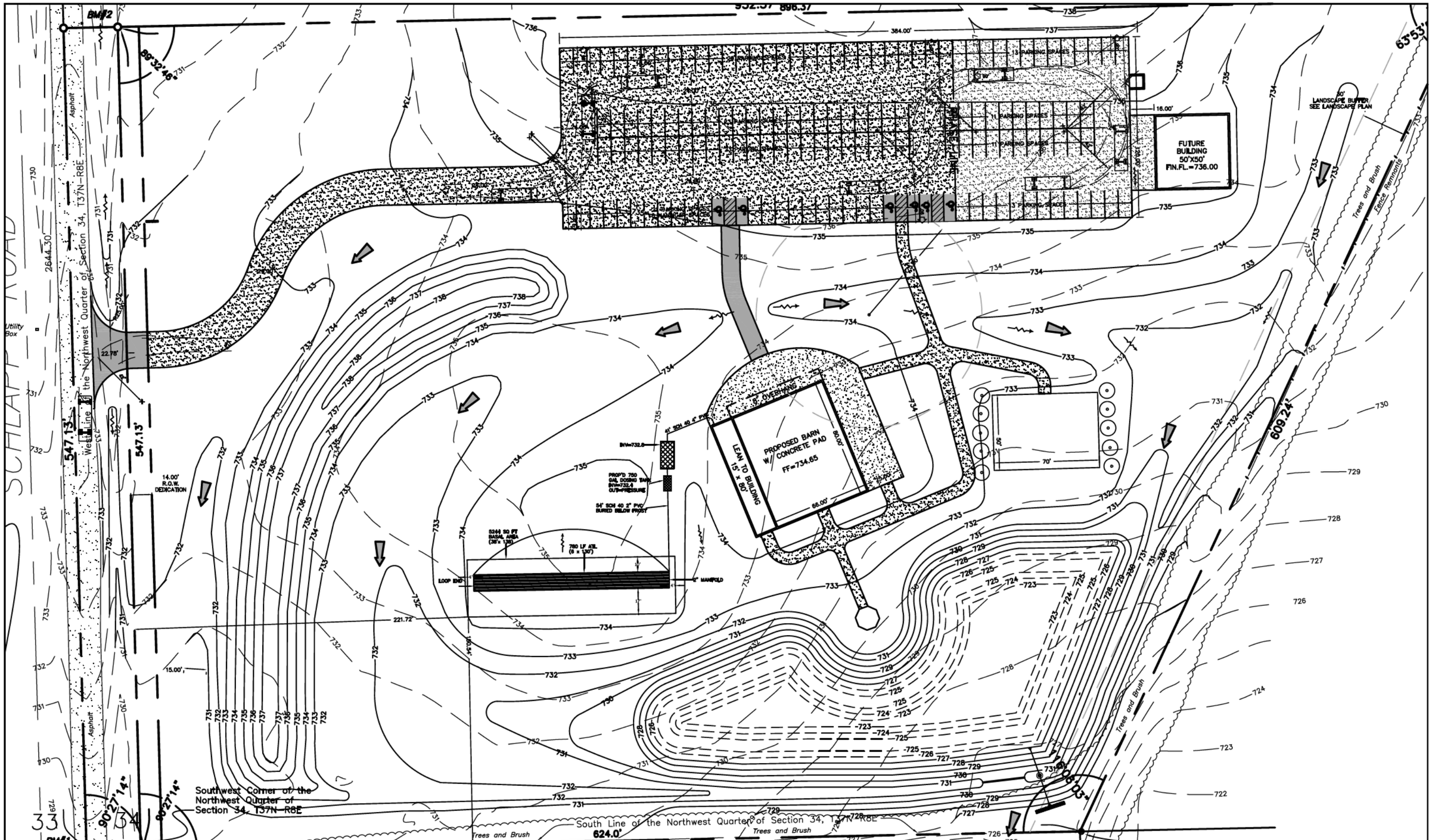
If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering

[redacted]

John Tebrugge



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

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM BANQUET CENTER
FIRE PLAN

PROJECT NO.	22 533 01
SCALE:	1" = 60'
DATE:	08/02/22
SHEET NO.	1
	OF 1 SHEETS

Matt Asselmeier

From: Alec Keenum <akeenum@oswegofire.com>
Sent: Thursday, August 4, 2022 12:08 PM
To: Matt Asselmeier
Cc: FireChief; Scott Koeppel; Scott Gengler
Subject: RE: [External]Heritage Farms Revised Plans
Attachments: Truck Turning Reqs and Autoturn.pdf

Hi Matt....

I cant 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,

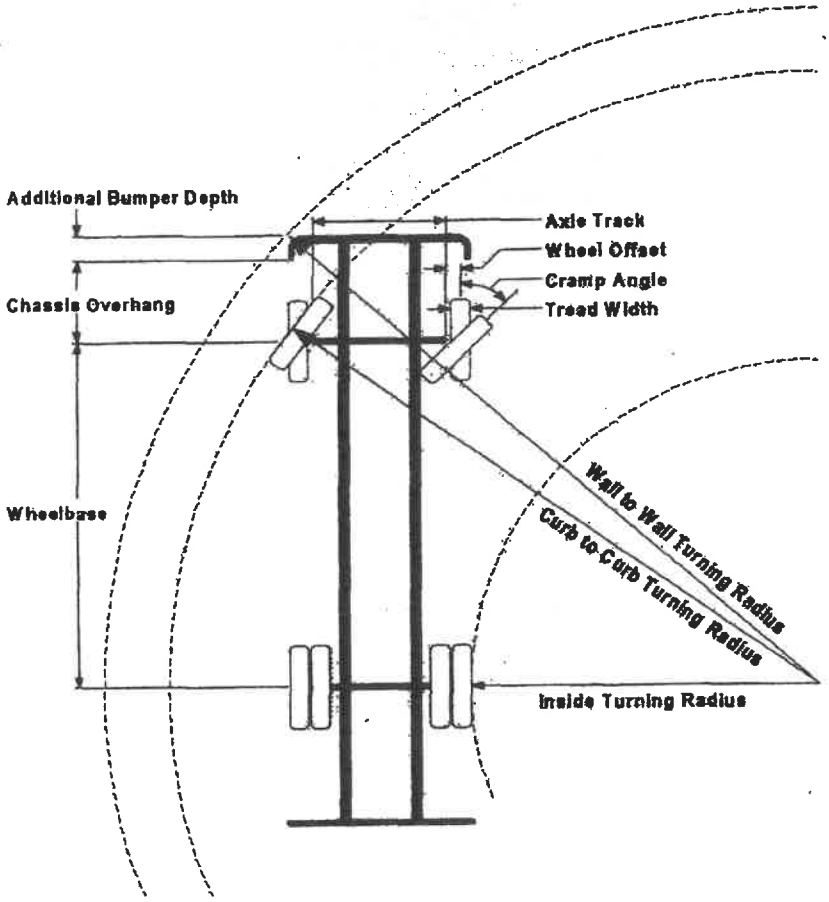
Matthew H. Asselmeier, AICP, CFM
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

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



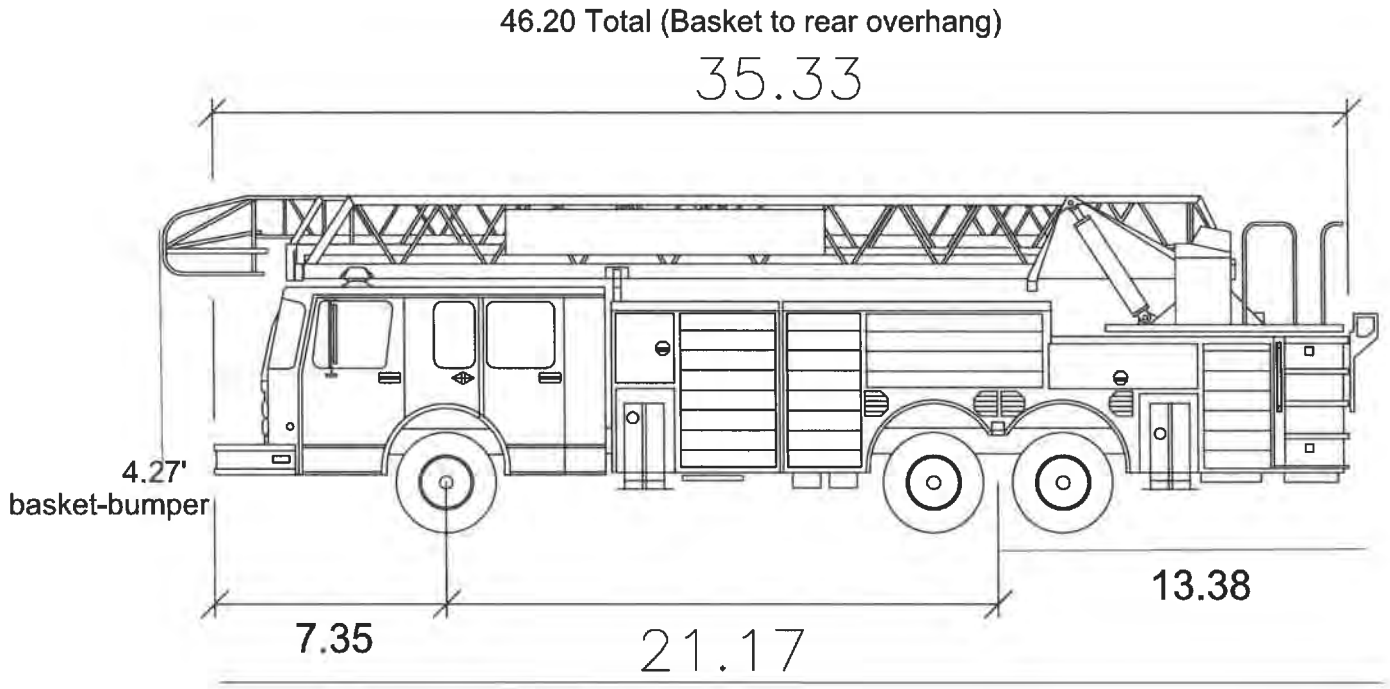
Parameters:

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:	36 ft. 3 in.
Wall to Wall:	44 ft. 7 in.

Comments:



Oswego Fire Truck

	feet
Width	: 8.73
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 35.1

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.

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

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

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.

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
August 29, 2022 – 7:00 p.m.

CALL TO ORDER
Vice Chairman Tom LeCuyer called the Zoning Board of Appeals meeting to order at 7:00 p.m.

ROLL CALL:
Members Present: Scott Cherry, Cliff Fox, Tom LeCuyer, Jillian Prodehl, Dick Thompson, and Dick Whitfield
Members Absent: Randy Mohr
Staff Present: Matthew Asselmeier, AICP, CFM, Senior Planner
Others Present: Sunny Simon, Yonia Nyamle, Lydia Ramirez, and Abacuc Rodriguez

PETITIONS
Vice Chairman LeCuyer swore in Sunny Simon, Yonia Nyamle, Lydia Ramirez, and Abacuc Rodriguez.

The Zoning Board of Appeals started their review of Petition 22-16 at 7:09 p.m.

Petition 22 – 16 – Lydia Ramirez

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

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, revised 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.

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-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 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.

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 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 seven (7) in favor and zero (0) in opposition with two (2) members absent. The minutes of the meeting were 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.

Member Fox asked who issues the stormwater management permit. Mr. Asselmeier responded the County at the recommendation of WBK Engineering.

Member Prodehl asked if the maximum occupancy changed. Mr. Asselmeier responded the Petitioners were not requesting a change to the maximum occupancy.

Member Cherry asked about noise regulations. Mr. Asselmeier read the noise regulations, hours of operation, and buffering requirements already in the existing special use permit.

Vice Chairman LeCuyer opened the public hearing at 7:20 p.m.

Mr. Asselmeier asked if the Petitioners were agreeable to closing the venue at 10:00 p.m. on weekdays. The Petitioner was not agreeable to changing the hours of operation.

Member Cherry primary concern was noise.

Member Cherry asked about lighting. Mr. Asselmeier read the lighting requirements.

The building would be insulated.

The space would host weddings and other events inside the space.

Member Cherry about the retention pond. The pond is not supposed to overflow and the pond is deeper than originally proposed.

The entertainment would include disco jockeys and bands.

Mr. Asselmeier explained the process for enforcing the noise regulations.

Member Cherry asked if he would hear the venue a quarter (1/4) mile away. Mr. Asselmeier responded that Member Cherry might hear something at that distance, but it should not be louder than talking. Member Prodehl noted that neighbors around her facility cannot hear noise; she felt noise would be minimal because of insulation; she has the same restrictions as the subject property.

Vice Chairman LeCuyer closed the public hearing at 7:26 p.m.

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

The votes were as follows:
Ayes (5): Fox, LeCuyer, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (1): Cherry
Absent (1): Mohr

The motion passed.

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

The votes were as follows:
Ayes (5): Fox, LeCuyer, Prodehl, Thompson, and Whitfield
Nays (0): None
Abstain (1): Cherry
Absent (1): Mohr

The motion passed.

The proposal will go to the Planning, Building and Zoning Committee on September 12, 2022.

The Zoning Board of Appeals completed their review of Petition 22-16 at 7:28 p.m.

PUBLIC COMMENTS

Mr. Asselmeier reported that for the next hearing/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.

ADJOURNMENT OF THE ZONING BOARD OF APPEALS

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

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

The Zoning Board of Appeals meeting adjourned at 7:38 p.m.

The next regularly scheduled hearing/meeting will be on October 3, 2022.

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

Exhibits

1. Memo on Petition 22-16 Dated August 25, 2022
2. Certificate of Publication for Petition 22-16 (Not Included with Report but on file in Planning, Building and Zoning Office)

KENDALL COUNTY
ZONING BOARD OF APPEALS
AUGUST 29, 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.

NAME	ADDRESS	SIGNATURE
Lydia Ramrez	[redacted]	

State of Illinois
County of Kendall

Zoning Petition
#22-16

ORDINANCE NUMBER 2022-_____

GRANTING MAJOR AMENDMENTS TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2019-3 ON PROPERTY LOCATED IN THE 5100 BLOCK OF SCHLAPP ROAD ON THE EAST SIDE OF SCHLAPP ROAD APPROXIMATELY 0.48 MILES SOUTH OF PLAINFIELD ROAD AND IDENTIFIED BY PARCEL IDENTIFICATION NUMBER 03-34-100-027 IN OSWEGO TOWNSHIP

WHEREAS, 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 amend special use permits and provides the procedure through which special use permits are granted and amended; and

WHEREAS, 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: 03-34-100-027) 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

WHEREAS, on February 19, 2019, the Kendall County Board approved Ordinance 2019-3 which granted a special use permit for a banquet facility with conditions at the subject property; and

WHEREAS, Condition 2.A of Ordinance 2019-3 required the site be developed substantially in conformance to a site plan, landscaping plan, and lighting plan; and

WHEREAS, the subject property is currently owned by Lydia Ramirez and shall hereinafter be referred to as "Petitioner"; and

WHEREAS, on or about July 18, 2022, Petitioner's representative filed a petition for major amendments to the special use permit granted by Ordinance 2019-3 by removing and replacing the site plan, landscaping plan, and photometric plan with different versions of these documents; and

WHEREAS, following due and proper notice by publication in the Aurora Beacon on August 12, 2022, the Kendall County Zoning Board of Appeals conducted a public hearing on August 29, 2022, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner's representative presented evidence, testimony, and exhibits in support of the requested major amendment to an existing special use permit and zero members of the public testified in favor or in opposition; and

WHEREAS, 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 major amendment to an existing special use permit with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 29, 2022, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, 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/denial/neutral** of the requested major amendment to an existing special use permit **with conditions**; and

WHEREAS, 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

WHEREAS, 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; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, 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 major amendments to an existing special use permit allowing the operation of a banquet facility on the subject property subject to the following conditions:

   A. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: "The site shall be developed substantially in accordance with the site plan and landscaping plan attached hereto as Exhibit C, photometric plan attached hereto as Exhibit D, engineering plans attached hereto as Exhibit E, and auto turning exhibit attached hereto as Exhibit F. The wall to wall specs shall be forty-four feet seven inches (44' 7"). 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."

   B. Installation of the vegetation shown in the landscaping plan attached hereto as Exhibit C 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.

   C. 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.

   D. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.

   E. 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.

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

3. 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.

State of Illinois
County of Kendall

Zoning Petition
#22-16

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 20th day of September, 2022.

Attest:

_____	_____
Kendall County Clerk	Kendall County Board Chairman
Debbie Gillette	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 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

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 29, 2022 by a vote of five (5) in favor and zero (0) in opposition; Member Cherry abstained and Chairman Mohr was absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

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
Approval subject to the following conditions and restrictions:

1. The special use shall be restricted to the unit shown as 67 Boulder Pass in the site plan. No outdoor services shall be held at the subject property.
2. 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"). 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."
3. 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.

4. 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.
5. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.
6. 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.
7. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

SCHLAPP ROAD

BM#2

932.37'

896.37'

89°32'46"

547.13'

547.13'

West Line of the Northwest Quarter of Section 34, T37N-R8E

2644.30

Asphalt

Utility Box

PROPOSED MONUMENT SIGN "HERITAGE FARM"

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PROPOSED ASPHALT ENTRANCE 1,152 SF

PROPOSED GRAVEL PARKING LOT PHASE 1 – 99 SPACES TOTAL 37,767 SF

PROPOSED LIGHT POLE (TYP) (SEE PHOTOMETRIC PLAN)

PHASE LINE

PROPOSED GRAVEL PARKING LOT PHASE 2 – 51 SPACES TOTAL 14,838 SF

PROPOSED TRASH ENCLOSURE 10'X10' WOOD PLANKING – SEE DETAIL ON SHT 6

FUTURE BUILDING 50'X50' FIN.FL.=736.00

30.00' PLANTED WITH WILD FLOWER & PRAIRIE GRASS

Trees and Brush

Fence Perimeter

63°55'57"

609.24'

PROPOSED ASPHALT HANDICAP AREA – 432 SF

PROPOSED ASPHALT HANDICAP AREA – 864 SF

12' ASPHALT WALKWAY 1,090 SF

PROPOSED WATER WELL

BRIDAL SUITE & RESTROOMS

CONCRETE PAD FF = 734.50

8' OVERHANG

GRAVEL WALKWAY

PROPOSED BARN W/ CONCRETE PAD FF=734.65

LEAN TO BUILDING 15' x 80'

CONCRETE PAD 80' x 25'

PROPOSED OUTDOOR CEREMONY GRASS AREA

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

41' SCH 40 4" PVC

INV=732.8

PROP'D 750 GAL DOSING TANK INV=732.4 OUT=PRESSURE

54' SCH 40 2" PVC BURIED BELOW FROST

TAPER TOPSOIL FROM TOP OF RAISED BED TO EXISTING GRADE

5244 SQ FT BASAL AREA (36' x 138')

780 LF ATL (6 x 130')

LOOP END

2" MANIFOLD

PROPOSED RAISED SEPTIC AREA SEE SEPTIC PLANS

16' GAZEBO FF=732.35

PROPOSED DRY MESIC PRAIRIE MIX FROM 727 TO 731 CONTOURS

100YR VOLUME REQ'D 2.81 AC-FT

100 YR VOLUME PROVIDED 2.81 AC-FT

100YR OVERFLOW 730.84

PROPOSED WET DETENTION POND NORMAL WATER LEVEL 727.00

PROPOSED AREA TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

Southwest Corner of the Northwest Quarter of Section 34, T37N-R8E

90°27'14"

90°27'14"

PROPOSED BIO-SWALE TO BE PLANTED WITH WILDFLOWER & PRAIRIE GRASS SEED MIX

BM#1

South Line of the Northwest Quarter of Section 34, T37N-R8E

624.0'

660.0'

PIN 03-34-300-001
Heritage Valley LLC
A1

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

Simons Road

Plainfield Road

Schlapp Road

Subject Property

Location Map
(Not to Scale)

DEVELOPER:
LYDIA RAMIREZ
[redacted]

PROPERTY LOCATION:
PIN: 03-34-100-027

AREA TO BE REZONED:
9.37 Acres

PRESENT ZONING:
A-1 (Ordinance #99-10 and #99-20) (Unrecorded Documents)

PROPOSED ZONING:
A-1 SU

LANDSCAPING QUANTITIES

- 32 CANOPY TREES
- 16 EVERGREEN TREES
- 5 UNDERSTORY TREES
- 10 ORNAMENTAL TREES
- 126 DECIDUOUS BUSHES

ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

TURF

- WILDFLOWER & PRAIRIE GRASS SEED MIX ~62,286 SF
- DRY MESIC PRAIRIE MIX IN POND ~18,645 SF

SCALE IN FEET: -30, 0, 30, 60

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 1 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
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 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.
C. MULCH
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 REGULARLY.
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 GUARANTEE

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:
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.
C. SEED:
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 PREPARATION

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 CONDIOTION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING OR SODDING.
D. TIME OF PLANTING:
1. EVERGREEN MATERIAL; PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 2ND AND NOVEMBER 1ST OR IN SPRING BEFORE NEW GROWTH BEGINS
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;
1. SEED IMMEDIATELY AFTER PREPARATION OF BED.
2. PERFORM SEEDING OPERATIONS WHEN THE SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 20 MILES PER HOUR VELOCITY.
3. 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 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 INFESTATIONS, AND IMPROPER PRUNING BEFORE WRAPPING.
2. 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.

E. PRUNING:
1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅓ 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

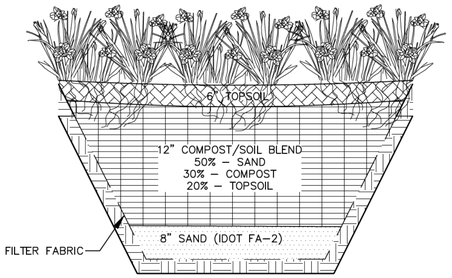
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND 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.

3.06 CLEANING

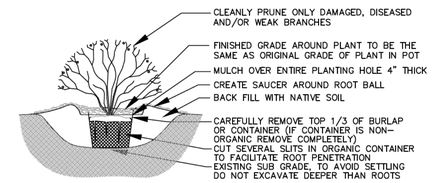
A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITES ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT.

4.01 MISC. NOTES

A. ALL GRADES TO BE ESTABLISHED TO MEET ENGINEERING DRAWINGS BY OTHERS.
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.

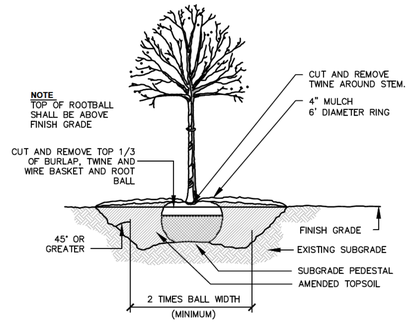


BIO SWALE DETAIL
N.T.S.



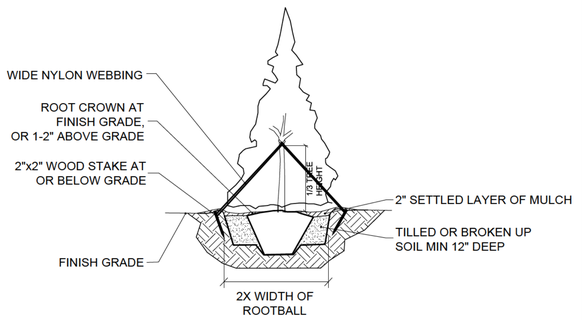
NOTES:
1. WATER THOROUGHLY AFTER INSTALLATION.
2. USE EXISTING SOIL AS BACK FILL IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE

SHRUB DETAIL – CONTAINER OR B&B



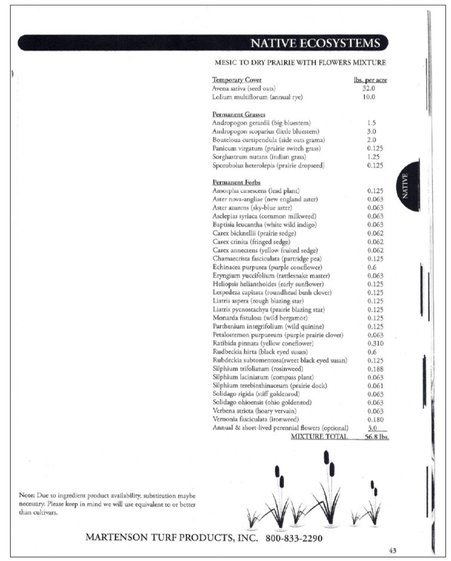
TREE DETAIL
N.T.S.

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



EVERGREEN TREE PLANTING
NOT TO SCALE

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.



NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual rye)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (Little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (Indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Amorpha canescens (lead plant)	0.125
Aster novae-angliae (new england aster)	0.063
Aster oolentangiensis (sky-blue aster)	0.063
Asclepias tuberosa (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex cristata (fringed sedge)	0.062
Carex scoparia (yellow haired sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Helopsis helianthoides (ox-eye sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Penstemmon pupureum (purple prairie clover)	0.063
Rudbeckia pinnata (yellow coneflower)	0.310
Rudbeckia hirta (black eyed susan)	0.6
Rudbeckia subtomentosa(sweet black eyed susan)	0.125
Silphium trifoliatum (rosinweed)	0.188
Silphium laciniatum (compass plant)	0.063
Silphium terebinthinaceum (prairie dock)	0.063
Solidago rigida (stiff goldenrod)	0.063
Solidago shiaomis (showy goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.180
Annual & short-lived perennial flowers (optional)	3.0
MIXTURE TOTAL	56.8 lbs.

NATIVE

Note: Due to ingredient product availability, substitution maybe necessary. Please keep in mind we will use equivalent to or better than cultivars.

MARTENSON TURF PRODUCTS, INC. 800-833-2290

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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
LANDSCAPE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

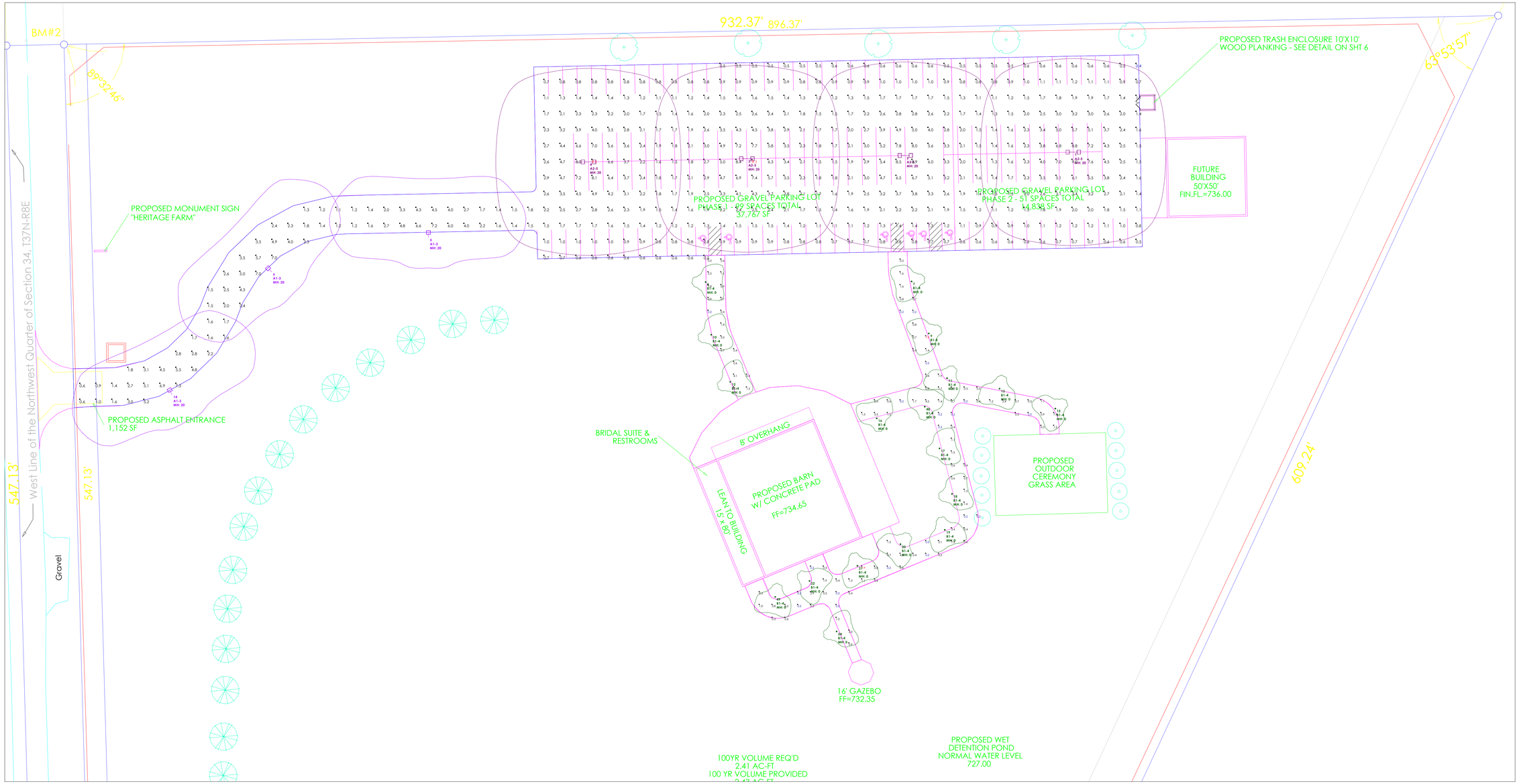
SHEET NO. 2 OF 2 SHEETS

Luminaire 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)
	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.

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. 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.

PG enlighten
DRAWN BY: Joeli Collins joeli.collins@pg-enlighten.com 847.228.1199
PG CONTACT: Name name@pg-enlighten.com 847.228.1199

REVISIONS 1 2 3

PROJECT NAME: HERITAGE FARM BANQUET CENTER 5139 SCHLAPP RD.

CLIENT NAME: TEBRUGGE ENGINEERING

Date:7/6/2022

Page 1 of 1

Atlantic INDUSTRIAL®
A QSSI Company Since 1985

BUY AMERICAN ACT COMPLIANT

LED Technology

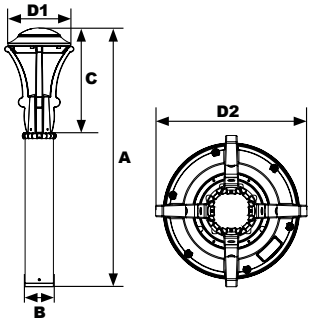
AIWMB12Q

L70 25°C **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)	17⅜″ (441mm)
Base (B)	4¾″ (120mm)

The Atlantic AIWMB12Q LED Small Monarch Bollard with Sealed UV-stabilized 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.

LED:
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:

IP66

ATLANTIC Solutions By Atlantic Industrial

Specifications subject to change without notice. Rev. 120921

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AIWMB12Q

L70 25°C | 187,000 Hours

LED Small Monarch Bollard

Order Information Example: AIWMB12QF1X28U5KCBSF

AIWMB12Q			U		C		
Model	**Optic**	**Wattage**	**Driver**	**CCT**	**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* **BUC**=Cold Start Battery Backup, -20°C, 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 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



AIP17122

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.

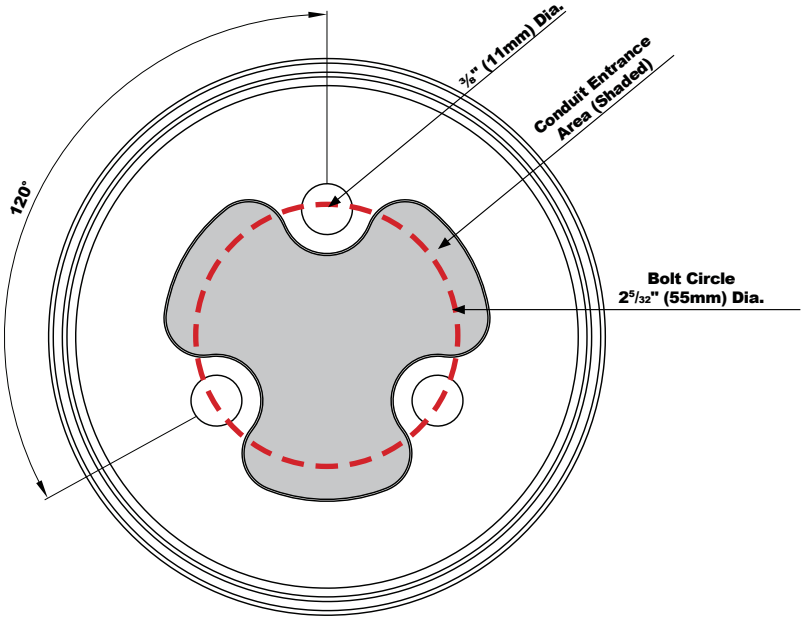


AIP17121



AIBOADP1

Base Dimensions



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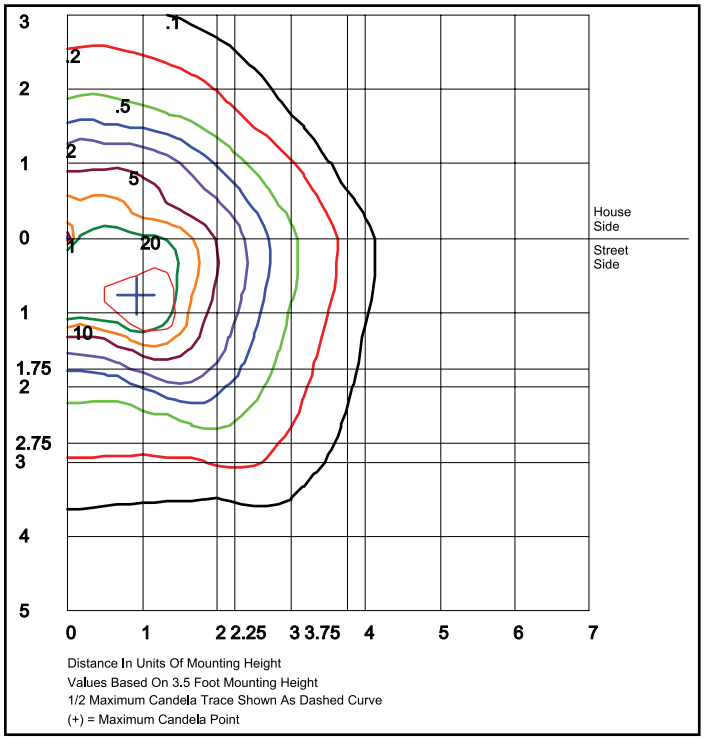
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AIWMB12Q

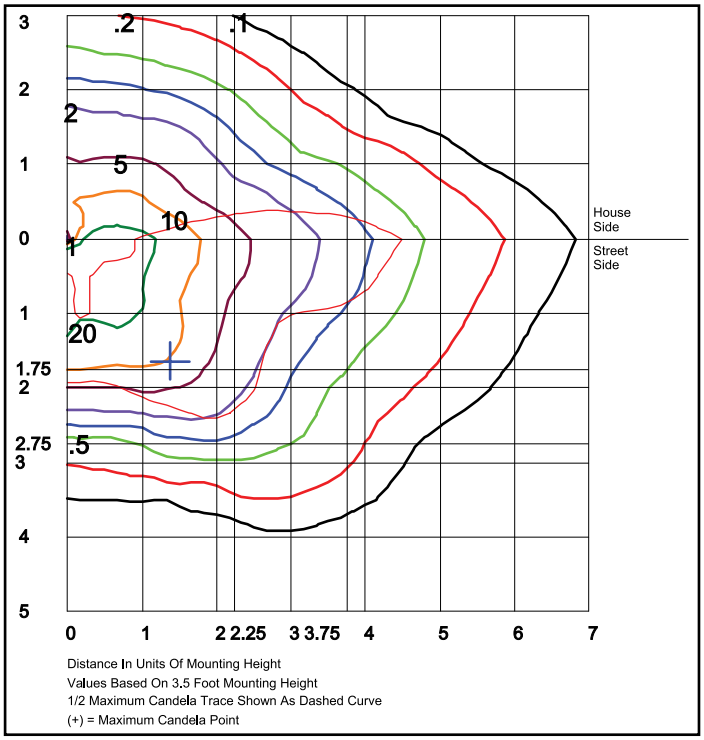
L70 25°C | 187,000 Hours

LED Small Monarch Bollard

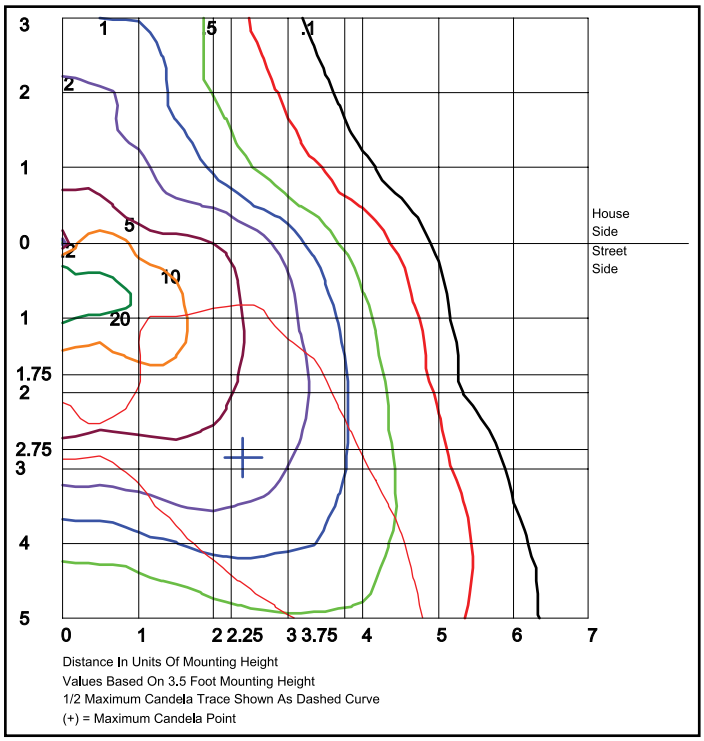
Photometric Data



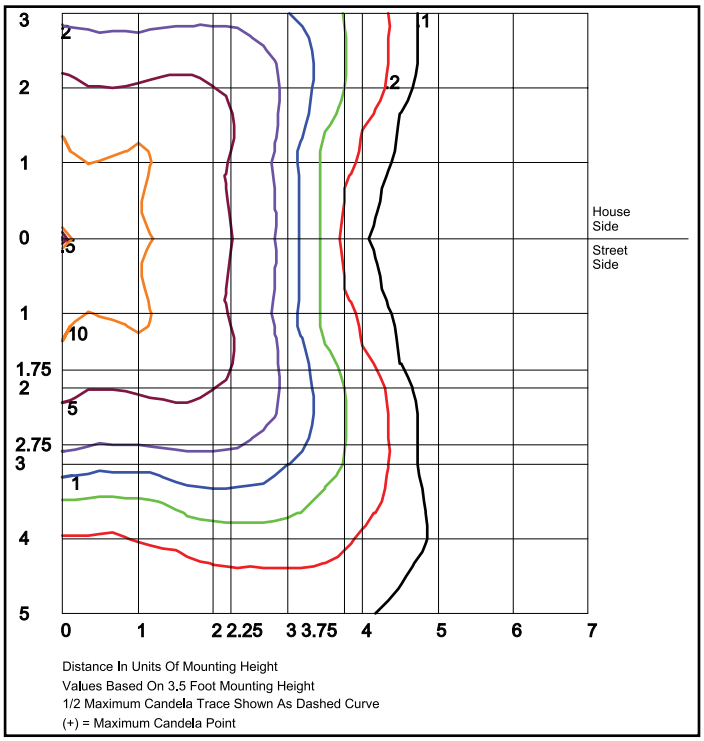
AIWMB12QB1X28U5K
Type II
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QC1X28U5K
Type III
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QD1X28U5K
Type iV
Grid in feet, Mounting Height = 3.5 ft.



AIWMB12QF1X28U5K
Type V
Grid in feet, Mounting Height = 3.5 ft.

Specifications subject to change without notice. Rev. 120921

Atlantic INDUSTRIAL®
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BUY AMERICAN ACT COMPLIANT

AIWMB12Q

L70 25°C 187,000 Hours

LED Small Monarch Bollard

Photometric Performance

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

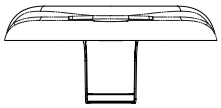
Projected Lumen Maintenance

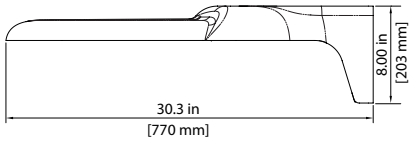
Data shown for 5000 CCT			Compare to MH			
TM-21-11	Input Watts	Initial	25,000 Hrs	50,000 Hrs	100,000 Hrs	Calculated LED Life
L70 Lumen Maintenance @ 25°C / 77°F	All wattages up to and including 31w	1.00	0.96	0.92	0.84	187,000
L70 Lumen Maintenance @ 50°C / 122°F		1.00	0.93	0.87	0.73	113,000
L80 Lumen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

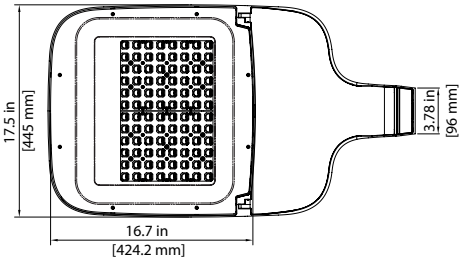
NOTES:
1. Projected per IESNA TM-21-11. Data references the extrapolated performance projections for the base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.
2. Compare to MH box indicates suggested Light Loss Factor (LLF) to be used when comparing to Metal Halide (MH) systems.

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** **150** **190** **220** **250** **290** **330** **380** **400**	**BLS**[3] Back Light Shield (Factory Installed) **FOC**[4] Fixed Output Code **PCR** NEMA Photocontrol Receptacle **PCR7**[6] ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire Photocontrol Receptacle **MSL7**[7] Motion Sensor with L7 Lens **MSL3**[7] Motion Sensor with L3 Lens **SP2** 20kV/10kA Surge Protector **PND1**[8] Part-Night Dimming **PND2**[8] Part-Night Dimming **PND3**[8] Part-Night Dimming **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label **DS**[11] Dual Switching
			NW 4000K **CW** 5000K				

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

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ARIETA® 18 Architectural LED Area Luminaire
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 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, 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^{0} (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
BK	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

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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]
96N	140	350	103	14600	142	
	180	450	129	18170	141	
	210	540	150	20940	140	
	240	600	170	23620	139	
	270	750	207	27400	132	
	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]
96N	150	350	104	15650	150	
	190	450	130	19330	149	
	220	540	152	22900	151	
	250	600	170	25670	151	
	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.

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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.

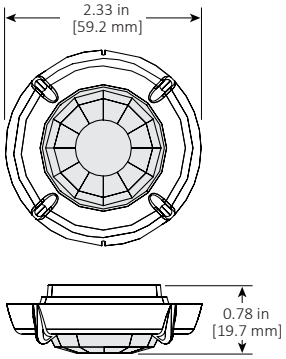
Finish
Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

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

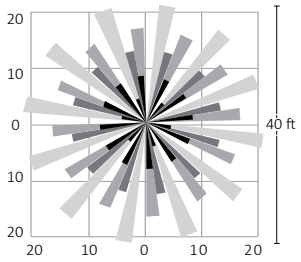
Warranty
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

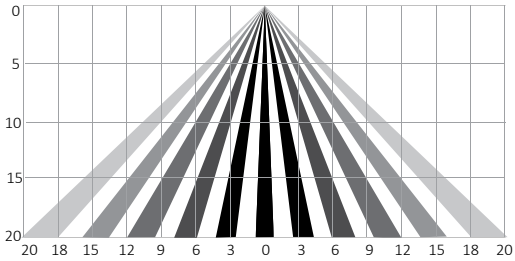
MSL3 Lens Dimensions



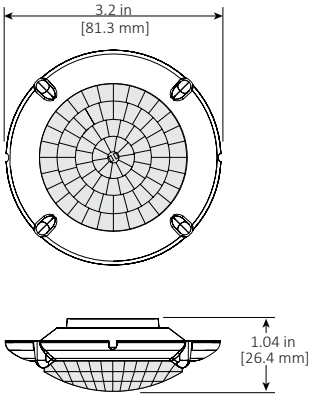
MSL3 Lens Coverage Top View



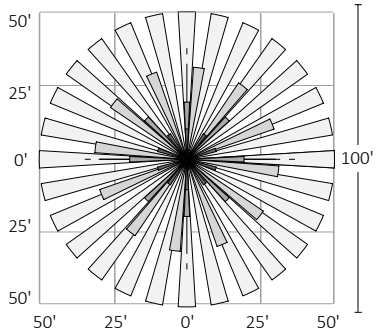
MSL3 Lens Coverage Side View



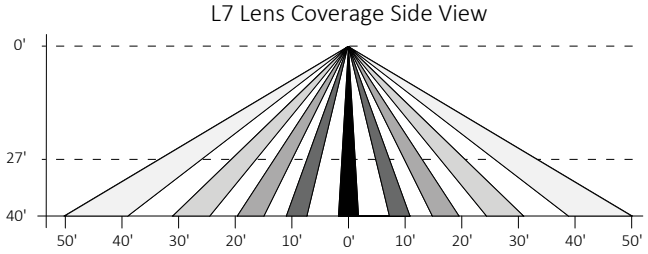
MSL7 Lens Dimensions



L7 Lens Coverage Top View



L7 Lens Coverage Side View



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Part-Night Dimming Specifications

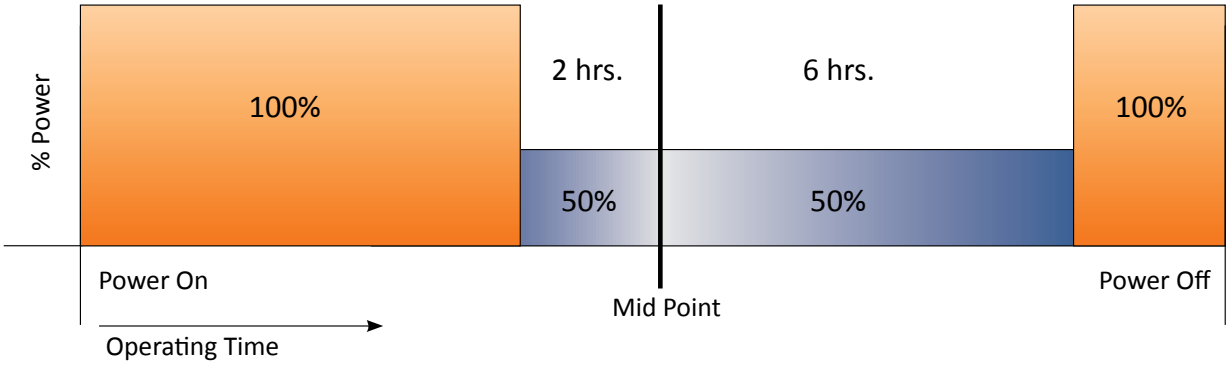
Description

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.

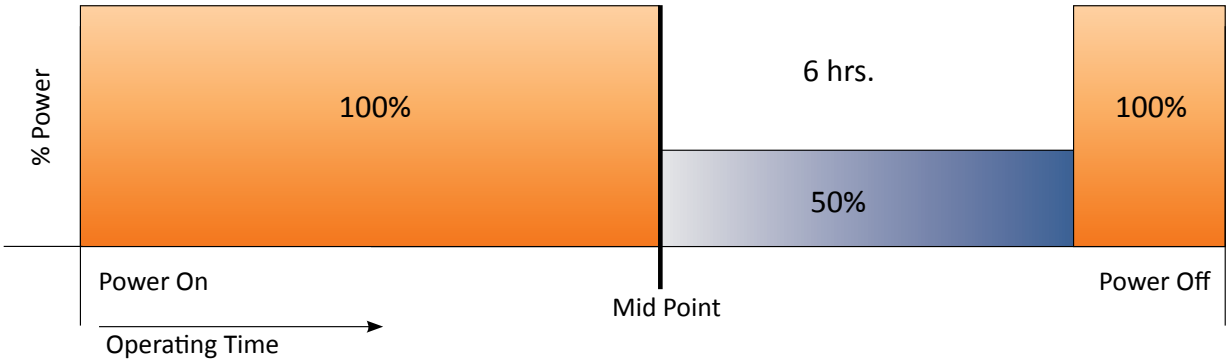
Operation

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:

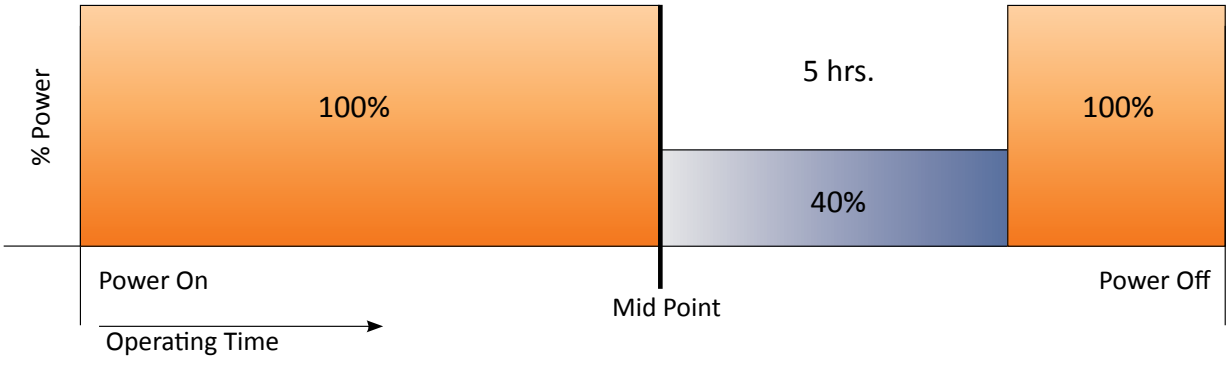
PND1



PND2

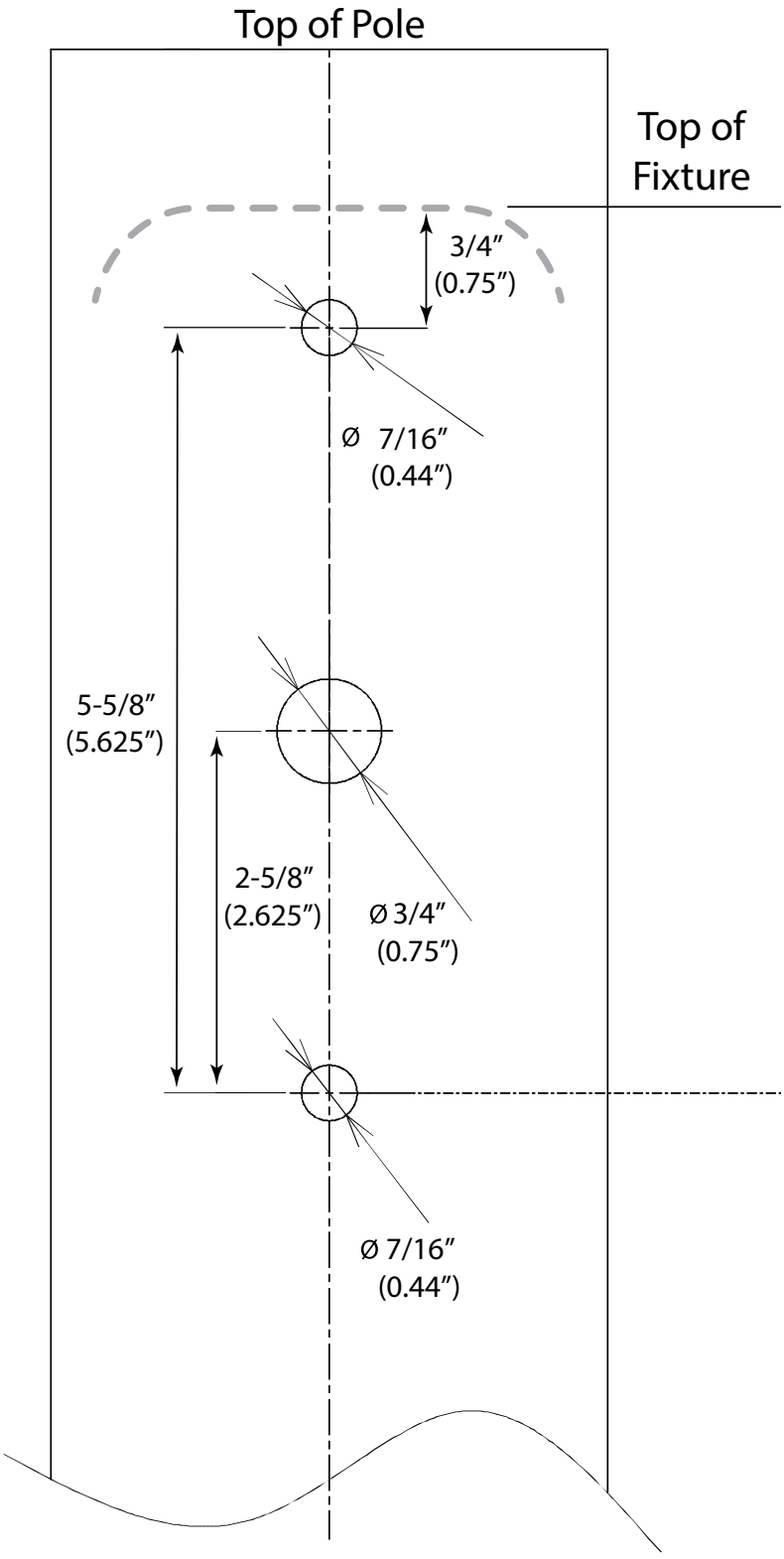


PND3



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Pole Mount Drilling Dimensions for New Construction
For more details, consult the Arieta Instllation Guide



Mounting Pole Drilling Dimensions for New Construction

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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

LEGEND

PROPERTY BOUNDARY	
600	EXISTING CONTOUR LINE
STM	EXISTING STORM SEWER
SAN	EXISTING SANITARY SEWER LINE
W	EXISTING WATERMAIN
UE	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS SERVICE
T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W	PROPOSED WATERMAIN
STM	PROPOSED STORM SEWER
SAN	PROPOSED SANITARY SEWER LINE
GREASE	PROPOSED GREASE SERVICE LINE
VENT	PROPOSED VENT LINE
F	EXISTING FENCELINE
SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B–BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET–CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

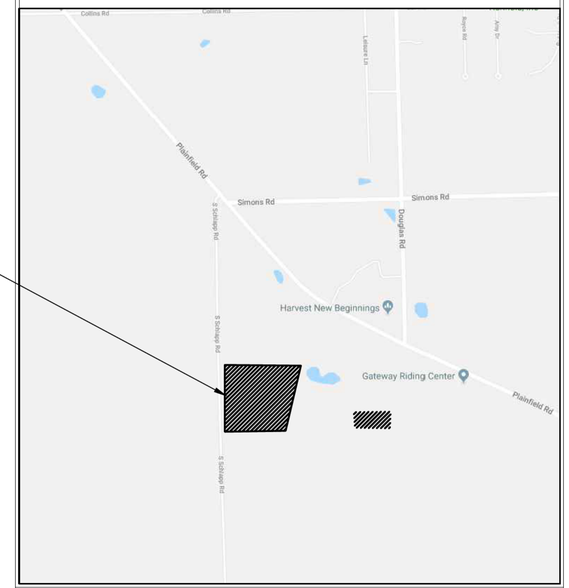
R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

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

PROJECT LOCATION

LOCATION MAP
N.T.S.



SURVEY COMPLETED BY:

Phillip D Young

& ASSOCIATES, INC.
LAND SURVEYING - TOPOGRAPHIC MAPPING
Lic.#[redacted]

1107B SOUTH BRIDGE STREET; YORKVILLE, IL 60560
PHONE: 630-553-1580 EMAIL: PHILYOUNG@COMCAST.NET

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

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

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE 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

JOHN J. TEBRUGGE [redacted] REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0[redacted]8 EXPIRES NOV. 30, 2023

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
[redacted]

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

REVISIONS

NO.	DATE	REVIEW
1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

BM#2

932.37'

896.37'

63°53'57"

SILT FENCE TO BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE CONSTRUCTION ENTRANCE – 2,553 LF

89°32'46"

Asphalt

SCHLAPP ROAD

West Line of the Northwest Quarter of Section 34, T37N–R8E

2644.30'

Utility Box

CONCRETE WASH–OUT

CONSTRUCTION ENTRANCE TO BE INSTALLED IMMEDIATELY BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.

547.13'

547.13'

Gravel

EXISTING GRAVEL ENTRANCE TO BE REMOVED

Asphalt

Trees and Brush

Fence Remnants

609.24'

Trees and Brush

Trees and Brush

624.0'

660.0'

South Line of the Northwest Quarter of Section 34, T37N–R8E

90°27'14"

90°27'14"

Southwest Corner of the Northwest Quarter of Section 34, T37N–R8E

BM#1

33

34

33

34

PIN 03–34–300–001
Heritage Valley LLC
A1

116°06'03"

NOTE: Found 3/4" Iron Pipe Monument 0.85' East of True Corner

SCALE IN FEET

-30 0 30 60

N

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

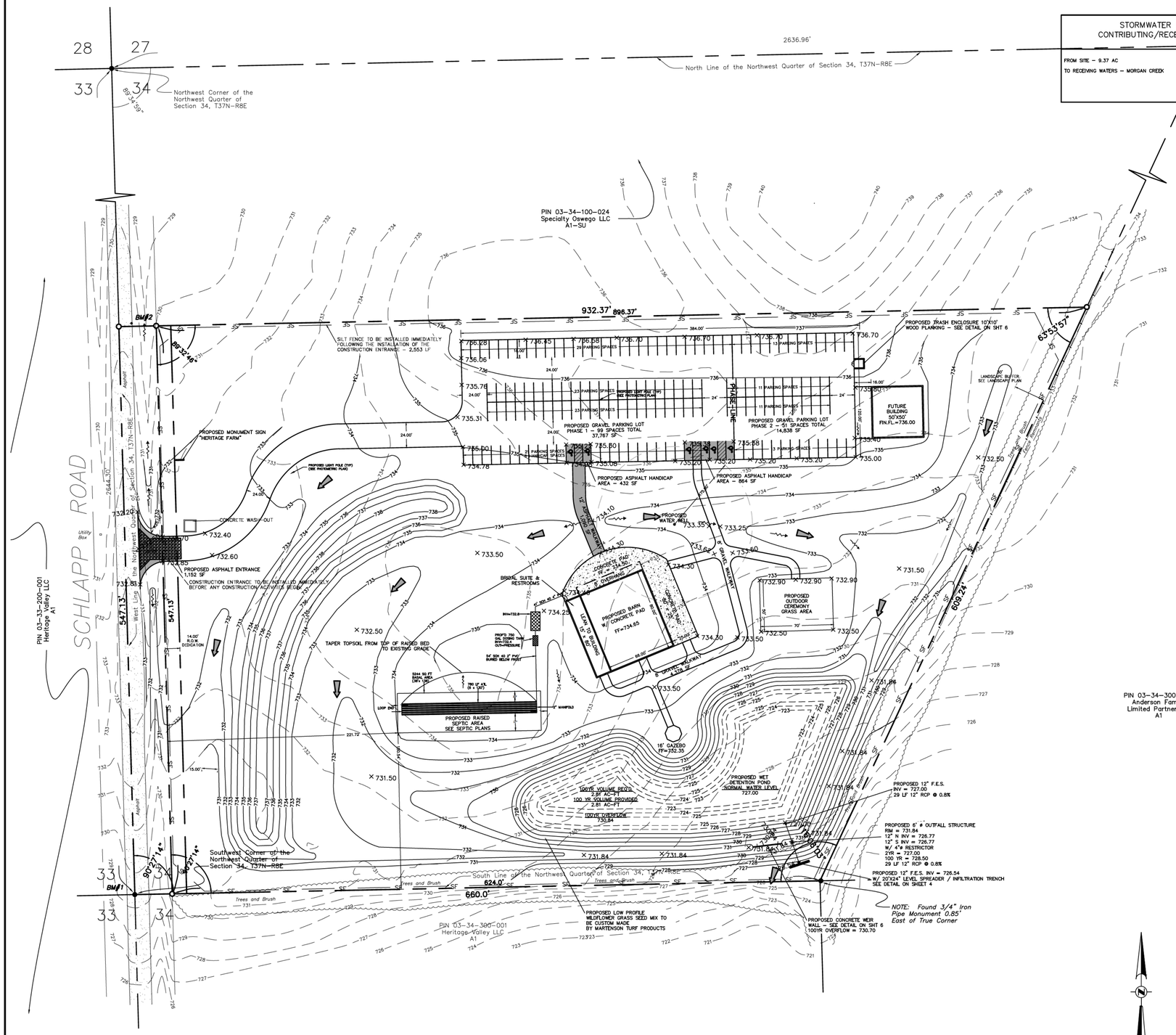
REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 2 OF 6 SHEETS



STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE – 9.37 AC

TO RECEIVING WATERS – MORGAN CREEK

TYPICAL SOIL PROTECTION CHART

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

A – Kentucky Bluegrass – 90 lbs/acre mixed with perennial ryegrass – 30 lbs/acre

B – Kentucky Bluegrass – 135 lbs/acre mixed with perennial ryegrass – 45 lbs/acre

C – Spring Oats – 100 lbs/acre

D – Wheat or Cereal Rye – 150 lbs/acre

E – Sod

F – Straw Mulch – 2 tons/acre

* Watering needed in June and July

** Water for 2–3 weeks after sodding

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
TEMPORARY CONSTRUCTION EXITS																			
TEMPORARY CONTROL MEASURES																			
SEDIMENT CONTROL BASINS																			
STRIP & STOCKPILE TOPSOIL																			
ROUGH GRADE																			
STORM FACILITIES																			
SITE CONSTRUCTION																			
PERMANENT CONTROL STRUCTURES																			
FOUNDATION / BUILDING CONSTRUCTION																			
FINISH GRADING																			
LANDSCAPING / SEED / FINAL STABILIZATION																			

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.

2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A ¾" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE–WATERED PRIOR TO REMOVING THE BULKHEAD.

4. PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS–BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.

5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.

7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

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

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

ILLINOIS URBAN MANUAL PROTECTIONS:
IP–1. BLOCK AND ROCK SOCK INLET PROTECTION FOR SUMP OR ON–GRADE INLETS
IP–2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON–GRADE INLETS
IP–3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
IP–4. SILT FENCE INLET PROTECTION FOR SUMP/AREA INLET
IP–5. OVER–EXCAVATION INLET PROTECTION
IP–6. STRAW BALE INLET PROTECTION FOR SUMP/AREA INLET
CIP–1. CULVERT INLET PROTECTION

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

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

CONTRACTOR'S CERTIFICATION

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

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

CONTRACTOR NAME & TITLE:
ADDRESS:
PHONE #:

SIGNATURE DATE

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
LYDIA RAMIREZ
[redacted]

TOTAL SITE AREA	9.37 AC
TOTAL DISTURBED AREA	9.37 AC
PROPOSED IMPERVIOUS AREA	1.72 AC
LANDSCAPED AREA	7.65 AC
PROPOSED CN	72

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

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

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 50'
DATE: JUNE 14, 2022

SHEET NO. 3 OF 6 SHEETS

1. GENERAL NOTES & DESCRIPTIONS

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

- All Contractors and sub-contractors that are responsible for implementing and measure of the SWPPP must be identified and must certify this SWPPP by signing the SWPPP certification in accordance with Part 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 a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

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

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

Unless notified by the Illinois Environmental Protection Agency (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.

Agency Information:
Illinois Environmental Protection Agency
Division of Water Pollution Control
1021 North Grand Avenue East
Springfield, Illinois 62794-9276
Phone: (217) 782-0610

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

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

The location of the SWPPP must be clearly visible.

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

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

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

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

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

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

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

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of 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 drawings. The site map showing the locations of all storm water controls must be posted on the site and updated to reflect the progress of construction and changes to the SWPPP. Any control measure that has a hydrologic design component must be updated or amended by the Engineer. Substitution of sediment control BMPs beyond those specified in the SWPPP is considered a hydrologic design component.

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

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

J. CONTRACTORS RESPONSIBILITY
This SWPPP intends to control water-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 construction.

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

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

3. PROJECT DESCRIPTION

Described below are the major construction activities that are subject of this SWPPP. Also included in the 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 expected to be completed.

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

Upon implementation and installation of the following areas: trailers, parking, lay down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately denote them on the Site Maps and note any changes in location as they occur throughout the construction process.

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
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).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
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.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devises for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

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

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

4. SITE DESCRIPTION

1. 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.
2. Total area of site = 9.37 acres
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 basins (temporary storm water retention ponds (which can also function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

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

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.

2. Structural Controls
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 solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed ½ acre per 100 feet of silt fence for slopes less than 2 percent.

b) Construction Exit – All access points from the public 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 rough texture of the stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (cattle guard) to increase the vibration and jarring. It may also be necessary to install a wheel wash system. If this is done, a sediment 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 mechanism 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 storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

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

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, rocked, or having a building on them.

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

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

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. 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.

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

4. Non-Storm Water Discharge
Non-storm water components of site discharges are not permitted under 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 contaminated with process materials such as solvents.

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 runoff of 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.

6. Mason's Area
Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, 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.

7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other damage which might compromise containment. Fuel storage areas will meet all EPA, OSHA and other regulatory requirements for 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 shown on the Site Maps.

A Spill Prevention, Control and Countermeasure (SPCC) Plan must be developed if aboveground oil storage capacity at the construction site exceeds 1,320-gallons. Containers with storage capacity of 55-gallons or less are not included when calculating site storage capacity. The Contractor shall work with the Civil Engineering Consultant to develop and implement a SPCC Plan in accordance with the Oil Pollution Prevention regulation at Title 40 of the Code of Federal Regulations (112, 112.7 and 112.1 (b) CFR 112).

8. Hazardous Material Management and Spill Reporting Plan
Any hazardous or potentially hazardous 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 the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 Ill. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund Amendments and Reauthorization Act and Extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities (29 Ill. 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 a "violation of applicable water quality standards, or (2) cause 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 the IEMA (1-800-785-9888).

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

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.

b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

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 provided at the storage site.

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.

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

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. 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 and property permitted.

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 in areas located as far as practical from storm water inlets.

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 such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

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

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

6. LOCAL PLANS

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

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant 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 to achieve effective pollutant control.

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

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. 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 and 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 sediment barriers must be constructed as needed.

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

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

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

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any delayed corrections. Based on inspection results, any 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 inspection 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 non-compliance.

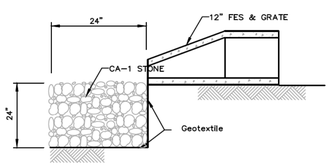
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained as part of the plan for at least six years after the date of the inspection. The report shall be signed in accordance with Part 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 plan, 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 of noncompliance shall be mailed to the following address:

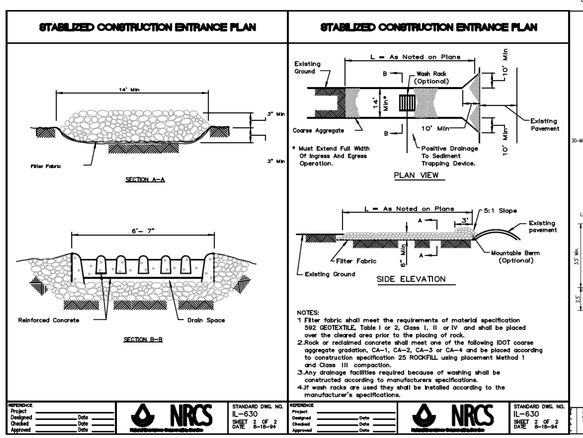
Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

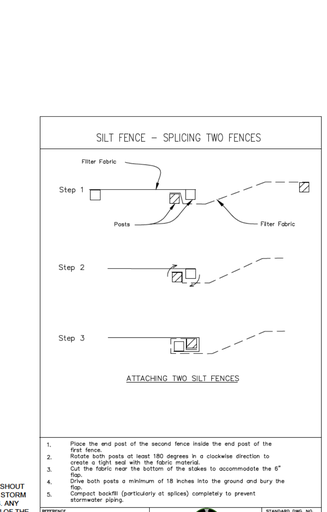
Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations 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.

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



OUTFALL – INFILTRATION TRENCH DETAIL
N.T.S.





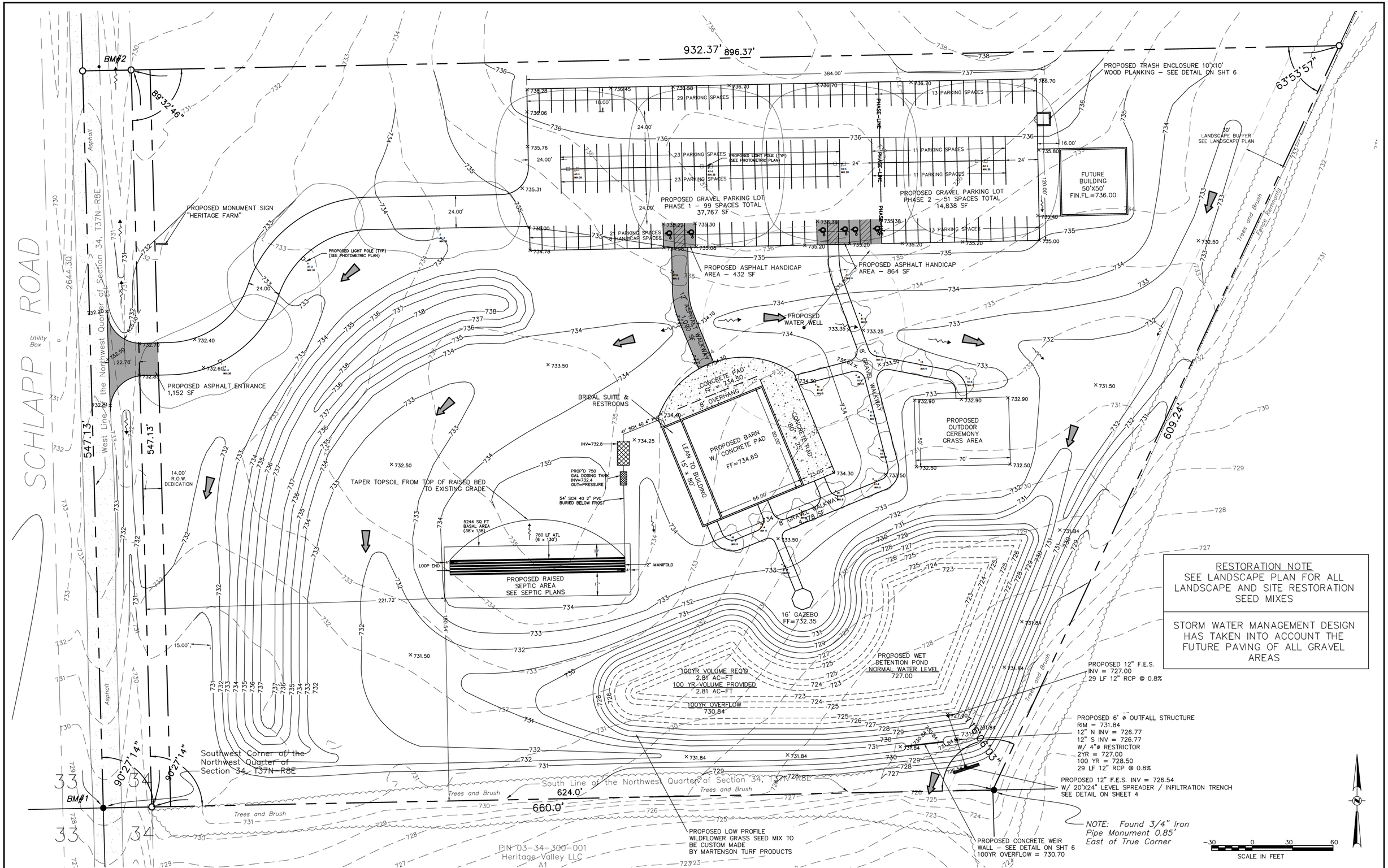
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 22 533 01
SCALE: NTS
DATE: JUNE 14, 2022
SHEET NO. 4 OF 6 SHEETS



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

REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM – BANQUET CENTER
CIVIL SITE PLAN

PROJECT NO. 22 533 01
SCALE: 1" = 30'
DATE: JUNE 14, 2022

SHEET NO. 5 OF 6 SHEETS

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 THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR 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 TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 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

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 RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-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.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL 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 SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

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 THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

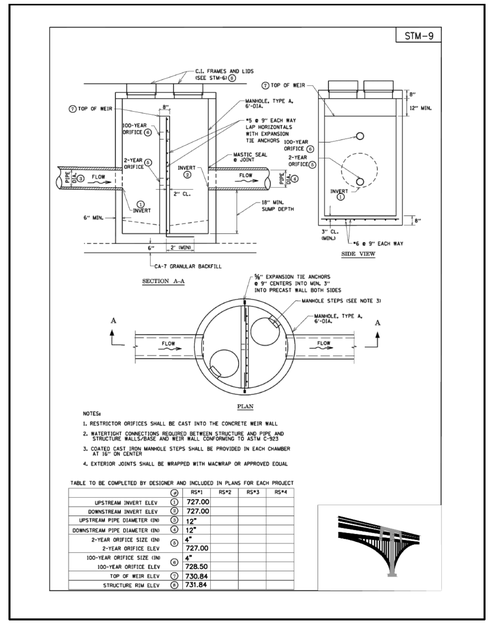
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

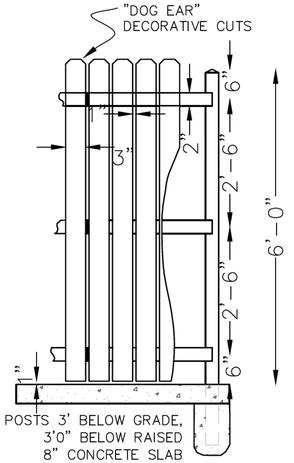
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

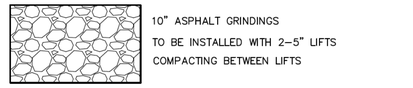
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE

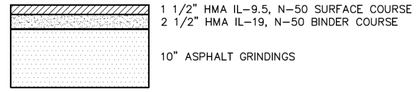




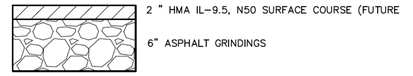
WOOD FENCING DETAIL
N.T.S.



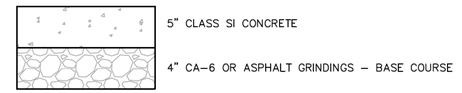
TYPICAL GRAVEL PAVEMENT DETAIL



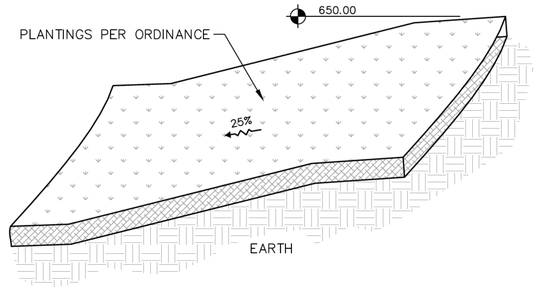
TYPICAL PAVEMENT DETAIL

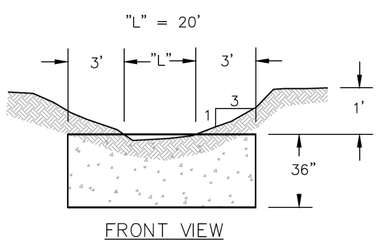


TYPICAL WALKWAY DETAIL
N.T.S.



TYPICAL CONCRETE PAVEMENT DETAIL





NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.

TEBRUGGE ENGINEERING	TITLE: DETENTION POND CROSS SETION	DATE:	10/10/06
		DATE:	
		DATE:	
		DATE:	

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

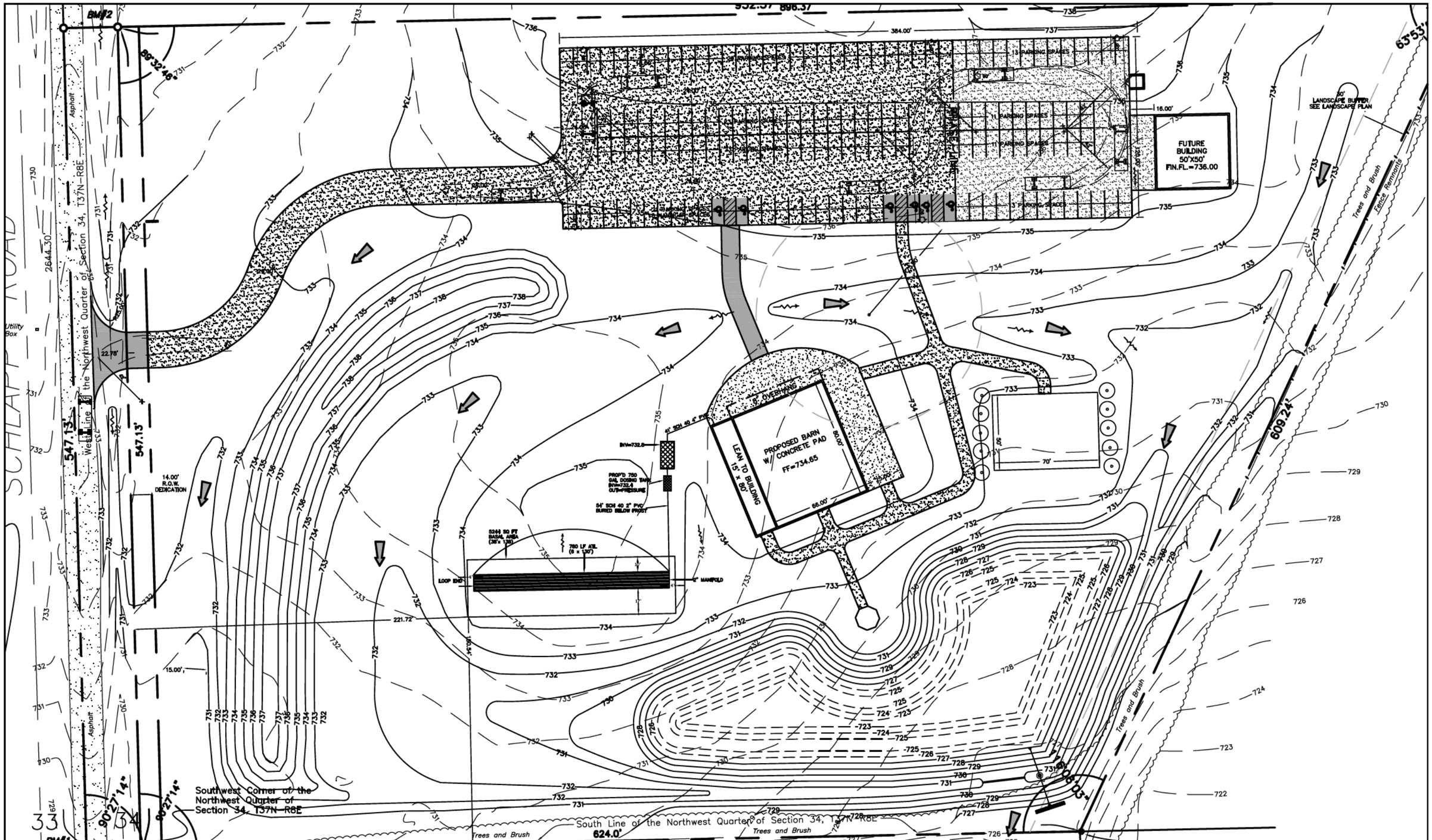
REVISIONS	NO.	DATE	NOTES
	1	8.3.22	KENDALL COUNTY REVIEW COMMENTS #1 8.3.22

PREPARED FOR:
LYDIA RAMIREZ
[redacted]

HERITAGE FARM - BANQUET CENTER
GENERAL NOTES & DETAILS

PROJECT NO. 22 533 01
SCALE: NTS
DATE: JUNE 14, 2022

SHEET NO. 6 OF 6 SHEETS



TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	REVISIONS NO. / DATE / NOTES	PREPARED FOR: LYDIA RAMIREZ [redacted]	HERITAGE FARM BANQUET CENTER FIRE PLAN	PROJECT NO. 22 533 01 SCALE: 1" = 60' DATE: 08/02/22	SHEET NO. 1 OF 1 SHEETS

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building & Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: September 6, 2022
Re: Renewal of Event Season and Temporary Tent for a Banquet Center at 1998 Johnson Road

On April 21, 2015, the Kendall County Board approved Ordinance 2015-06, granting a special use permit for a banquet facility at 1998 Johnson Road. Condition 8 of the Ordinance stated that events could run from May 1st through November 15th and the temporary tent can be erect from May 1st through November 15th.

On April 8, 2019, the Planning, Building and Zoning Committee granted minor amendments to the special use permit allowing the porta-johns to be on the premises the entire season and allowing the tent to be erected from April 15th to November 15th.

On November 9, 2020, the Planning, Building and Zoning Committee granted a minor amendment to the special use permit to allow events to be held starting on April 8th and ending November 30th in 2021 only. The tent could be erected during the same time period. The amendment also allowed the Planning Building and Zoning Committee to renew this option, if requested by the property owner. A copy of this minor amendment is attached.

Similar to 2021, on August 29, 2022, the Petitioner submitted a formal request to renew the minor amendment granted in November 2020 for the 2022 operating season. A copy of this request is attached.

Petition information was sent to the Kendall County Health Department, Sheriff's Department, Na-Au-Say Township, Village of Plainfield, and Plainfield Fire Protection District on August 29, 2022. As of the date of this memo, no objections have been submitted regarding this request.

If the Planning, Building and Zoning Committee wishes to approve the request, a draft minor amendment is attached.

If the Planning, Building and Zoning Committee wishes to deny the minor amendment and if the Petitioner desires the amendments, the Petitioner would be required to go through the major amendment to a special use process as outlined in the Kendall County Zoning Ordinance.

If you have any questions, please let me know.

Thanks,

MHA

Encs.: 2020 Minor Amendment
August 29, 2022 Request
August 29, 2022 Plainfield Fire Department Email
August 30, 2022 Kendall County Sheriff's Department Email
August 30, 2022 Na-Au-Say Township Email
September 2, 2022 Health Department Email
Draft Minor Amendment

Matt Asselmeier

From: Laurie Pasteris [redacted]
Sent: Monday, August 29, 2022 8:50 AM
To: Matt Asselmeier
Cc: Scott Koeppel; Scott Gengler
Subject: Re: FW: [External]Pasteris Minor Amendment

Hey Matt!
Thank you for the reminder. Yes, let's extend it into the 2023 year just in case Newark High School wants to host their prom at our facility again in April. We will still continue to conclude our season by the first Saturday in November. Just let us know what we need to do.
Pete

On Mon, Aug 29, 2022 at 8:12 AM Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Pete and Laurie:

The attached minor amendment for your banquet facility will expire this year (2022).

Do you want to pursue a renewal of this minor amendment for 2023?

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

Matt Asselmeier

From: Jon Stratton <JKStratton@Plainfieldfpd.com>
Sent: Monday, August 29, 2022 4:11 PM
To: Matt Asselmeier
Cc: plfd_fire; Jason Langston; Brad Blocker (bblocker@currancontracting.com); Aaron Rybski; naausayroad@hughes.net; jproulx@goplainfield.com; Scott Koeppel; Scott Gengler
Subject: [External]Re: 1998 Johnson Road Special Use Minor Amendment Request

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.

Matt,

We have no objections to the request. Thanks

Chief Jon K. Stratton
Plainfield Fire Protection District
23748 W 135th Street
PO Box 911
Plainfield, IL 60544
815.405.8301 cell
815.436.5335 office
815.436.6420 fax

On Aug 29, 2022, at 15:22, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Some people who received this message don't often get email from masselmeier@kendallcountyil.gov. Learn why this is important

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2023. The temporary tent could also be erected on the property during the same time frame.

They previously received approval to amend their operating season for 2021 and 2022 only.

Do any of your departments/agencies have any objections or concerns regarding this request?

If you have any questions, please let me know.

Thanks,

Matt Asselmeier

From: Jason Langston
Sent: Tuesday, August 30, 2022 8:15 AM
To: Matt Asselmeier; Jon Stratton; Brad Blocker (bblocker@currancontracting.com); Aaron Rybski; 'naausayroad@hughes.net'; jproulx@goplainfield.com
Cc: Scott Koeppel; Scott Gengler
Subject: RE: 1998 Johnson Road Special Use Minor Amendment Request

No objections from KCSO.

Commander Jason Langston
Kendall County Sheriff's Office
Operations Division
(630) 553-7500 ext. 1134
Cell: 630-200-1167
jlangston@kendallcountyil.gov

Confidentiality Notice:
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From: Matt Asselmeier
Sent: Monday, August 29, 2022 3:23 PM
To: Jon Stratton <plfd_fire@plainfieldfpd.com>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker (bblocker@currancontracting.com) <bblocker@currancontracting.com>; Aaron Rybski <ARybski@kendallcountyil.gov>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; jproulx@goplainfield.com
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>
Subject: 1998 Johnson Road Special Use Minor Amendment Request

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2023. The temporary tent could also be erected on the property during the same time frame.

They previously received approval to amend their operating season for 2021 and 2022 only.

Do any of your departments/agencies have any objections or concerns regarding this request?

If you have any questions, please let me know.

Thanks,

Matt Asselmeier

From: Brad Blocker <bblocker@currancontracting.com>
Sent: Tuesday, August 30, 2022 10:59 AM
To: Matt Asselmeier; Jon Stratton; Jason Langston; Aaron Rybski; 'naausayroad@hughes.net'; jproulx@goplainfield.com
Cc: Scott Koeppel; Scott Gengler
Subject: [External]RE: 1998 Johnson Road Special Use Minor Amendment Request

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.

Na-Au Say Township has had no calls or concerns with the operating season from any residents , so I see no problem with this . Would this be a permanent amendment or for a fixed time again ?

Brad

Bradley A. Blocker
Supervisor
Na-Au-Say Township
"Headwaters of the aux-sable"

Office : 815-254-7708
Mobile : 630-417-2744
Email : bblocker@currancontracting.com

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Monday, August 29, 2022 3:23 PM
To: Jon Stratton <plfd_fire@plainfieldfpd.com>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker <bblocker@currancontracting.com>; Aaron Rybski <ARybski@kendallcountyil.gov>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; jproulx@goplainfield.com
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>
Subject: 1998 Johnson Road Special Use Minor Amendment Request

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2023. The temporary tent could also be erected on the property during the same time frame.

They previously received approval to amend their operating season for 2021 and 2022 only.

Do any of your departments/agencies have any objections or concerns regarding this request?

If you have any questions, please let me know.

Thanks,

Matthew H. Asselmeier, AICP, CFM

Matt Asselmeier

From: Aaron Rybski
Sent: Friday, September 2, 2022 10:15 AM
To: Matt Asselmeier
Subject: RE: 1998 Johnson Road Special Use Minor Amendment Request

Hello Matt,

The Kendall County Health Department does not object to the amendment of the special use permit at 1998 Johnson Road, changing the operating season from May 1st through November 15th to April 8th through November 30th for 2023. A review of the old information indicates that they use a trailer with self-contained water and caterers for their events.

If you have any questions, please let me know.

A.R.

From: Matt Asselmeier
Sent: Tuesday, August 30, 2022 9:47 AM
To: Aaron Rybski <ARybski@kendallcountyil.gov>
Subject: RE: 1998 Johnson Road Special Use Minor Amendment Request

laurie.pasteris@gmail.com

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: Matt Asselmeier
Sent: Monday, August 29, 2022 3:23 PM
To: Jon Stratton <plfd_fire@plainfieldfpd.com>; Jason Langston <JLangston@kendallcountyil.gov>; Brad Blocker (bblocker@currancontracting.com) <bblocker@currancontracting.com>; Aaron Rybski <ARybski@kendallcountyil.gov>; 'naausayroad@hughes.net' <naausayroad@hughes.net>; jproulx@goplainfield.com
Cc: Scott Koeppel <skoeppel@kendallcountyil.gov>; Scott Gengler <sgengler@kendallcountyil.gov>
Subject: 1998 Johnson Road Special Use Minor Amendment Request

To All:

The Kendall County Planning, Building and Zoning Department received a request from Peter and Laurie Pasteris to amend their special use permit for a banquet center at 1998 Johnson Road by changing the operating season from May 1st through November 15th to April 8th through November 30th for 2023. The temporary tent could also be erected on the property during the same time frame.

State of Illinois
County of Kendall

Zoning Petition

MINOR AMENDMENT TO EXISTING SPECIAL USE

INCREASING THE NUMBER OF OPERATIONAL DAYS FOR OPERATING A BANQUET HALL AND NUMBER OF DAYS THE TEMPORARY TENT CAN BE ERECTED AT 1998 JOHNSON ROAD (PINs: 06-11-100-004 AND 06-11-100-008) IN NA-AU-SAY TOWNSHIP

WHEREAS, Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Planning, Building and Zoning Committee of the Kendall County Board to approve minor amendments to existing special use permits and provides the procedure through which minor amendments to existing special use permits are granted; and

WHEREAS, 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 12.5 acres located at 1998 Johnson Road (PINs: 06-11-100-004 and 06-11-100-008), in Na-Au-Say 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

WHEREAS, on April 21, 2015, the Kendall County Board approved Ordinance 2015-06 which granted a special use permit for a banquet hall for special events at the subject property; and

WHEREAS, Condition Number 8 of Ordinance 2015-06 stated that events can run from May 1st through November 15th and the temporary tent can be erected from May 1st through November 15th; and

WHEREAS, on April 8, 2019, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing porta-johns to remain on the property during the entire season and allowing the temporary tent to be erected between April 15th and November 15th; and

WHEREAS, on November 9, 2020, the Kendall County Planning, Building and Zoning Committee approved a minor amendment to the special use permit granted by Ordinance 2015-06 allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th in 2021 only and allowing the Petitioner the option to renew this amendment in successive years, if approved by the Kendall County Planning, Building and Zoning Committee; and

WHEREAS, the subject property is currently owned by the Peter J. Pasteris Jr. Revocable Declaration of Living Trust as represented by Peter and Laurie Pasteris and hereinafter shall be referred to as "Petitioner"; and

WHEREAS, on or about August 29, 2022, Petitioner filed a petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 to allow events to be held between April 8th through November 30th and to allow the tent to be erected between April 8th through November 30th in 2023; and

NOW, THEREFORE, BE IT ORDAINED, BY THE PLANNING, BUILDING AND ZONING COMMITTEE OF THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Planning, Building and Zoning Committee of the Kendall County Board finds that the requested minor amendment will result in equal or better performance than the original condition imposed, shall not result in a change of more than 10% of any previously imposed condition, and the property will still be in substantial compliance with the previously approved Ordinance 2015-06.

2. The Planning, Building and Zoning Committee of the Kendall County Board hereby grants approval of Petitioner's petition for a minor amendment to Condition Number 8 of Ordinance 2015-06 by allowing events to run from April 8th through November 30th and allowing the tent to be erected from April 8th through November 30th in 2021, 2022, and 2023 only. The Petitioner shall have an option to renew this amendment in successive years, if approved by the Kendall County Planning, Building and Zoning

Committee.

3. This minor amendment 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.

IN WITNESS OF, this minor amendment to an existing special use permit has been enacted by a majority vote of the Planning, Building and Zoning Committee of the Kendall County Board and is effective this 12th day of September, 2022.

Attest:

Kendall County Zoning Administrator	Kendall County PBZ Committee Chairman
Matthew H. Asselmeier	Scott Gengler

THE WEST 400 0 FEET OF THE NORTH 435 60 FEET OF A STRIP OF LAND 54 RODS (891 1 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 4 ACRES

THE WEST 561 0 FEET OF THE NORTH 971 0 FEET (EXCEPT THE WEST 400 0 FEET OF THE NORTH 435 60 FEET, THEREOF) OF A STRIP OF LAND 54 RODS (891 0 FEET) WIDE OFF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS CONTAINING 8 5052 ACRES

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: September 6, 2022
Re: Landscaping Extension Deadline at 10744 Route 47

Condition 2.J of Ordinance 2021-23, which granted a special use permit for a landscaping business at the subject property, requires the landscaping to be installed by June 1, 2022. The Ordinance also allows the Planning, Building and Zoning Committee to grant extensions to the installation deadline. On May 9, 2022, the Committee extended the deadline for this requirement to October 1, 2022.

Condition 2.B of Ordinance 2021-23, also required all structures shown on the site plan to be constructed and occupied by December 31, 2022. The Ordinance also allows the Planning, Building and Zoning Committee to grant extensions to the installation deadline.

A copy of Ordinance 2021-23 is attached.

On August 31, 2022, the Petitioner's Attorney submitted a request asking that the deadline to install the landscaping and the requirements related to the buildings be extended to June 1, 2023. A copy of the request is attached.

If you have any questions regarding this memo, please let me know.

MHA

Encs.: Ordinance 2021-23
Extension Request

LAW OFFICES
OF
Daniel J. Kramer
1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

August 31, 2022

Matt Asselmeier, Senior Planner
Kendall County Building & Zoning
Via E-mail: Masselmeier@co.kendall.il.us

Re: Semper Fi Zoning/Special Use – 10744 Route 47, Yorkville, Kendall Township, IL

Dear Asselmeier:

Please let this letter stand as our written request to extend completion of the Special Use both construction of buildings and landscaping completion until June 1, 2023.

At this point the Applicant together with his Engineer, John Tebrugge, and my office are trying to finalize matters in regard to an IDOT taking along the front of the property. It appears that the taking now is a bit wider than they informed us when we started on our Zoning Petition so we have to work on revising our Landscape Plan to conform to the IDOT taking. We have not finalized that taking yet but hope to do so within the next 60 days. Should you have any questions or concerns please feel free to contact me.

Very truly yours

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law

DJK:cth

cc: John Tebrugge
Robert Velazquez

State of Illinois
County of Kendall

Zoning Petition
#21-31

ORDINANCE NUMBER 2021-23

GRANTING A SPECIAL USE PERMIT ON PROPERTY ZONED B-3 HIGHWAY BUSINESS DISTRICT FOR A LANDSCAPING BUSINESS AT 10744 ROUTE 47 (PIN: 05-28-400-002) IN KENDALL TOWNSHIP

WHEREAS, 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

WHEREAS, Section 9:03.D.15 of the Kendall County Zoning Ordinance permits the operation of landscaping businesses as a special use with certain restrictions in the B-3 Highway Business Zoning District; and

WHEREAS, 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 13.7 more or less acres located at 10744 Route 47 and identified by Parcel Identification Number 05-28-400-002, in Kendall 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

WHEREAS, on October 12, 1982, the Kendall County Board approved Ordinance 1982-10 which granted a special use permit for the storage of recreational vehicles, boats, and antique cars with conditions at the subject property; and

WHEREAS, the subject property is currently owned by Always Faithful Properties, LLC as represented by Robert Velazquez shall be referred to as "Petitioner"; and

WHEREAS, on or about July 26, 2021, Petitioner's representative filed a petition for a Map Amendment rezoning the subject property from A-1 Agricultural District to B-3 Highway Business District; and

WHEREAS, on or about August 24, 2021, the Petitioner's representative filed a petition for a special use permit for a landscaping business at the subject property; and

WHEREAS, following due and proper notice by publication in the Kendall County Record on September 2, 2021, the Kendall County Zoning Board of Appeals conducted a public hearing on September 27, 2021, at 7:00 p.m., in the County Office Building at 111 W. Fox Street in Yorkville, at which the Petitioner and their representative presented evidence, testimony, and exhibits in support of the requested special use permit and zero members of the public testified in favor or in opposition or expressed concerns regarding the requested special use permit; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the special use permit for a landscaping business as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated September 27, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, 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

WHEREAS, 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

WHEREAS, 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; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, 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 allowing the operation of a landscaping business on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C, landscaping plan attached hereto as Exhibit D, and photometric plan attached hereto as Exhibit E including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The fourteen (14) light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance.

   B. All of the structures shown on the site plan attached hereto as Exhibit C shall be constructed and occupied by December 31, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.

   C. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.

   D. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.

   E. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.

   F. 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.

   G. 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.

H. 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 site plan attached hereto as Exhibit C. The maximum height of the piles of landscaping related material shall be ten feet (10'), provided a Stormwater Management Permit is issued.

I. One (1) two (2)-sided business related sign may be installed in substantially the location shown on the site plan attached hereto as Exhibit C. The sign shall be a maximum of ten (10') wide and five feet (5') tall, including supports. The sign may be illuminated between the hours of 6:00 a.m. and 8:00 p.m.

J. The landscaping shown on the landscaping plan attached hereto as Exhibit D shall be installed no later than June 1, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Techny Arborvitaes shall be a minimum six feet (6') tall at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.

K. No landscape waste generated off the property can be burned on the subject property.

L. A maximum of fifty (50) 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.

M. The hours of operation of the business allowed by this special use permit for the members of the public shall be Monday through Friday from 7:00 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.

N. The hours of operation of the business allowed by this special use permit for employees of the business shall be Monday through Friday from 5:00 a.m. until 7:00 p.m. and Saturday from 7:00 a.m. until 1:00 p.m. The owner of the business allowed by this special use permit may expand these hours of operation for employees to address the needs of customers impacted by snowfall. Business related deliveries may occur during these hours of operation. The owners of the business allowed by this special use permit may reduce these hours of operation.

O. 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.

P. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

Q. 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.

R. 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.

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

3. 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.

4. 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.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 19th day of October, 2021.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Scott R. Gryder

COUNTY CLERK
OFFICIAL SEAL
KENDALL COUNTY, ILLINOIS

Exhibit A

That part of the Southeast Quarter of Section 28, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North along the West line of said Quarter, 642.65 feet for the point of beginning; thence Easterly at right angles to said West line 647.36 feet; thence Northerly along a line forming an angle of 89 degrees 35 minutes 05 seconds, measured clockwise from the last described course, 1012.69 feet; thence Westerly along a line forming an angle of 89 degrees 56 minutes 12 seconds, measured clockwise from the last described course, 640.04 feet to the West line of said Southeast Quarter thence Southerly along said West line 1007.32 feet to the point of beginning (except that part thereof lying within the right of way of Illinois State Route No. 47 and being described in a Judgment recorded November 13, 1991 as Document No. 917979) in the Township of Kendall, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on September 27, 2021, by a vote of five (5) in favor and zero (0) in opposition. Members Clementi and Whitfield were absent.

FINDINGS OF FACT

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, the operation of the special use will not be detrimental to 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. **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. **Adequate utilities are planned for the site. The property has direct access to Route 47 and the Illinois Department of Transportation expressed no concerns regarding the proposed use. A stormwater management permit is required and that permit will address drainage.**

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 Petitioner is not requesting any variances 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 a goal found on Page 7-26 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." An objective under this goal further states, "Explore economic development opportunities along Route 47 Corridor to enhance the tax base and to encourage local employment and shopping opportunities."**

RECOMMENDATION

Approval subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, and photometric plan, including allowing for illuminated signage. The gravel parking lot noted on the site plan shall be composed of either limestone or asphalt screenings. The fourteen (14) light poles shown on the site plan and mentioned in the photometric plan shall be a maximum twenty feet (20') feet in height. The owner of the business allowed by this special use permit may also install a security gate at the main driveway entrance.

2. All of the structures shown on the submitted site plan shall be constructed and occupied by December 31, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The business allowed by this special use permit may commence operations starting upon approval of the special use permit. However, customers shall not be invited onto the property until an occupancy permit has been issued for the office building.
3. The owners of the business allowed by this special use permit shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
4. Any new structures and signs constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
5. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
6. 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.
7. 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.
8. 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 submitted site plan. The maximum height of the piles of landscaping related material shall be ten feet (10'), provided a Stormwater Management Permit is issued.
9. One (1) two (2)-sided business related sign may be installed in substantially the location shown on the submitted site plan. The sign shall be a maximum of ten (10') wide and five feet (5') tall, including supports. The sign may be illuminated between the hours of 6:00 a.m. and 8:00 p.m.
10. The landscaping shown on the submitted landscaping plan shall be installed no later than June 1, 2022. This date may be extended upon approval by the Kendall County Planning, Building and Zoning Committee. The Red Sunset Maples shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Skyline Honeylocusts shall be a minimum of two point five inch (2.5") caliber at the time of planting. The Techny Arborvitaes shall be a minimum six feet (6') tall at the time of planting. Damaged or dead plants that are part of the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department. Nursery stock shall be exempt from this provision.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifty (50) 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.
13. The hours of operation of the business allowed by this special use permit for the members of the public shall be Monday through Friday from 7:00 a.m. until 5:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
14. The hours of operation of the business allowed by this special use permit for employees of the business shall be Monday through Friday from 5:00 a.m. until 7:00 p.m. and Saturday from 7:00 a.m. until 1:00 p.m. The owner of the business allowed by this special use permit may expand these hours of operation for employees to address the needs of customers impacted by snowfall. Business related deliveries may occur during these hours of operation. The owners of the business

allowed by this special use permit may reduce these hours of operation.

15. 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.

16. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

17. 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.

18. 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.

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

20. 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.

ENGINEERING PLANS
FOR
SEMPER FI LAND SITE PLAN

SECTION 28, TOWNSHIP 36 NORTH , RANGE 7 EAST
10744 US ROUTE 47
YORKVILLE, IL 60560
KENDALL COUNTY
OCTOBER, 2021

LEGEND

	PROPERTY BOUNDARY
600	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

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

LOCATION MAP
N.T.S.



BENCHMARKS:

1. UNITED CITY OF YORKVILLE - SURVEY CONTROL MONUMENTS # 6
   LOCATED AT THE NORTHWEST CORNER OF SYCAMORE ROAD AND JOHN STREET
   ELEVATION = 638.64 - (NAVD 88 DATUM)
2. UNITED CITY OF YORKVILLE - SURVEY CONTROL MONUMENTS # 7
   LOCATED IN FRONT OF YORKVILLE CITY HALL
   ELEVATION = 635.08 - (NAVD 88 DATUM)

PLANS PREPARED FOR:

ALWAYS FAITHFUL PROPERTIES, LLC
121 S DEER STREET
YORKVILLE, IL 60560
PHONE: (630) 518-8484

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM

Know what's below. Call before you dig.

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

UTILITY STATEMENT

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

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

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

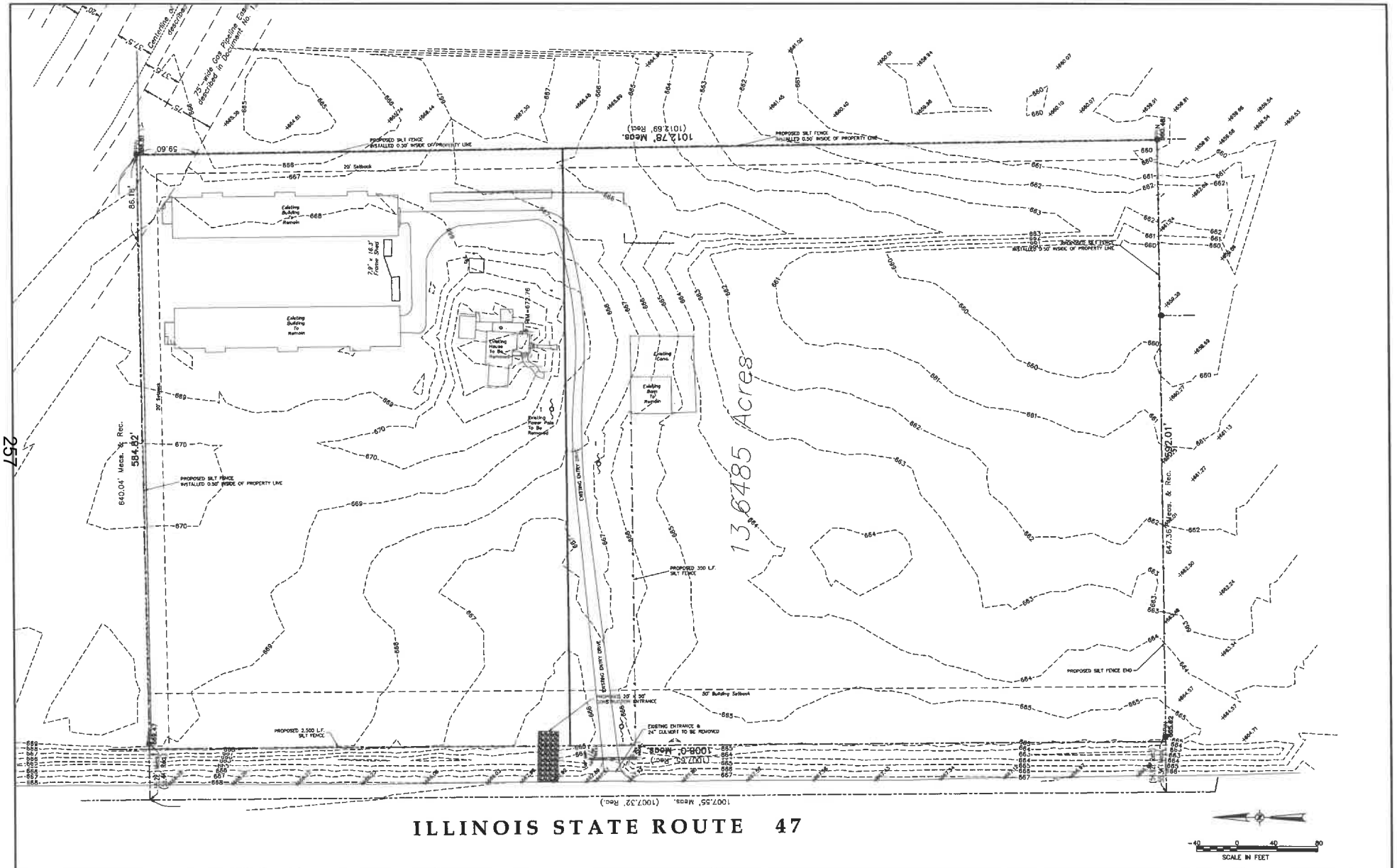
GIVEN UNDER MY HAND & SEAL THIS 8TH DAY OF OCTOBER, 2021.

JOHN J. TEBRUGGE 062-041828 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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

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

REVISIONS	NO.	DATE	NOTES
	1	1.8.21	PER REVIEW LETTER 1.8.21



TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE (815) 786-8195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	MISC REVIEW LETTER 9.8.21

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST., YORKVILLE, IL 60560

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	21 493 01
SCALE	1" = 40'
DATE:	JUNE 30, 2021

SHEET NO. **2** OF 6 SHEETS

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST
YORKVILLE, IL 60560

PHONE: 630.618.8484
EMAIL: ROBERTB@EMPORTLAND

LANDOWNER: ALWAYS FAITHFUL PROPERTIES, LLC.

TOTAL SITE AREA	13.80 AC±
TOTAL DISTURBED AREA	7.88 AC±
PROPOSED IMPERVIOUS AREA	1.86 AC±
LANDSCAPED AREA	12.09 AC±
PROPOSED CN	72

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

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

ILLINOIS URBAN MANUAL - PRACTICE NOTES:
IP-1. BLOCK AND ROCK SOCK INLET PROTECTION FOR SUMP OR ON-GRADE INLETS
IP-2. CURB (ROCK) SOCKS UPSTREAM OF INLET PROTECTION, ON-GRADE INLETS
IP-3. ROCK SOCK INLET PROTECTION FOR SUMP/AREA INLET
IP-4. SILT FENCE INLET PROTECTION FOR SUMP/AREA INLET
IP-5. OVER-EXCAVATION INLET PROTECTION
IP-6. STRAW BALE INLET PROTECTION FOR SUMP/AREA INLET
CP-1. CULVERT INLET PROTECTION

SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	
TEMPORARY CONSTRUCTION EXITS	
TEMPORARY CONTROL MEASURES	
SEDIMENT CONTROL BASINS	
STRIP & STOCKPILE TOPSOIL	
ROUGH GRADE	
STORM FACILITIES	
SITE CONSTRUCTION	
PERMANENT CONTROL STRUCTURES	
FOUNDATION / BUILDING CONSTRUCTION	
FINISH GRADING	
LANDSCAPING / SEED / FINAL STABILIZATION	

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

STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS

FROM SITE - DETENTION POND
TO RECEIVING WATERS - MIDDLE AUX SABLE CREEK

TYPICAL SOIL PROTECTION CHART

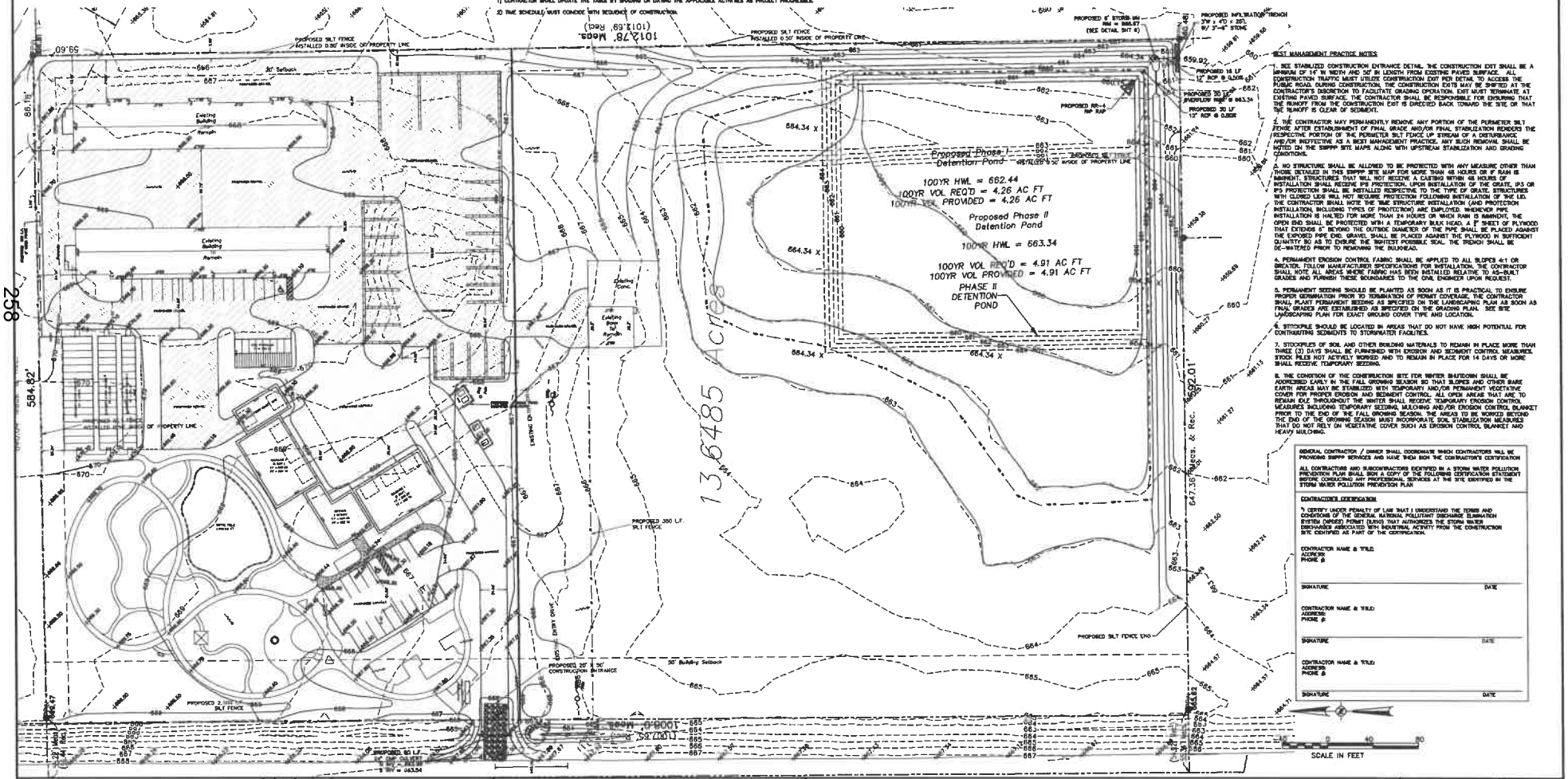
Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A	A	A	A*	A*	A	A			
Dormant Seeding	B	B	B								B	B
Temporary Seeding			C	C	C	C*	C*	C	C			
Mulching			D**	D**	D**	D**	D**	D**	D**			
Netting	F	F	F	F	F	F	F	F	F	F	F	F

A – Perennial Ryegrass – 50 lbs/acre
mixed with perennial ryegrass – 30 lbs/acre

B – Dormant Ryegrass – 125 lbs/acre mixed with perennial ryegrass – 40 lbs/acre

C – Spring Oats – 100 lbs/acre
D – Wood or Cereal Rye – 100 lbs/acre
E – Sod
F – Straw Mulch – 2 tons/acre
** Mulch for 2-3 weeks after seeding

* Seeding needed in June and July



BEST MANAGEMENT PRACTICE NOTES

1. SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.

2. THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UP STREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

3. NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP5 PROTECTION. UPON INSTALLATION OF THE GRATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 5' SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.

4. PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.

5. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

6. STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.

7. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

8. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

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

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

CONTRACTOR'S CERTIFICATION

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

CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE DATE

CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE DATE

CONTRACTOR NAME & TITLE
ADDRESS
PHONE #
SIGNATURE DATE

TEBRUGGE ENGINEERING
410 E 75TH STREET - SUITE A • SANDWICH, IL 60548
PHONE (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.8.21	WBA REVIEW LETTER 9.9.21

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST., YORKVILLE, IL 60560

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO.	21 493 01
SCALE	1" = 40'
DATE:	JUNE 30, 2021
SHEET NO.	3
	OF 6 SHEETS

259

I. 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 Notes 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 in this SWPPP (Changes, modifications, revisions, additions, or deletions shall become part of this SWPPP as they occur.

- All Contractors and sub-contractors that are responsible for implementing any 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 are implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan must comply with the following requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit, the NPDES Permit No. ILR10 for the State of Illinois and any local governing agency having jurisdiction concerning erosion and sediment control.

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

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

Unless notified by the Illinois Environmental Protection Agency (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, then 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". Once building documentation establishing that a lot has been sold, the acreage difference and the date of sale. There is no fee involved with modifying the NOI.

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

Agency Information:

Illinois Environmental Protection Agency Division of Water Pollution Control 1021 North Grand Avenue East Springfield, Illinois 62794-9276 Phone: (217) 782-0610	Kendall County Planning, Building & Zoning 111 West Fox Street Yorkville, Illinois 60560 Phone: (630) 553-4141

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

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

The location of the SWPPP must be clearly stated.

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

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

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

F. INSPECTIONS
At least once every seven calendar days and within 24 hours of a 0.5 in rainfall event, personnel by Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If the State or Local agencies have a required inspection form, it must be used in addition to the SWPPP. Including the best management practices implemented on the jobsite, shall be modified as needed to reduce or prevent pollutants from discharging from the site.

An example BMP inspection form will be supplied to the Contractor.

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

The inspector must be a person familiar with the site, the nature of major construction activities, and qualified to evaluate both overall system performances 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 in an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

G. SWPPP UPDATES & AMENDMENTS
This SWPPP must be updated each time there are significant modifications to the pollution prevention system or a change of 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 consistent with the pollutant control measures utilized on the site. Amending the SWPPP does not mean that it has to be rewritten! It is acceptable to add addenda, diagrams, new sections, and/or revised drawings. The site map showing the location of all storm water controls must be posted on this site and updated to reflect the progress of construction and changes in the SWPPP. Any control measure that is modified or replaced must be documented in the SWPPP by the Engineer, Sub-Contractor or Sub-Consultant familiar with the BMP beyond those specified in the SWPPP is required and a hydrologic design component.

H. DISCHARGE OF PETROLEUM PRODUCTS OR HAZARDOUS SUBSTANCES
Discharge of Petroleum products or other hazardous substances into storm water or the storm water (storm sewer) system is subject to reporting and clean up requirements. See section VII.B of the SWPPP for State and local information on reporting spills. Refer to the General Permit for additional information.

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

J. CONTRACTORS RESPONSIBILITY
The Contractor is responsible for water-borne and liquid pollutant discharges by some combination of interception, source reduction, filtration, and containment. The Contractor and sub-contractors implementing the 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 even gradient of any ground-disturbing activities prior to the commencement of construction and noted on the Site Map and Related of Stabilization and Construction Activity Dates.

II. 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 Illinois 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 controls there is a potential for such type of pollutant to be transported by storm water.
Project construction will consist primarily of site grading, utility service connections, and site paving to facilitate construction.

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

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

III. PROJECT DESCRIPTION

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: Storm sewer protective measures must always be in place before soil is disturbed. Activities are presented in the order (sequence) they are expected to be completed.

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

Land Implementation and installation of the following street trailers, parking, key down, porta-potty, wheel wash, concrete washout, mason's area, fuel and material storage containers, solid waste containers, etc., immediately beside them on the Site Map and note any changes in location as they occur throughout the construction process

Typical Stage of Construction, items shall be added or deleted as needed for each individual project.

Phase I
1. Install stabilized construction entrances and SWPPP Entrance Sign.
2. Install silt fence(s) on the site (clear only those areas necessary to install silt fence).
3. Prepare temporary parking and storage area.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install inlet filters, protection, storm sewers, swales and gutters.
9. Install sediment control devices at all storm sewer structures as each inlet structure is installed.
10. Permanently seed/sod areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install temporary inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlets.
15. Call Engineer after the site appears to be fully stabilized for inspection.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the BMP.

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

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

IV. SITE DESCRIPTION

1. Site description
Site construction activities consist of removal of existing house, installation of new buildings, detention pond, and hard landscape grading areas

2. Total area of site = 13.8 acres
Total disturbed area on site = 7.88 acres

3. Estimated site runoff coefficient after construction activities are complete: C=n/a

4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

5. Site drainage is received by Aux Sable Creek bearing east of the development.

V. 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 potential control during the construction period. Those include temporary sediment barriers and permanent storm retention ponds (when and how function as temporary sediment basins). Permanent stabilization will be accomplished in all disturbed areas by covering the soil with pavement, building foundation, vegetation, or other forms of soil stabilization.

A. EROSION AND SEDIMENT CONTROLS

1 Soil Stabilization
The purpose of soil stabilization is to prevent soil from eroding and leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary techniques 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 fibers, tackifiers, netting or blankets.

b) Permanent Seeding or Sodding – All areas at this 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 sodded will have topsoil and other soil amendments as specified on the Landscape Plan.

2. Structural Controls
a) Silt Fence – Silt fence is a synthetic permeable screen or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (6-foot maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended solids before the storm water flows through the fabric and discharges off-site. Silt fence shall be keyed on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or semi-circular silt fence on intermediate BMPs, instead of lengths of 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 ¼ acre per 100 feet of silt fence or ½ acre per 2 percent.

b) Construction Exit – At access points from the paved street into the construction site must include a construction exit composed of course stone to the dimensions shown on the Existing Conditions and Demolition Plan. The rough texture of this stone helps to remove clumps of soil adhering to the construction vehicles tires through the action of vibration and jarring over the rough surface and the friction of the stone matrix against soils attached to vehicle tires.

In addition to the stone at the construction exit, it may be necessary to install devices such as pipes (castle 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 or overflows.

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any unofficial other than Construction Exit(s) which 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 mechanism 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 storm sewer installation forward paving that the inlet protection devices should change. All inlet protection devices create ponding at storm water. This should be taken into consideration when deciding on which devices or devices should be used.

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

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 inclusive of areas paved, roofed, or having a building on them.

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

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

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Map.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site to or enter surrounding natural areas or water during the construction and on-going operations. If a spill occurs, it must be contained and disposed of at this off site. If soil has been contaminated, it must be removed, transported, and disposed of as well. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

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

4. Non-Storm Water Discharge
a) Water from the washout of site discharges are not permitted under ILR10 except as follows: discharges from the fire hydrant flushing, irrigation drainage, water used to wash vehicles where detergents are not used, water used to control dust, potable water sources including uncontaminated waterline flushings; irrigation drainage; routine external building washdown that does not use detergents; pavement washwaters 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 contaminated with process materials such as solvents.

b. 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 fill rap or other useful concrete products. The dried residue from the concrete washout diked areas shall be disposed in accordance with applicable State and Local regulations. The Contractor is responsible for ensuring that these procedures are followed. The location of concrete washout areas shall be shown on the Site Maps

c. Mason's Area
Contractor shall identify mason's area on the site and indicate location on the Site Map. To the extent practical, all masonry tools, material, including sand and washed cement or mortar materials, and equipment shall be located within the area identified. Runoff control, such as berms or diversion ditches, silt fence, etc., or other means of containment shall be provided to prevent the migration of storm water pollutants to runoff from the mason's area. Responsible for on site: Brick and Block delivered most days as needed.

7. Fuel Tanks
Temporary on-site fuel tanks for construction vehicles shall meet all State and Federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations. The tanks shall be in sound condition free of rust or other deterioration. Equipment shall NOT be washed into storm sewer systems. 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 shown on the Site Maps.

8. 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 29 Pollution Prevention regulation at Title 40 of the Code of Federal Regulations, Part 112, (40 CFR 112).

9. Hazardous Material Management and Spill Reporting Plan
a) Hazardous Materials – Hazardous material that is bought onto the construction site will be handled properly in order to minimize or eliminate the potential for pollution. All material 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, cleanup 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 the occurrence of the spill.

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8802). In addition, 35 Ill. Adm. Code 750.410 requires notification of IEMA (1-800-782-7860). Reportable quantities of spill quantities are those listed for hazardous substances under Superfund, or an extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA). The Illinois Emergency Management Agency establishes reportable spill quantities (29 Ill 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 shorelines. The reportable quantity for hazardous materials can be found in 40 CFR 302 or by contacting the IEMA (1-800-782-7860).

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

c) All petroleum products that are stored on site (such as portables, petroleum products, fertilizers, detergents, construction chemicals, caulk, 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.

d) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time of use as practical.

e)A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid-neutralizing agents, rubberized cloth, booms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

f) 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 triple rinse 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

a) All products will be stored in and used from the original container with the original product label.

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

c) The disposal of excess or used products will be in strict compliance with instructions on the product label.

9. Long Term Pollutant Controls
a) Storm Water – Control measures installed during construction, that will also provide storm water management benefits after construction, include: turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.74

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)
During the construction phase, the Contractor shall implement the following measures:

1. 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 and properly permitted.

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, such that materials, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water drains.

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 contractor must be kept in tracks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

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

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

VI. LOCAL PLANS

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

VII. 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 this 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 the 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 ensure pollutant control measures continue to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

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

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. 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 that original capacity has been reduced by 50 percent. All material excavated from silted sediment barriers or in traps and basins shall be incorporated into on-site soils or disposed of at an approved portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

C. MATERIAL STORAGE AREAS
Inspections shall include 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 that are stored or exposed to rainfall must be covered with appropriate tarps, temporary roofs, or impermeable liners constructed, if needed, in order to contain runoff from material storage areas. All State and Local regulations pertaining to material storage area will be adhered to.

D. VEGETATION
Grassed areas must be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization when all areas not covered with buildings, pavement or gravel, have a stand of grass with a minimum density of 70 percent. Areas that are not adequately vegetated are in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Areas must be watered, fertilized, and re-seeded as needed to achieve this requirement.

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

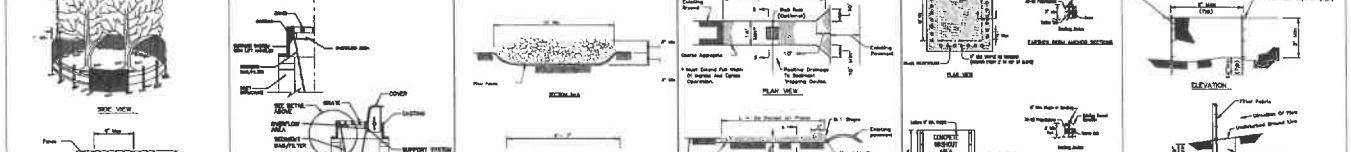
The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification necessary to improve effectiveness of this SWPPP is 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 or data must be added to the report form as soon as it becomes available. An inspection report must identify whether or not the measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site is in compliance with this SWPPP or if it is not in compliance with the terms of this SWPPP and the ultimately identify all incidents of non-compliance.

The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken as a result of the inspections. Section I.G.6 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 deletion of the provisions of this plan is identified during the conduct of the construction work covered by this path, the Contractor's Compliance Officer must complete and file an "Instances of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall us forms provided by the EPA and shall include specific information on the nature 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 of noncompliance shall be mailed to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Attn: Compliance Assurance Section
1021 North Grand East
P.O. Box 19276
Springfield, IL 62794-9276

Ultimately, it is the responsibility of the General Contractor to ensure the adequacy of site pollutant discharge controls. Added pollutant site conditions or Contractor practices which 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.



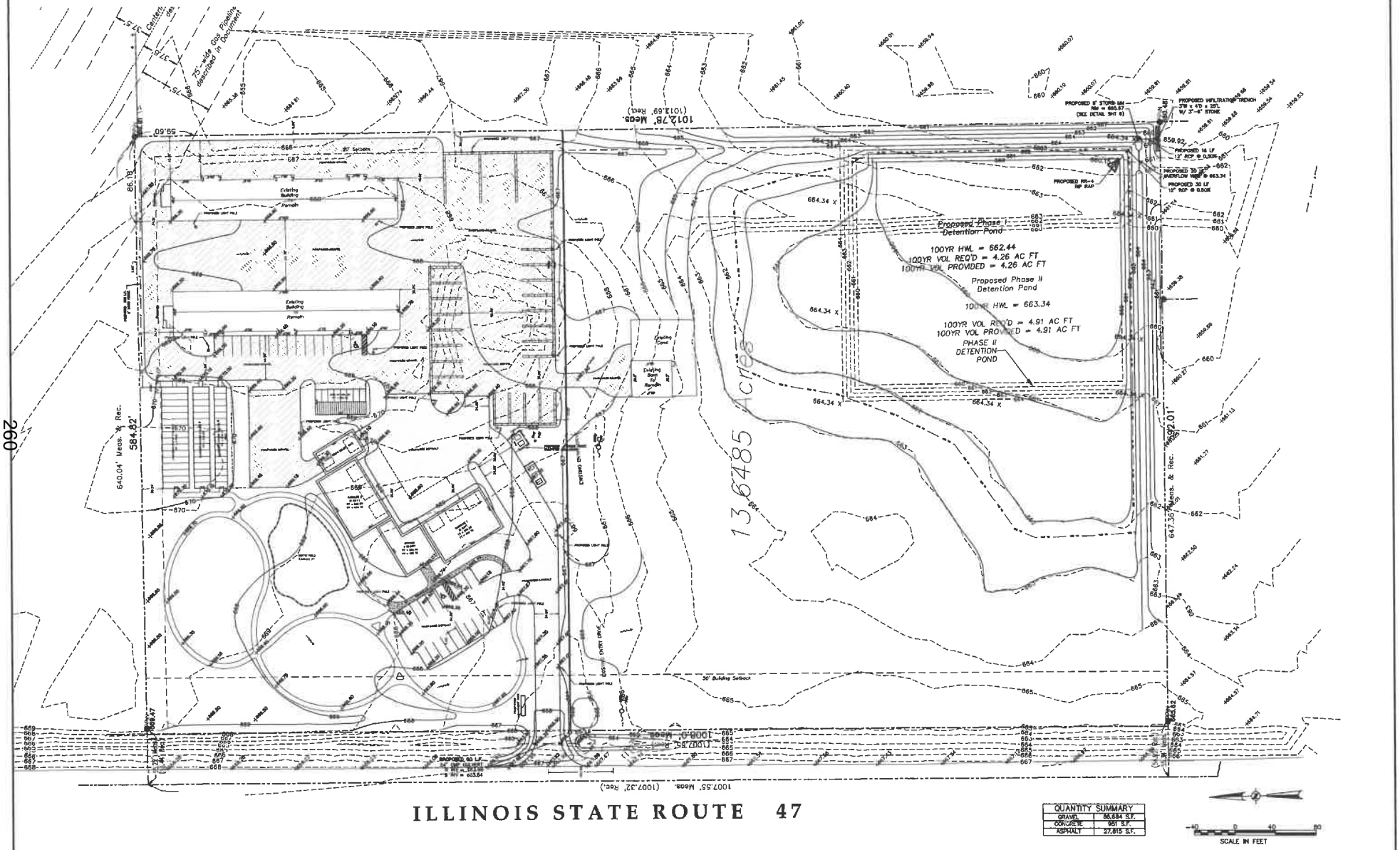
TEBRUGGE ENGINEERING
419 E CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE (815) 786-6195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.5.21	SITE REVIEW (EFFTIS 8.6.21)

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST., YORKVILLE, IL 60560

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO.	21 493 01
SCALE	NTS
DATE:	JUNE 30, 2021
SHEET NO.	4
	OF 6 SHEETS



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

REVISIONS	NO.	DATE	NOTES
	1	10.5.21	MEET REVIEW LETTER 9.3.21

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST., YORKVILLE, IL 60560

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE
CIVIL SITE PLAN

PROJECT NO. 21 493 01
SCALE 1" = 40'
DATE: JUNE 30, 2021

SHEET NO. 5 OF 6 SHEETS

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 UTILITIES PRIOR TO BEGINNING 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 THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE 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

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 ENDOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 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

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-78 (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-1713 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-A OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR D8.12 CURB AREAS, AND NEENAH R-3508 (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 RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-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.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL 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 SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOIL ENGINEER

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK 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 TO THE OWNER.

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

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 COURSE 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 #8 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER

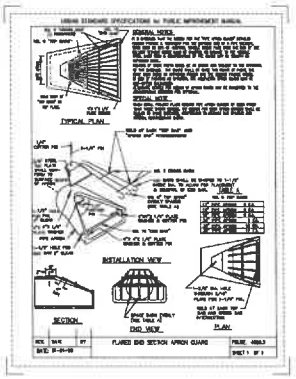
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

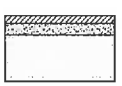
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.

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 CURBS OR PAVEMENT SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

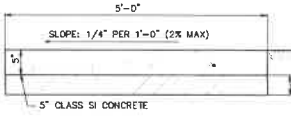




1 1/2" HMA IL-9.5, N-50 SURFACE COURSE
2 1/2" HMA IL-19, N-50 BINDER COURSE

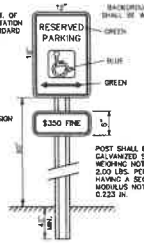
10" AGGREGATE COURSE, TYPE A, CA-6

TYPICAL PAVEMENT DETAIL



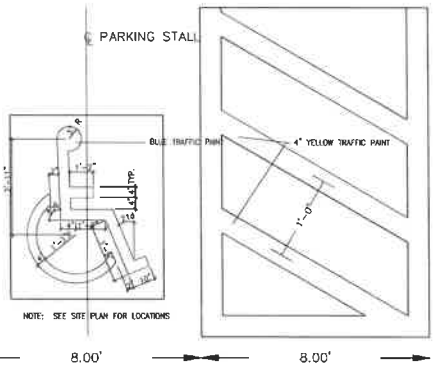
NOTES:
1. INSTALL TOOL JOINTS EVERY 5' CONCRETE TO BE 6" THICK AT DRIVEWAYS.
2. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

SIDEWALK
N.T.S.

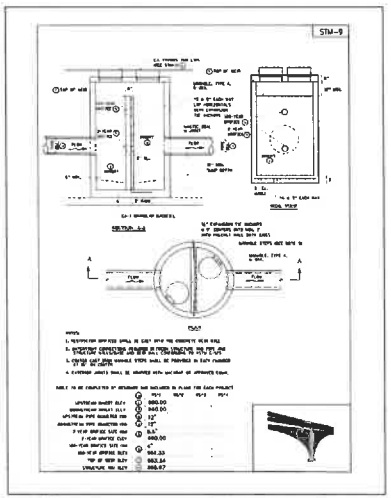


LOCATE SIGN AT EACH END OF HANDICAP PARKING AREA, 2 FT. FROM EDGE OF PAVEMENT

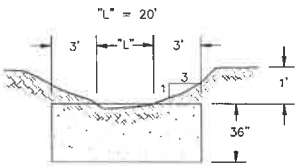
HANDICAP PARKING SIGN



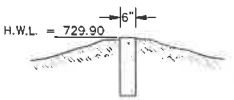
HANDICAPPED PARKING DETAIL
N.T.S.



ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1A SEEDMIX



FRONT VIEW



SIDE VIEW

NOTE:
"L" IS SIZED TO PASS 100 YR EVENT WITH ONE FOOT DEPTH OF WATER

CONCRETE OVERFLOW DETAIL
N.T.S.

TEBRUGGE ENGINEERING
410 E CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE (815) 786-9195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	10.6.21	WRK REVIEW LETTER, 6.8.21

PREPARED FOR:
ALWAYS FAITHFUL PROPERTIES, LLC
1215 DEER ST., YORKVILLE, IL 60560

SEMPER FI LAND SITE PLAN - 10744 US ROUTE 47 - YORKVILLE

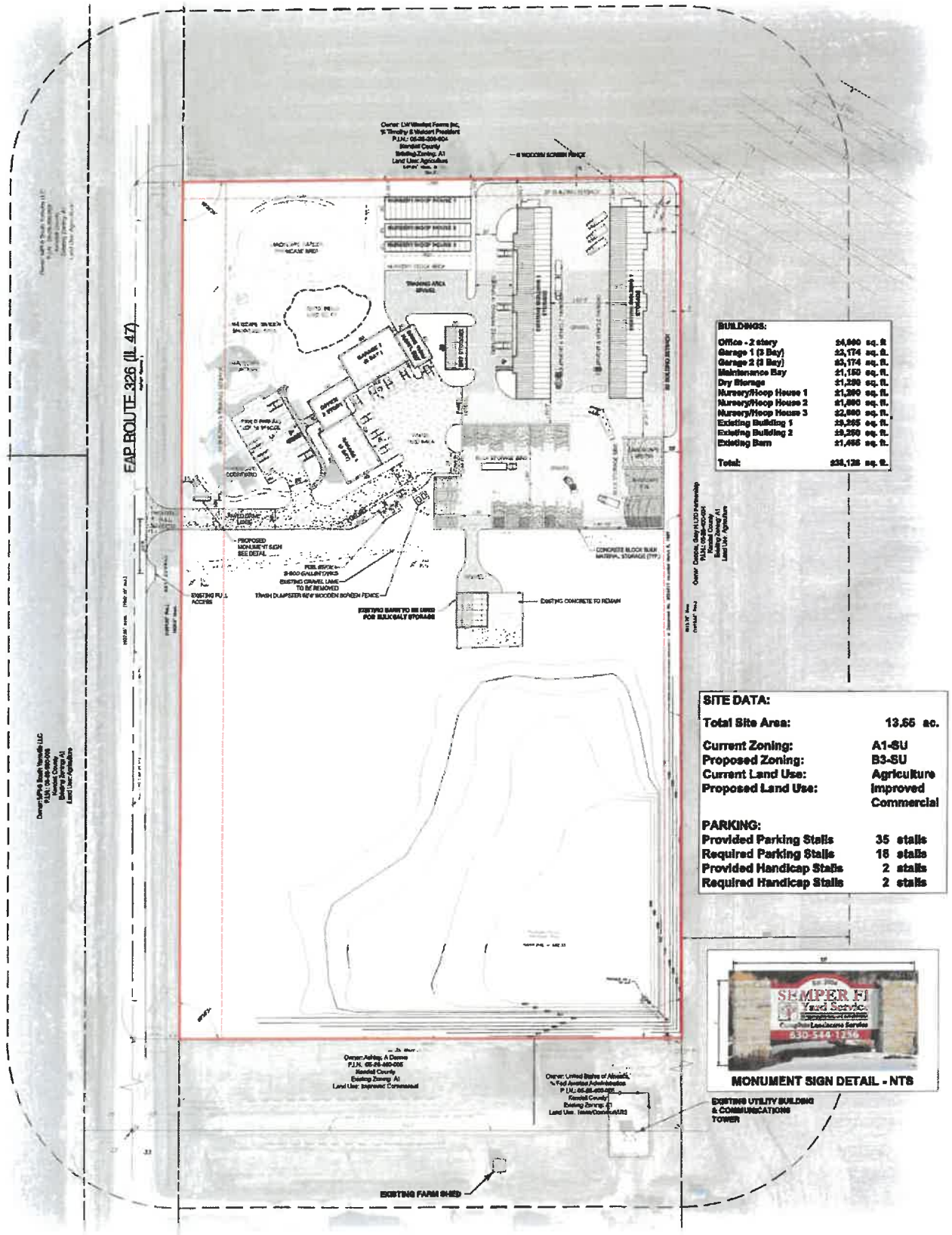
GENERAL NOTES & DETAILS

PROJECT NO.	21 493 01
SCALE	NTS
DATE:	JUNE 30, 2021
SHEET NO.	6
	OF 6 SHEETS

261

SEMPER FI ROUTE 47 PROPERTY

Kendall County, Illinois



Prepared For: ALWAYS FAITHFUL PROPERTIES, LLC

1996 Cunningham Trail
Yorkville, IL 60560

SITE PLAN

25' 100' 200'

Prepared by:
Date: December 29, 2020
Revised: August 18, 2021

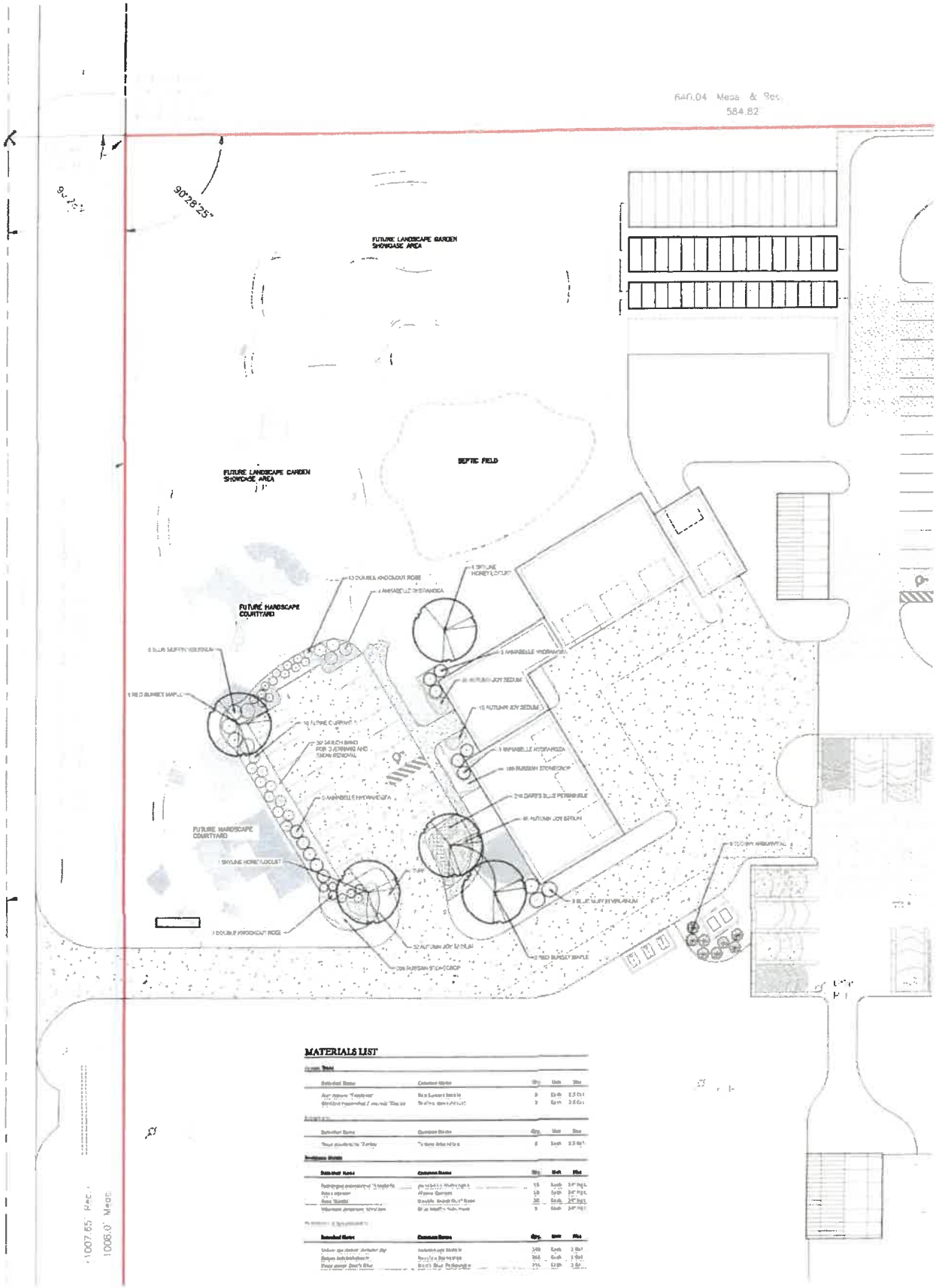
Schoppe Design Associates, Inc.
Land Planning & Landscape Architecture

126 S. Main Street
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Exhibit D

SEMPER FI ROUTE 47 PROPERTY

Kendall County, Illinois



MATERIALS LIST

Botanical Name	Common Name	Qty.	Unit	Size
Acer rubrum 'Franksred'	Red Sunset Maple	9	Each	2.5" Cal.
Gleditsia triacanthos f. inermis 'Skyline'	Skyline Honey Locust	3	Each	2.5" Cal.
Taxus x media 'Tauntonii'	Tauntonii Yew	6	Each	5' Ht.
Rosa 'Double Knockout'	Double Knockout Rose	13	Each	24" Ht.
Rosa x 'Meipofan'	Alpine Carpet	18	Each	24" Ht.
Rosa 'Radtko'	Double Knock Out Rose	30	Each	24" Ht.
Viburnum plicatum 'Mariesii'	Mariesii Viburnum	9	Each	24" Ht.
Botanical Name	Common Name	Qty.	Unit	Size
Hakonechloa macra 'Aureola'	Aureola Japanese Forest Grass	249	Each	1 Gal.
Sedum kamtschaticum	Yellow Stonecrop	365	Each	1 Gal.
Sedum spectabile 'Brilliant'	Brilliant Stonecrop	754	Each	1 Gal.

Prepared For: ALWAYS FAITHFUL PROPERTIES, LLC
1996 Cannonball Trail
Bristol, IL 60512

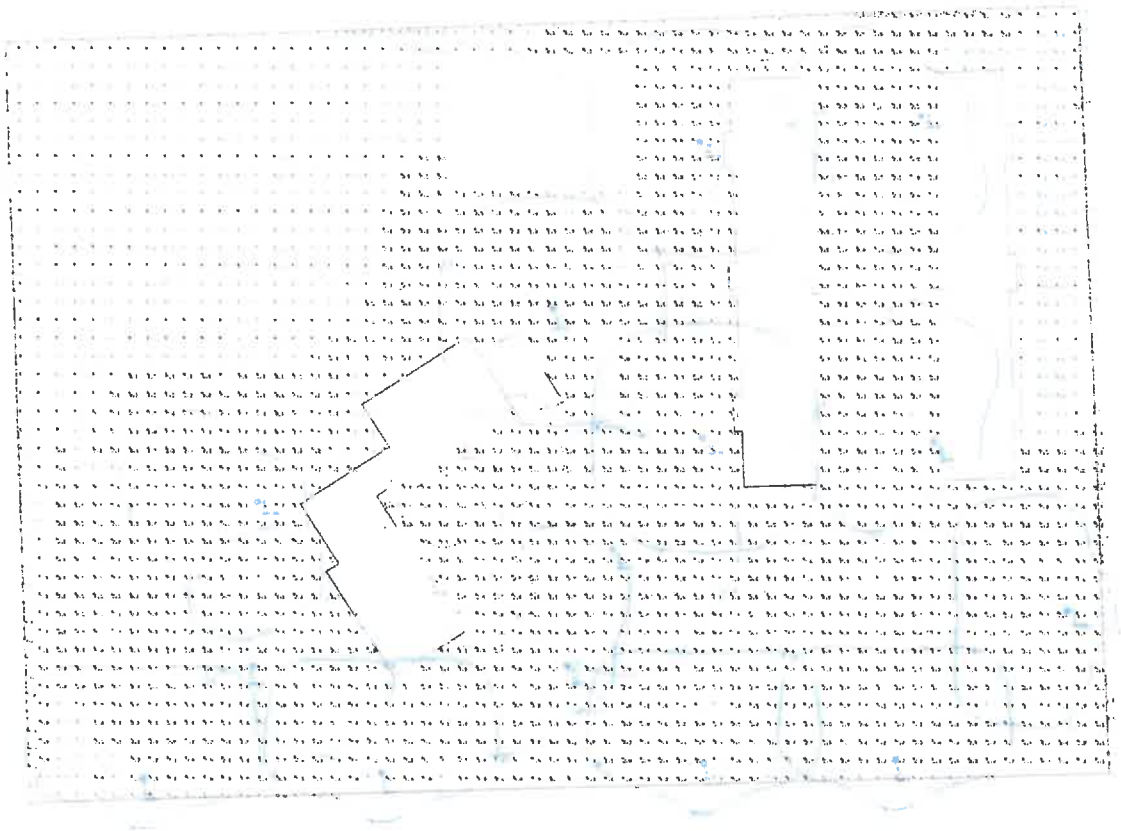
LANDSCAPE PLAN

10' 40' 80'

Prepared By:
Date: AUGUST 18, 2021

Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

124 S. Main Street
Oswego, IL 60543
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Luminaire Location Summary

LumNo	Label	Mtg Ht	Orient	Tilt
1	RAR2-320L-165-4K7-4W (1)	25	215	0
2	RAR2-320L-165-4K7-4W (1)	25	145	0
3	RAR2-320L-165-4K7-4W (1)	25	90	0
4	RAR2-320L-165-4K7-4W (1)	25	90	0
5	RAR2-320L-165-4K7-4W (1)	25	215	0
6	RAR2-320L-165-4K7-4W (1)	25	35	0
7	RAR2-320L-165-4K7-4W (1)	25	180	0
8	RAR2-320L-165-4K7-4W (1)	25	90	0
9	RAR2-320L-165-4K7-4W (1)	25	90	0
10	RAR2-320L-165-4K7-4W (1)	25	145	0
11	RAR2-320L-165-4K7-SQW (1)	25	180	0
12	RAR2-320L-165-4K7-SQW (1)	25	180	0
13	RAR2-320L-165-4K7-SQW (1)	25	90	0
14	RAR2-320L-165-4K7-SQW (1)	25	145	0
15	RWL1-48L-25-4K7-4W	9	180	0
16	RWL1-48L-25-4K7-4W	9	0	0
17	RWL1-48L-25-4K7-4W	9	180	0
18	RWL2-160L-80-4K7-4W	20	302	0
19	RWL2-160L-80-4K7-4W	20	32	0

Luminaire 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	Lum. Watts	Arr. Watts	Lum. Lumens	Arr. Lum. Lumens	LLF	Manufacturer	Description
	10	S1	SINGLE	153.6	153.6	21310	21310	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-UNV-AX-X
	4	S2	SINGLE	153.6	153.6	21834	21834	0.900	HUBBELL OUTDOOR	RAR-2-320L-165-4K7-SQW-UNV-AX-X
	3	W1	SINGLE	28	28	3679	3679	0.900	HUBBELL OUTDOOR	RWL1-48L-25-4K7-4W-UNV-X
	2	W2	SINGLE	80.8	80.8	11137	11137	0.900	HUBBELL OUTDOOR	RWL2-160L-80-4K7-4-UNV-X

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
PROPERTY LINES	Illuminance	Fc	0.10	0.8	0.0	N.A.	N.A.	READINGS @ GRADE
SITE_Planar	Illuminance	Fc	1.17	5.2	0.0	N.A.	N.A.	READINGS @ GRADE
DRIVE LANE-FRONT-REAR PARKING	Illuminance	Fc	2.79	5.2	0.4	6.98	13.00	READINGS @ GRADE
EMPLOYEE PARKING-TRAINING AREAS	Illuminance	Fc	1.53	4.2	0.5	3.06	8.40	READINGS @ GRADE
TRUCK PARKING-STORAGE AREAS	Illuminance	Fc	1.66	4.1	0.2	8.30	20.50	READINGS @ GRADE

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of [illegible] security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	15-60/1.5-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

pglighten

#	Date	Comment

Revisions

Drawn By: Joel Collins
Drawn By: joel.collins@pg-enlighten.com
Date: 3/12/2021
Scale: 1" = 30'

Project Name:
SEMPER FI

Location:
10744 US ROUTE 47, YORKVILLE, IL

Page 1 of 1

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

c UL us IP66 DLC DLC PREMIUM BUY AMERICAN SOLUTIONS

See Certification Specifications



RELATED PRODUCTS

Airo | Cimarron LED | Ratio Family

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL | NX DISTRIBUTED™ INTELLIGENCE | wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI	Distribution		Optics Rotation	Voltage	
RAR1	Ratio Area Size 1	**80L-25**	25W - 3,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	Blank for no rotation	**UNV** Universal 120-277V
		80L-39	39W -5,200 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**L** Optic rotation left	**120** 120V
		80L-50	50W - 6,000 Lumens	**5K7**	5000K, 70 CRI	**4W**	IES TYPE IV	**R** Optic rotation right	**208** 208V
		160L-70	70W - 9,000 Lumens			**5QW**	IES TYPE V		**240** 240V
		160L-100	100W - 12,000 Lumens						**277** 277V
		160L-115	115W - 15,000 Lumens						**347** 347V
		160L-135	135W - 18,000 Lumens						**480** 480V
RAR2	Ratio Area Size 2	**320L-110**	110W - 15,000 Lumens						
		320L-140	140W - 18,000 Lumens						
		320L-165	165W - 21,000 Lumens						
		480L-185	185W - 24,000 Lumens						
		480L-210	210W - 27,000 Lumens						
		480L-240	240W - 30,000 Lumens						
		480L-255	255W - 36,000 Lumens						
		480L-295	295W - 42,000 Lumens						
		480L-340	340W - 48,000 Lumens						

Mounting		Color		Control Options Network		Options	
ASQ	Arm mount for square pole/flat surface	**BLT**	Black Matte Textured	**NXWE**	NX Wireless Enabled (module + radio)	**BC**	Backlight control
ASQU	Universal arm mount for square pole/flat surface	**BLS**	Black Gloss Smooth	**NXSPW_F**	NX Wireless, PIR Occ. Sensor, Daylight Harvesting[2]	**CD**	Continuous dimming
Mounting Round Poles		**DBT**	Dark Bronze Matte Textured	**NXSP_F**	NX, PIR Occ. Sensor, Daylight Harvesting[2]	**F**	Fusing (must specify voltage)
A_	Arm mount for round pole[1]	**DBS**	Dark Brone Gloss Smooth	**Control Options Other**		**TB**	Terminal block
A_U	Universal arm mount for round pole[1]	**GTT**	Graphite Matte Textured	**SCP-40F**	Programmable occupancy sensor[4]	**2PF**	2 power feed with 2 drivers[3]
Mounting Other		**LGS**	Light Grey Gloss Smooth	**7PR**	7-Pin twist lock receptacle		
WB	Wall bracket	**PSS**	Platinum Silver Smooth	**7PR-SC**	7-Pin receptacle with shorting cap		
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured	**7PR-MD40F**	Low voltage sensor for 7PR		
K	Knuckle	**WHS**	White Gloss Smooth	**7PR-TL**	7-Pin PCR with photocontrol		
		VGT	Verde Green Textured				
		Color Option					
		CC	Custom Color				

Notes:

1 Replace '_' with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace '_' with "14" for up to 14' mounting height, "30F" for 15-30' mounting height

3 Not available with 25, 50, 255, 295 & 340W configurations

4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

	Catalog Number	Description
☐	RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
☐	RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
☐	RARBC80L	Ratio blacklight control 80L
☐	RARBC160L	Ratio blacklight control 160L
☐	RARBC320L	Ratio blacklight control 320L
☐	RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	RAR-ASQU-XX	Universal arm mount for square pole/flat surface[2]
☐	RAR-A_U-XX	Universal arm mount for round poles[1,2]
☐	RAR-RPA_-XX	Round pole adapter[1,2]
☐	SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter[2]
☐	RETAVP-XX	4" round pole top tenon adapter, 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately[2]
☐	BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
☐	BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
☐	RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle[2]

1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options	
Standalone	
SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control
Networked – Wireless	
WIR-RME-L	wiSCAPE External Fixture Module[1,2]
NX Networked – Wireless	
NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock

Notes:

1 Works with external networked photosensor

2 wiSCAPE Gateway required for system programming

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DATE: LOCATION:

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CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

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CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F)

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

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DATE: LOCATION:

TYPE: PROJECT:

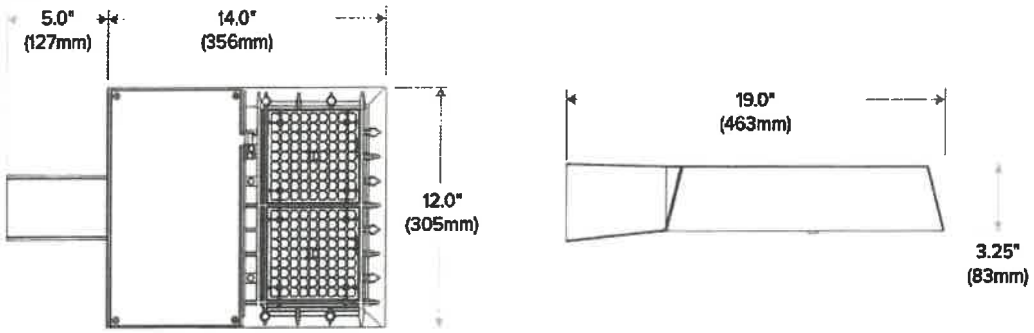
CATALOG #:

RATIO SERIES

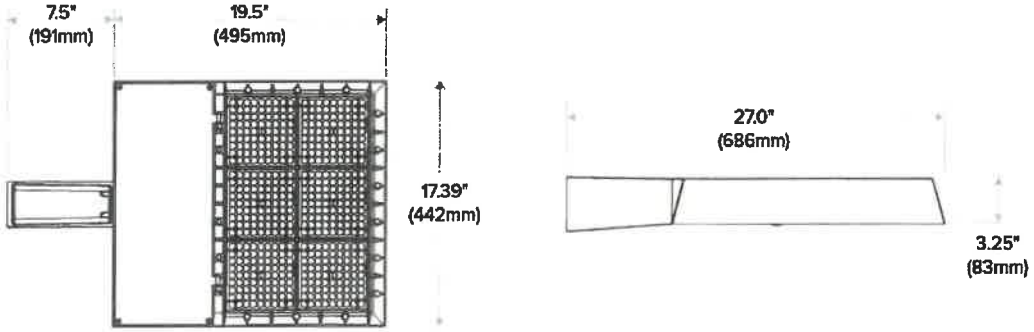
AREA/SITE LIGHTER

DIMENSIONS

RAR1



RAR2



ADDITIONAL INFORMATION

MOUNTING



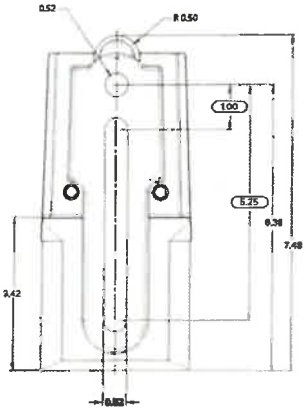
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"





MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

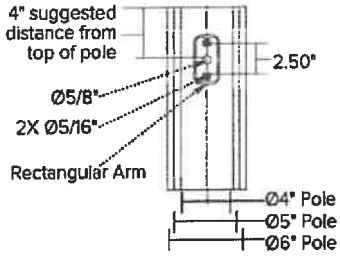
CATALOG #:

RATIO SERIES

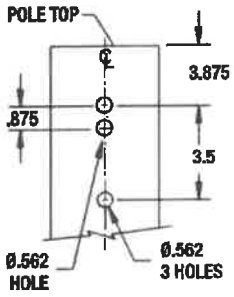
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ)
Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)
Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR

SiteSync LIGHTING CONTROL

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

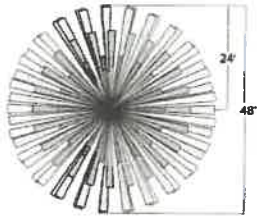
CATALOG #:

RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

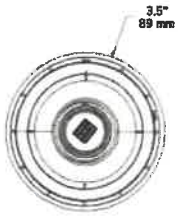
NXSP-14F



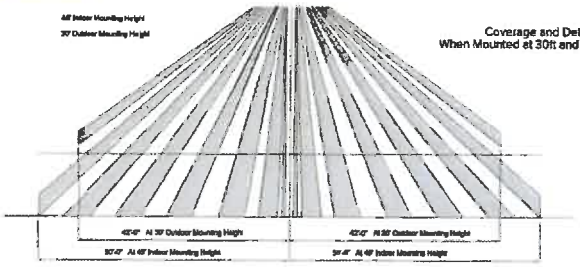


Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens





NXSP-30F

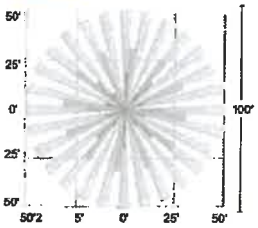


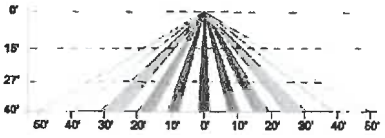
Coverage and Detection Patterns When Mounted at 30ft and 45ft with Standard Lens

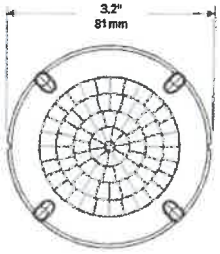




SCP-40F









RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft.² .13m²	.56ft.² .17m²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft.² .17m²	1.48ft.² .45m²

SHIPPING

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length inch (cm)	Width inch (cm)	Height inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

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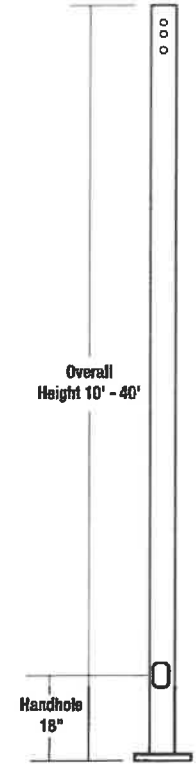
HUBBELL Lighting

SSS-H SERIES POLES
SQUARE STRAIGHT STEEL

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals



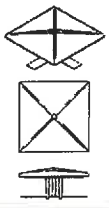
APPLICATIONS
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION
- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
  1 x 36 x 4 — TAB-36-M38

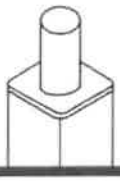
FINISH
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

WAREHOUSE 'STOCKED' POLES:
- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

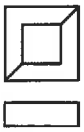
POLE CAP



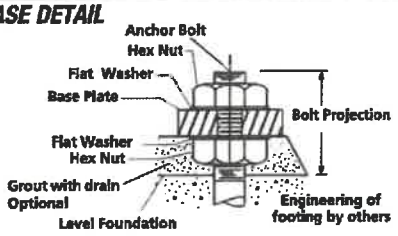
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

Reference page 2 for available configurations

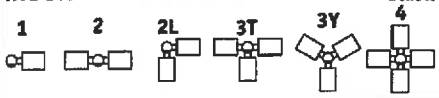
ORDERING EXAMPLE:

SSS-H - 25 - 40 - A/B/C - 2L - S2 - DBT - UL

SERIES	HEIGHT	SHAFT	THICKNESS
SSS-H Square Straight Steel Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING ORIENTATION

Denotes handhole location



MOUNTING	
1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.38" x 4")
OT	Open Top (includes pole cap)

FINISH	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

OPTIONS	
GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

DRILL PATTERN	
B3	2 bolt (2-½" spacing), Ratio
S2	2 bolt (3-½" spacing)

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB
2 Specify option location using logic found on page 2 (Option Orientation)
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES- Order Separately

Catalog Number	Description
VM1[3]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

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HUBBELL Lighting

ORDERING INFORMATION (Continued)

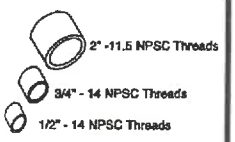
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-H-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-H-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-H-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-H-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-H-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-H-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-H-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-H-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-H-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 4"	5.0	329
SSS-H-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 4"	5.0	404
SSS-H-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 4"	5.0	479
SSS-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 4"	5.0	554
SSS-H-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1" x 36" x 4"	5.0	629

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

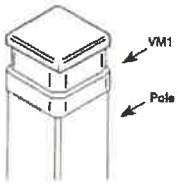
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

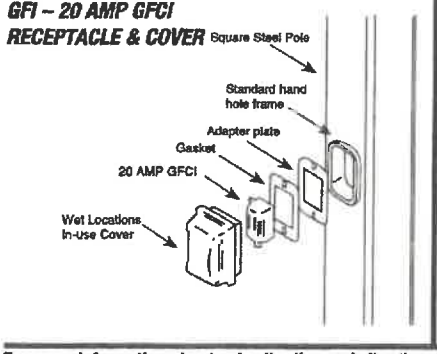
VM2SXX - VIBRATION DAMPER 2ND MODE



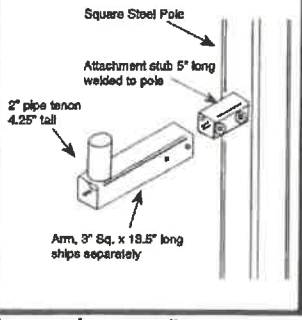
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field Installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

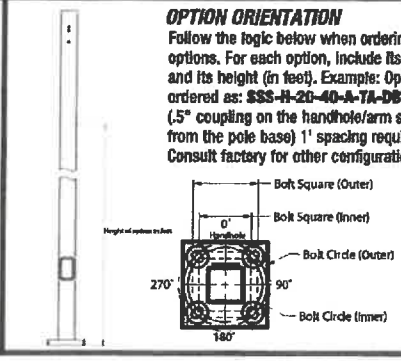


MPB - MID POLE BRACKET



OPTION ORIENTATION

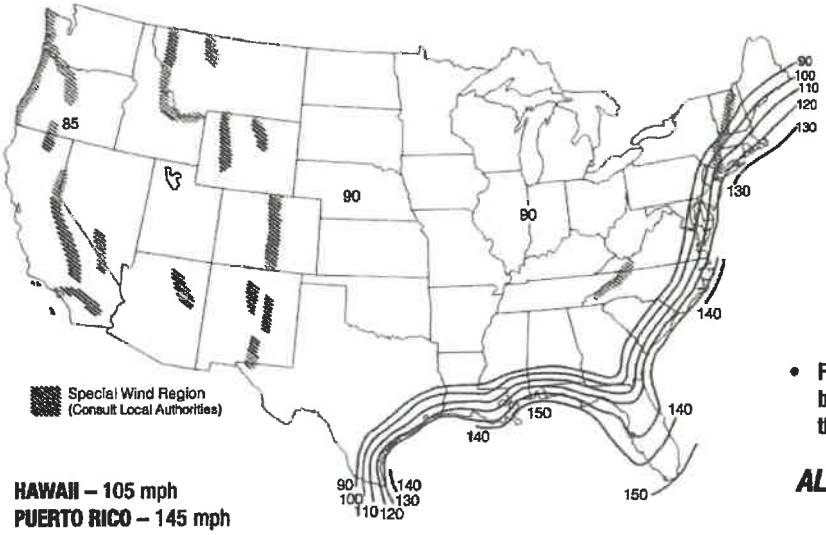
Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DBT-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbelicdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLO10022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

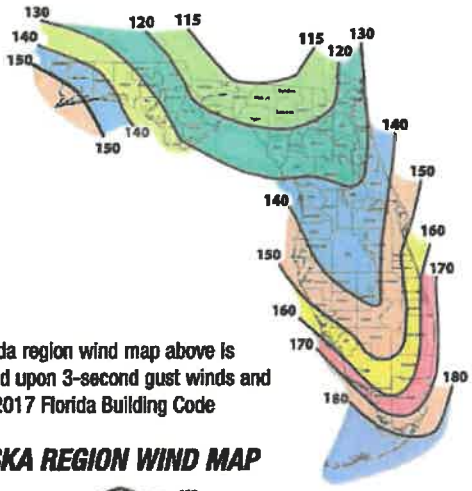
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ASCE7-05 WIND MAP



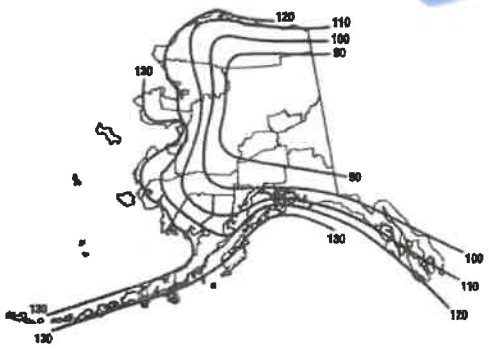
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-H-10-40-A	25.0	25.0	25.0	22.8	20.5	17.0	14.2	11.9	11.0	10.1
SSS-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-H-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-H-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-H-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-H-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-H-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-H-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-H-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-H-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-H-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-H-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-H-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-H-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-H-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.6	2.8	2.1	1.4
SSS-H-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	115	120	130	140	150	160	170	180
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.8	13.9
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-H-16-40-B	21.4	19.2	15.8	12.7	10.4	8.5	6.9	5.6
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-H-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-H-25-60-B	23.8	20.9	16.1	12.3	8.2	6.6	4.5	2.8
SSS-H-30-60-B	14.8	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR

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NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOW022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: September 7, 2022
Re: Noise Ordinance

The Department has received several noise complaints from large parties occurring in the unincorporated area. Staff has been directed to explore possible changes to the Noise Ordinance.

Possible amendments include the following:

1. Allowing the Sheriff's Department and/or Planning, Building and Zoning Department to obtain noise readings from streets instead of the property line of the receiving residential land. This removes the need for having a resident serve as prosecutorial witness.

2. Expanding the applicability of the Noise Ordinance to include non-agricultural activities on A-1 zoned properties. The present Noise Ordinance is only applicable to Residentially Zoned properties.

3. Increasing the fines for offenses. Presently, the minimum fine for the first offense is Fifty Dollars ($50) with a maximum fine of Five Hundred Dollars ($500). Subsequent offenses occurring within two (2) years carry a minimum fine of One Hundred Dollars ($100) with a maximum fine of One Thousand Dollars ($1,000). 720 ILCS 5/47-25 sets a maximum fine of One Hundred Dollars ($100) for a first offense and defines subsequent offenses as a Class B misdemeanor. A Class B misdemeanor has a minimum fine of Seventy-Five Dollars ($75) and maximum fine of One Thousand Five Hundred Dollars ($1,500) for each offense and maximum imprisonment of six (6) months.

A copy of the existing Noise Ordinance is attached.

When the Noise Ordinance was adopted in 2013, the proposal was reviewed by the Law, Justice, and Legislation Committee prior to advancing to the County Board.

If you have any questions regarding this memo, please let me know.

MHA

Enc.: Noise Ordinance

KENDALL COUNTY, ILLINOIS
ORDINANCE NO. 13-18

ORDINANCE REGULATING NOISE OUTSIDE THE CORPORATE LIMITS OF ANY CITY, VILLAGE OR INCORPORATED TOWN IN KENDALL COUNTY, ILLINOIS

WHEREAS, the County of Kendall has the authority pursuant to 720 ILCS 5/47-5 to declare what shall be public nuisances and to abate the same with respect to the territory within the county and outside the corporate limits of any city, village, or incorporated town; and

WHEREAS, pursuant to the Illinois County Code 55 ILCS 5/5-12001, the County of Kendall also has the authority to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and other uses and to regulate and restrict the intensity of such uses, for the purpose of promoting the public health, safety, morals, comfort and general welfare, and conserving the values of property throughout the county; and

WHEREAS, the County of Kendall seeks to control noise in its residential districts for the purpose of protecting the public health, safety, morals, comfort, and general welfare of its residents, and;

WHEREAS, the County of Kendall seeks to conserve the value of property throughout the county, and to prevent noise pollution in that excessive noise endangers physical and emotional health and well-being, interferes with legitimate business and recreational activities, depresses property values, offends the senses, creates public nuisances, and in other respects reduces the quality of our environment.

NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of Kendall, State of Illincis that hereafter Residential Zoning Districts which lie outside of

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the corporate limits of any City, Village or Town and lying within the corporate limits of Kendall County, Illinois shall be subject to the following:

ARTICLE I - Title:

This ordinance shall hereinafter be known as the "Kendall County Noise Control Ordinance" and may be so cited.

ARTICLE II – Definitions & Rules of Construction:

Except as specifically stated herein, the definitions of terms used in this Ordinance shall have their regular and usual meaning as indicated by common dictionary definition. However, all definitions of acoustical terminology used in this chapter shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body. Words importing the singular number may extend and be applied to several persons or things. Words importing the plural number may include the singular. Words importing gender may be applied to both male and female.

ARTICLE III - Applicability:

This Ordinance's noise regulations shall apply in unincorporated Residential Zoning Districts, except where otherwise exempt under this Ordinance. Any person, including, but not limited to, the subject property's owner, agent, tenant, visitor and/or other occupant of the property who violates any provisions of this Ordinance, shall be liable for such noncompliance as further set forth herein.

Notwithstanding the above, a property owner shall be held liable for a violation under this ordinance if the County establishes by a preponderance of the evidence that he/she is legally accountable for the conduct giving rise to the violation, acquiesced to the conduct, and/or knew or should have reasonably known of the conduct occurring or that the conduct was likely to occur.

A Person for the purpose of this Ordinance shall be any individual, corporation, partnership, firm, association, trust, estate, public or private institution, group, agency, or any legal successor, representative, agent or agency of the foregoing.

ARTICLE IV – Measurement / Weighted Sound Level:

Measurement of sound for the purpose of this Ordinance shall be obtained using a device that utilizes the proper frequency sound weighting. Weighted Sound Level is the sound pressure level decibels as measured on a sound level meter using the A weighing network. The level so read is designed dB(A) or dBA.

ARTICLE V – Prohibited Activity:

(A) **During Day Hours:**

No person shall make, continue, or cause to be made 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 (60) 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. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and or control.

(B) **During Night Hours:**

No person shall make, continue, or cause to be made 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. Further, no person shall permit any sound as described herein to be made in or upon any house, premises or property owned or possessed by them or under their management and or control.

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(C) Sound emissions in violation of (A) and (B) above are hereby declared to be a public nuisance.

(D) For the purposes of determining violations of (A) and (B) above within attached multiple family structures/multiple unit developments such as apartments, condominiums and townhomes, the point of measurement shall be the outer property line of the multiple family structures/multiple unit developments and not at the dividing walls between individual units in said structures.

ARTICLE VI - Exemptions:

The following exemptions to violation of this Ordinance shall apply:

(A) Emergency Operations: Emergency short term operations which are necessary to protect the health, safety and welfare of the citizens, such as emergency utility and street repair, fallen tree removal or emergency fuel oil delivery shall be exempt, provided that reasonable steps shall be taken by those in charge of such operations to minimize noise emanating from the same. Emergency operations by fire and rescue services and police agencies shall also be exempt.

(B) Noises Required by Law: The provisions of this chapter shall not apply to any noise required specifically by law for the protection or safety of people or property.

(C) Powered Equipment: Powered equipment, such as air conditioners, lawn mowers, small lawn and garden tools, riding tractors and snow removal equipment which is necessary for the maintenance of property, is kept in good repair and maintenance, and which equipment, when new, would not comply with the standards set forth in this chapter, shall be exempted. Good repair for the purpose of this exemption shall be when the equipment at issue is in a condition that meets factory specifications and is properly maintained to prevent any excessive or unusual noise. However, the use of radios or other sound/entertainment devices on such equipment shall not be exempted if listened to at a level otherwise violating the terms of this Ordinance.

(D) Community Events: The term "community events" shall include such things as parades, festivals, drum corps shows, sports events and Fourth of July celebrations, which are sanctioned or sponsored in whole or in part by local governments, schools or charitable or service organizations.

(E) Agricultural Noise: Specifically excluded from the provisions of this Ordinance is noise generated by agricultural equipment on land zoned and/or used for agricultural purposes.

(F) Motor Vehicles: Nothing herein shall be construed as a limitation on the operation of duly registered motor vehicles as defined in the Illinois Motor Vehicle Code, which are not in violation of 625 ILCS 5/12-602.

(G) Work performed by a public body: Any work performed by or on behalf of a public body, including that which is performed by subcontractors, shall be exempted. Such activities may include, but are not limited to, routine maintenance work, road and bridge construction and emergency repairs.

(H) Motorcycles: Nothing herein shall be construed as a limitation on the operation of duly registered motorcycles as defined in the Illinois Motor Vehicle Code.

(I) Construction Sites: Construction noise that occurs between the hours of 7 A.M. and 8 P.M. shall be exempted. However, if in the opinion of the Kendall County Planning, Building and Zoning Department, equipment or activities employed in the performance of construction exceeds the allowable decibel levels within this code, the Kendall County Planning, Building and Zoning Department may require noise mitigation methods be implemented and used at the construction site to mitigate noises which exceed the requirements herein.

ARTICLE VII- Enforcement:

Enforcement of this ordinance shall by performed by the Kendall County Sheriff's Office and any and all complaints of violations of this ordinance shall be directed to them. The Kendall County State's Attorney's Office shall be authorized to prosecute any violations of this Ordinance.

ARTICLE VIII – Notice to Property Owner:

(A) Whenever a violation of this Ordinance occurs, the owner of the property shall be given notice of the violation in accordance with the following provisions:

(1) If the owner's name and current address are known, then by either personal service or mailing a copy of the notice by certified mail, return receipt requested, to that address. For purposes of notice under this Section, if the person cited for the conduct giving rise to the violation is the owner, then the address provided to the Kendall County Sheriff's Office at the time of citing shall be deemed to be that person's known address; or

(2) If the owner's address is not known, then by either personal service or mailing a copy of the notice by certified mail, return receipt requested, to the owner's address as provided to the County Clerk and/or County Supervisor of Assessments Office; or

(3) If the owner's address is not known, and is not on record as provided above, then by publication for 3 successive weeks in a newspaper of general circulation within Kendall County.

(B) Notice served under this Ordinance is effective upon personal service, the last date of publication, or the mailing of written notice, whichever is earlier.

ARTICLE IX - Penalty:

(A) It shall be unlawful to violate any of the terms and provisions of this ordinance. Any person, firm or corporation violating any of the said terms and provisions of this ordinance shall, upon conviction, be guilty of a misdemeanor and be punished by fines as follows:

(1) For the first offense, the minimum fine shall be $50.00 and the maximum fine shall be $500.00; and

(2) For any subsequent offense occurring within two years of the prior offense, the minimum fine shall be $100.00 and the maximum fine shall be $1000.00; and

(B) The violation of this ordinance, or any part thereof, on more than one (1) day shall constitute separate offenses; and

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(C) In addition to any penalty provided by this Ordinance, the Kendall County State's Attorney is authorized to initiate action to obtain injunctive relief in the Circuit Court, including, but not limited to, the issuance of a temporary restraining order and preliminary injunction, in order to abate any such nuisance condition as enumerated in this Ordinance.

ARTICLE X - Severability:
The articles, provisions and sections of this Ordinance shall be deemed to be separable and if any portion of this Ordinance is deemed invalid, such determination shall not affect the validity of the remainder.

ARTICLE XI - Effective Date:
This Ordinance and the regulations contained therein shall be in full force and effect on and after the date signed below.

ADOPTED and APPROVED this 17th day of September, 2013.

John Shaw, County Board Chairman

Attest: Debbie Gillette
Debbie Gillette, County Clerk

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DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 204
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

MEMORANDUM

To: Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, CFM, Senior Planner
Date: September 7, 2022
Re: Enforcement of Special Use Conditions

Below please find updates on the unresolved special use permit cases:

1. Ordinance 2005-37-Special Use Permit for a Landscaping Business at 5681 Whitewillow Road
   Issue: Condition 6 requires a right-of-way dedication
   How Department Became Aware of Violation: Property owner submitted a special use permit for a craft fair.
   Current Status: As of September 6, 2022, the County Highway Engineer is working with an engineer and property owner to complete the necessary documents for the dedication.

2. Ordinance 2012-26-Special Use Permit for YPAC
   Issue: Condition 6 requires paved parking lot by 2014 with 28 parking spaces
   How Department Became Aware of Violation: YPAC approached County for financial assistance in 2018.
   Current Status: PBZ Department has been instructed not to issue a citation on this property until January 1, 2023. As of September 6, 2022, no additional paving has occurred.

3. Ordinance 2014-21-Special Use Permit for Peaceful Pathways Montessori School at 8250 Route 71
   Issue: Condition 2 requires the gravel driveway to be paved with asphalt no later than May 15, 2017
   How Department Became Aware of Violation: The Parcel ID number for the property was updated in 2021 and Staff discovered the condition.
   Current Status: The Petitioner has until April 30, 2023. As of September 7, 2022, required paving is almost complete.

4. Ordinance 2020-01-Special Use Permit for a Kennel and Veterinary at the Northeast Corner of Ridge and Bell Roads
   Issue: Condition 2.A requires the following of the site plan and lighting plan. Property Owner has installed one (1) additional light on the northwest corner of the property and the fence for the play area seem further south than shown on the site plan.
   How Department Became Aware of Violation: Complaint filed by a driver on Ridge Road
   Current Status: As of September 6, 2022, the Department is trying to work with the owner to resolve the matter.

If you have any questions regarding this memo, please let me know.

MHA



KENDALL COUNTY
PLANNING, BUILDING & ZONING COMMITTEE MEETING

Boulder Hill Elementary School • Cafeteria
163 Boulder Hill Pass • Montgomery, IL • 60538
(630) 553-4141 Fax (630) 553-4179

AGENDA

Wednesday, September 14, 2022 – 6:30 p.m.

CALL TO ORDER:

ROLL CALL: Elizabeth Flowers, Scott Gengler (Chairman), Judy Gilmour (Vice-Chair), Dan Koukol, and Robyn Vickers

APPROVAL OF AGENDA:

NEW BUSINESS:

1. Introduction and Overview of the Meeting

2. Introduction of Planning, Building and Zoning Department Staff

3. Overview of Zoning Ordinance, Noise Ordinance, Junk and Debris Ordinance, and Inoperable Vehicle Ordinance

4. Comments and Questions of Residents

5. Ordinance Enforcement Procedures

PUBLIC COMMENT:

ADJOURNMENT:

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.

2022 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
V22-001	Aguilar	03-07-277-001	20 Shore Ct.	Marina Village	Parking on Lawn	11/9/2021	1/23/2022			2/9/2022
V22-002	Jones	03-05-279-020	44 Briarcliff Rd.	Boulder Hill	Illegal fence height	8/6/2021	1/23/2022			4/27/2022
V22-003	Cabrera	03-04-306-027	44 Hampton Rd.	Boulder Hill	Multiple Violations	8/3/2021	1/23/2022			5/9/2022
V22-004	Lemaster	03-04-253-024	16 Winrock Rd.	Boulder Hill	Inoperable Vehicles	8/18/2021	1/23/2022			Court
V22-005	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Trailer parking	11/22/2021	1/23/2022			4/22/2022
V22-006	Haehlen	03-04-277-011	235 Fernwood Rd.	Boulder Hill	RV parking	11/24/2021	1/23/2022			2/24/2022
V22-007	Joaquin	03-27-377-015	2543 Simons Rd		Banquet facility	11/15/2021			5/16/2022	5/17/2022
V22-008	Bilek	01-34-300-008	14824 Millhurst Rd		Air B&B	1/3/2022	3/11/2022			2/24/2022
V22-009	VOID									
V22-010	Faulkner	03-26-100-004	1539 Collins Rd.		Multiple Violations	7/13/2021	8/4/2021			H & E
V22-011	Amstadt	02-35-380-001	7796 Madeline Dr.	FOFC	RV parking	5/24/2022	6/24/2022			Court
V22-012	Gomez	09-27-200-004	2511 Wildy Rd.		Stormwater	8/1/2022	9/17/2022			~~Court~~

2020 VIOLATIONS

Violation	Name	Parcel #	Address	Subdivision	Description	Opened	Follow up	PBZ	SAO	Closed
20-001	JK Property,% Calder	05-21-300-002	9923 Walker Rd		Multiple Violations - No permits	11/7/2019	1/13/2020			3/9/2020
20-002	Graves	04-22-300-005	9312 Millbrook Rd		Zoning Setback violations	12/3/2019	12/16/2019			12/17/2019
20-003	Gonzalez	03-09-152-019	14 Ridgefield Rd.	Boulder Hill	Prohibited RV/trailer parking	12/4/2019	12/23/2019			12/24/2019
20-004	Cadena	03-03-352-004	140 Saugatuck Rd	Boulder Hill	Prohibited Banner Sign	12/11/2019	12/25/2019			12/30/2019
20-005	Municipal Bank%Besiri Adil	02-35-413-014	Audrey & Gilda Ct	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-006	Municipal Bank%Besiri Adil	02-35-301-007	Fields Dr	FOFC	Prohibited Sign	12/11/2019	2/1/2020			3/16/2020
20-007	Johnson	03-04-477-025	54 Springdale Rd.	Boulder Hill	Prohibited Trailer parking	12/17/2019	1/31/2020			1/30/2020
20-008	Franzen	03-05-454-027	14 Scarsdale Rd.	Boulder Hill	Prohibited Boat parking	12/26/2019	2/18/2020			2/25/2020
20-009	Navarro	03-12-100-002	1026 Harvey Rd		Multiple Violations	11/26/2019	2/27/2020			7/6/2020
20-010	Drake	05-18-300-005	8751 C E. Highpoint Rd	Highpoint Hills	Operating Business in R-2	1/28/2020	3/6/2020			12/3/2020
20-011	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited Commercial truck	1/31/2020	2/29/2020			3/11/2020
20-012	Chamberlain	03-05-454-028	3 Creve Ct.	Boulder Hill	Prohibited Trailer parking	1/31/2020	2/14/2020			2/4/2020
20-013	Robles	03-04-277-019	251 Fernwood Rd	Boulder Hill	Prohibited Commercial Vehicle	2/20/2020	3/5/2020			3/11/2020
20-014	Crisci	01-05-203-003	16388 Galena Rd		Prohibited Storage Business	3/4/2020	3/18/2020			8/5/2020
20-015	ERB Properties LLC	09-13-400-006	276 Route 52		Multiple Zoning Violations	3/6/2020	4/5/2020			5/6/2020
20-016	Campos	03-08-303-001	117 Dolores St.	Shore Heights	Prohibited Trailer parking	3/3/2020	3/26/2020			6/10/2020
20-017	Henn	03-08-280-008	16 Cebold Dr.	Boulder Hill	Inoperable Vehicle	3/18/2020	4/24/2020			6/11/2020
20-018	Fox Valley Homes LLC	03-05-404-007	114 Boulder Hill Pass	Boulder Hill	Inoperable Vehicle	3/18/2020	4/1/2020			10/29/2020
20-019	Stukas	03-05-428-002	29 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-020	Ortiz	03-04-303-008	42 Circle Dr. E	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			3/25/2020
20-021	Evans	03-04-278-035	134 Heathgate Rd	Boulder Hill	Inoperable Vehicle	3/19/2020	4/2/2020			6/10/2020
20-022	Wargo	03-04-477-038	80 Springdale Rd	Boulder Hill	Junk & Debris	3/19/2020	4/2/2020			6/10/2020
20-023	Kubica Wieslaw	03-04-408-003	106 Tealwood Rd	Boulder Hill	Prohibited semi tractor parking	3/19/2020	4/2/2020			6/10/2020
20-024	Velasquez	01-20-352-018	84 Woodland Dr	Sugarbrook Estate	Stormwater & Junk and Debris	4/28/2020	5/29/2020			8/25/2020
20-025	**Sec of Veteran Affairs**	**05-05-103-002**	**14 Maple Street**	**Fox Lawn**	**Multiple Violations**	**6/15/2020**	**12/31/2020**			**Covid Hold**
20-026	Niles	08-02-402-002	94 Pletcher Dr	Plattville	Stormwater/Culvert built	6/18/2020	7/20/2020			7/31/2020
20-027	Hansel Ridge, LLC	09-13-200-002	195 Route 52		Multiple Violations	7/17/2020	9/22/2020			10/21/2020
20-028	King	03-04-378-039	43 Saugatuck Rd	Boulder Hill	Fence Violation	7/22/2020	8/22/2020			8/28/2020
20-029	Anicich	03-27-301-002	3195 Plainfield Rd		Sign - No permit	7/30/2020	8/29/2020			8/28/2020
20-030	Braves%Jarrett Realty	03-08-230-005	38 Old Post Rd	Boulder Hill	Pool - No permit	7/24/2020	9/3/2020			9/2/2020
20-031	Ramirez	06-14-200-003	1152 Route 126		Deck - No permit	8/20/2020	10/23/2020			10/20/2020
20-032	Gates / Cox Landscaping	02-27-151-003	9000 Route 34	Bakers	Possible Landscaping Business	8/20/2020	10/19/2020			1/21/2021
20-033	Oliver/Balog	03-26-300-007	Lot 22	Red Hawk Landing	Possible Gun Range	8/26/2020	9/28/2020			9/28/2020
20-034	Staudacher Family Trust	02-21-200-014	9155 Kennedy Rd		Stormwater Violation	9/16/2020	10/19/2020			10/16/2020
20-035	Wieschhaus	02-21-200-028			Stormwater Violation	9/21/2020	11/13/2020			11/19/2020
20-036	Marmolejo	03-08-253-007	10 Ashlawn Ave	Boulder Hill	Driveway - No Permit	10/7/2020	10/21/2020			12/10/2020
20-037	Briscoe	09-13-200-006	192 Route 52	see V20-027	Multiple Zoning Violations	10/20/2020	11/19/2020			12/14/2020
20-038	Plainfield Board of Education	06-23-200-004	Wheeler Rd		Multiple Zoning Violations	10/22/2020	11/22/2020			12/3/2020
20-039	Moreno, Luis & Cesario	09-09-100-002	13039 McKanna Rd		Trucking Business in A-1 zoning	10/22/2020	1/15/2021			1/11/2021
20-040	Martinez	03-05-432-007	13 Durango Rd	Boulder Hill	Landscape Bus/Commercial Vehicle inR-6	10/22/2020	1/8/2021			1/14/2021
20-041	Neal	03-04-456-001	3 Wembley Rd	Boulder Hill	Prohibited Trailer parking	8/11/2020	11/28/2020			12/3/2020

2019 VIOLATIONS

19-045	Garay / Juarez	03-19-203-002	5408 Rt. 71		Multiple Violations	5/9/2019	12/3/2019			12/16/2019
19-046	Muniz	09-18-300-016	14674 Brisbin Rd		Multiple Violations	5/9/2019	8/1/2019			7/30/2019
19-047	Johnson	05-02-101-002	324 Austin Ct	FOFC	Prohibited Trailer Parking	5/14/2019	5/28/2019			6/21/2019
19-048	Ring	06-02-177-007	1551 Cherry Rd		Junk & Debris	5/15/2019	10/15/2019			10/22/2019
19-049	**Martinez**	**03-12-100-004**	**1038 Harvey Rd**		**Multiple Violations**	**5/13/2019**	**8/1/2019**	**Court >**	**8/10/2022**	
19-051	Likar	03-08-278-002	22 Fieldpoint Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-052	Arenas	03-09-104-011	67 Old Post Rd	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-053	Rudow/Andrews	03-08-253-016	3 Cebold Dr	Boulder Hill	Prohibited Boat parking	5/15/2019	6/16/2019			6/17/2019
19-054	Tierney	03-04-405-017	44 Winrock Rd	Boulder Hill	Shed - no permit	5/15/2019	5/29/2019			5/23/2019
19-055	Henn	03-08-280-008	16 Cebold Dr	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			5/29/2019
19-056	Casner	03-04-376-037	6 Crescent Ct.	Boulder Hill	Prohibited RV Parking	5/15/2019	6/12/2019			6/12/2019
19-057	Avila, Munoz, Rubio	03-05-454-008	36 Circle Dr W	Boulder Hill	Prohibited Trailer Parking	5/15/2019	6/27/2019			7/1/2019
19-058	Castillo	03-04-329-019	45 Whitney Way	Boulder Hill	Inoperable Vehicle	5/15/2019	5/29/2019			6/3/2019
19-059	Stiles	03-08-280-029	7 Fieldcrest Dr	Boulder Hill	Prohibited Boat parking	5/16/2019	5/30/2019			6/3/2019
19-060	Myles	03-08-277-020	9 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-061	Fecarotta	03-08-278-010	102 Circle Drive W	Boulder Hill	Inoperable Vehicle	5/16/2019	5/30/2019			6/3/2019
19-062	Valenzuela/Ibarra	03-04-326-006	54 Marnel Rd.	Boulder Hill	Prohibited Boat parking	5/16/2019	8/19/2019			8/28/2019
19-063	Reinert	03-08-278-017	13 Pickford Rd.	Boulder Hill	Prohibited RV Parking	5/16/2019	6/10/2019			6/10/2019
19-064	Yates	03-08-279-002	8 Pickford Rd	Boulder Hill	Prohibited RV Parking	5/16/2019	6/15/2019			6/19/2019
19-065	Lazaroski	03-08-202-015	29 Guilford Rd	Boulder Hill	Prohibited RV & Boat parking	5/16/2019	6/17/2019			6/19/2019
19-066	Machado	03-04-329-012	31 Whitney Way	Boulder Hill	Prohibited Trailer Parking	5/17/2019	5/31/2019			6/3/2019
19-067	Void									
19-068	Lamberty	03-08-277-024	17 Fieldpoint Rd.	Boulder Hill	Inoperable Vehicle	5/21/2019	6/4/2019			6/5/2019
19-069	C T&T# 133412	02-35-381-006	5896 Fields Dr.	FOFC	Prohibited Boat Parking	5/21/2019	6/4/2019			6/5/2019
19-070	Akers	03-04-379-002	55 Longbeach Rd	Boulder Hill	Junk & Debris	5/29/2019	9/19/2019			9/11/2019
19-071	Garcia	03-04-478-005	51 Springdale Rd	Boulder Hill	Junk & Debris	5/29/2019	6/28/2019			6/28/2019
19-072	Persons	03-09-155-005	131 Circle Dr W	Boulder Hill	3 Inoperable Vehicles	6/3/2019	6/30/2019			7/1/2019
19-073	Porter/Fischer	02-03-400-005	522 Dickson Rd		Inoperable Vehicle/Junk & Debris	6/3/2019	6/27/2019			6/28/2019
19-074	Weder	09-15-300-008	14625 Jughandle Rd	Langeland's	Trucking Business Prohibited	6/4/2019	7/26/2019			7/23/2019
19-075	Brooks	03-04-177-023	16 Ingleshire Rd	Boulder Hill	Inoperable Vehicle	6/5/2019	7/15/2019			6/11/2019
19-076	Gallegos	03-04-281-003	5 Pendleton Pl	Boulder Hill	Prohibited trailer parking	6/10/2019	6/24/2019			6/27/2019
19-077	Gossett	03-04-155-004	6 Pembrooke Rd	Boulder Hill	Prohibited trailer parking	6/10/2019	7/11/2019			7/2/2019
19-078	Smith	03-04-476-002	53 Sheffield Rd	Boulder Hill	Multiple Violations	6/10/2019	7/26/2019			7/30/2019
19-079	Gervias	03-08-227-042	35 Old Post Rd	Boulder Hill	Prohibited Trailer parking	6/10/2019	7/11/2019			7/10/2019
19-080	Ramirez	03-05-429-016	13 Circle Drive East	Boulder Hill	Prohibited Trailer parking	6/12/2019	7/20/2019			7/23/2019
19-081	Braves Realty/Jarrett	03-05-429-008	18 Greenfield Rd.	Boulder Hill	Inoperable Vehicles	6/12/2019	9/9/2019			9/11/2019
19-082	Cerny/Grzetic	03-09-103-008	51 Old Post Rd	Boulder Hill	Boat parket in required front yard	6/12/2019	7/24/2019			7/24/2019
19-083	Forbes	02-35-310-006	7747 Madeline Dr	FOFC	Prohibited Trailer parking	6/21/2019	7/5/2019			7/10/2019
19-084	Netzel	02-35-384-001	7715 Madeline Dr	FOFC	Prohibited Boat Parking	6/21/2019	7/5/2019			7/10/2019
19-085	Whaley	02-35-380-005	5727 Fields Dr	FOFC	Prohibited trailer parking	6/26/2019	7/10/2019			7/10/2019
19-086	Wollwert	03-04-452-007	67 Stratford Rd.	Boulder Hill	Business in R6 zoning	6/26/2019	7/10/2019			7/1/2019
19-087	Majey Concrete, Inc.	02-12-428-001	Lot 6-8 Commerce Rd	Light Rd Ind Park	Site work without permit	7/3/2019	8/5/2019			8/5/2019
19-088	Greenslade	03-09-152-021	18 Ridgefield Rd	Boulder Hill	Prohibited RV Parking	7/10/2019	7/20/2020			12/16/2019
19-089	Urbanova	03-04-431-002	53 Sonora Dr	Boulder Hill	RV on non approved surface	7/11/2019	7/25/2019			7/24/2019
19-090	Diaz	03-03-351-009	135 Saugatuck Rd.	Boulder Hill	Multiple Violations	7/11/2019	7/25/2019			7/24/2019
19-091	Gambino	03-05-253-027	9 W. Aldon Ct.	Boulder Hill	Junk & Debris	7/18/2019	8/25/2019			8/23/2019

PRE VIOLATION REPORT
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Date Opened	Parcel #	Address	Subdivision	Description of Complaint	Inspection Date	Comments	F/Up	Closed
12/2/2021	09-13-200-006	195 Route 52 Minooka		Inoperable Vehicles & Pile of dirt	12/13/2021	Ag Building - Backfill per MA		12/20/2021
12/2/2021	03-04-408-041	124 Longbeach Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	12/22/2021	Truck in setback - trailer removed		12/20/2021
12/7/2021	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Multiple Violations	12/11/2021	Improvmnt-5/4/22 Junk&Debris & Trailer removed	6/3/2022	6/8/2022
12/13/2021	03-05-430-019	42 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	30 day warning 1/24/2022	2/24/2022	3/9/2022
12/16/2021	03-05-429-031	37 S Bereman Rd. Montgomery	Boulder Hill	Prohibited Trailer parked in front yard	1/6/2022	Trailer removed		2/8/2022
12/16/2021	02-35-381-004	5879 Danielle Lane Yorkville	Fields of Farm Colony	3 trailers in front yard setback	1/6/2022	30 day warning 1/13/2022		2/18/2022
12/16/2021	03-05-430-026	158 Boulder Hill Pass Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	30 day warning 1/24/2022		3/9/2022
12/20/2021	06-02-177-003	7 Cherokee Dr. Oswego	Oswego Plains	Building w/permit	12/20/2021	BP applied for #04-2022-029		1/5/2022
12/20/2021	03-18-402-003	19 N. Cherry Dr. Oswego	Owners 2nd Sub	Junk & Debris	1/6/2022, 1/23/2022	No change	3/21/2022	PBZ 9/1/22
12/21/2021	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	1/6/22,5/24/22	No changes-Osw Code taking action		7/25/2022
12/28/2021	03-04-406-004	49 Winrock Rd. Montgomery	Boulder Hill	Prohibited Trailer parking	1/6/22 ,1/23/22	No change	4/12/2022	4/12/2022
12/29/2021	03-04-305-026	22 Wyndham Dr. Montgomery	Boulder Hill	Junk & Debris	1/6/2022	Debris has been removed		1/19/2022
1/5/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Inoperable Vehicle	1/6/2022	Burnt car / trailer		4/14/2022
1/5/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	1/6/2022	Gravel Drive Grandfatherd in		1/19/2022
1/5/2022	02-34-204-004	80 Riverside St. Yorkville	Fox River Gardens	Tent	12/21/2021	Forwarded to Matt A for response		1/19/2022
1/6/2022	02-35-380-006	7796 Madeline Dr. Yorkville	FOFC	RV parked in front yard since 12/10/2021	1/5/2021	RV still driveway - f/y setback	1/21/2022	1/21/2022
1/11/2022	03-04-253-010	44 Ingleshire Rd. Montgomery	Boulder Hill	Junk & Debris	1/23/2022	House seems empty	4/12/2022	4/12/2022
1/11/2022	02-35-380-006	5703 Fields Dr. Yorkville	FOFC	Trailer in Front yard setback	2/28/2022	Removed		3/7/2022
1/13/2022	05-18-226-002	8115 E. Highpoint. Rd.		Trucking Business	1/23/2022	Several Trucks Parked	2/3/2022	3/8/2022
1/14/2022	05-03-200-027	8250 Route 71 Yorkville		Drive Lane not hard surface per SU approval	1/18/2022	Forwarded to Matt A for response	2/18/2022	2/22/2022
1/18/2022	01-19-200-009	17660 Sedgewick Rd. Sandwich		Possible residence in Barn	1/18/2022	Building permit applied for		2/2/2022
1/19/2022	05-04-300-033	9600 Route 71		Junk & Debris	1/19/2022	Unable to observe blowing J & D		1/20/2022
1/26/2022		behind 421 Hazeltine Way		Junk & Debris	1/27/2022	No Debris or Garbage observed		1/27/2022
2/3/2022	03-05-401-003	81 Boulder Hill Pass	Boulder Hill	Occupying a struction w/o C of O	2/9/2022	Applied for Permit		3/8/2022
2/4/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/7/2022	03-04-256-020	51 Hunter Dr. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/7/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	Tow vehicle, trailers,cars, hauler	4/13/2022	4/13/2022
2/7/2022	03-04-378-019	83 Pueblo Rd. Montgomery	Boulder Hill	Possible Auto repair business	2/12/2022	No Evidence of auto shop		2/15/2022
2/16/2022	02-24-228-001	8 Riverview Ct. Oswego	Riverview Heights	Remodel bathroom w/o permit	2/18/2022	No Evidence of violation		2/18/2022
2/22/2022	05-03-200-027	8250 Route 71 Yorkville		Driveway not asphalted per Ord. 2014-21		MA	5/1/2023	
2/24/2022	02-35-301-003	339 Austin Ct. Yorkville	Fields of Farm Colony	Box truck	3/7/2022	30 day warning		4/14/2022
2/24/2022	03-08-202-008	54 Circle Dr. W Montgomery	Boulder Hill	Prohibited RV parking	3/9/2022	No RV on site		3/9/2022
2/24/2022	03-05-453-007	141 Boulder Hill Pass Montgomery	Boulder Hill	POD in driveway	3/9/2022	No POD on site		3/9/2022
2/28/2022	02-36-300-014	5626 Minkler Rd. Yorkville	Squaw Valley	Trailer in setback	3/7/2022	No violation		3/7/2022
3/1/2022	02-21-151-005	30 Patricia Ln. Yorkville	Richard Blackberry Estates	Inoperable Vehicle-green truck	3/7/2022		4/13/2022	4/13/2022
3/7/2022	03-04-154-002	37 Woodridge Rd. Montgomery	Boulder Hill	Junk & Debris	3/9/2022	30 day warning		4/12/2022
3/2/2022	02-28-403-005	804 McHugh Rd. Yorkville		Multiple Violations	3/7/2022	Moved from setback and used for family time	4/8/2022	4/14/2022
3/2/2022	03-04-329-016	39 Whitney Way Montgomery	Boulder Hill	Multiple Violations	3/9/2022	30 day warning	4/12/2022	5/18/2022
3/9/2022	03-04-351-001	25 Hampton Rd. Montgomery	Boulder Hill	Illegal POD in driveway	5/23/2022	Removed		5/23/2022
3/10/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Possible Auto repar business	2/12 & 3/9	Tow vehicle, trailers,cars, hauler	4/10/2022	
3/11/2022	07-07-200-022	13297 Fennel Rd. Newark		Possible barndominium	3/15/2022	Single family home BP# 01-00-160		3/16/2022
3/16/2022	03-04-181-010	48 Pembrooke Rd. Montgomery	Boulder Hill	Possible Boarding house	4/12/2022	Not enough evidence	4/12/2022	4/12/2022
3/23/2022	03-04-458-001	3 Wembley Rd. Montgomery	Boulder Hill	Trailer Parking	4/12/2022		4/12/2022	4/12/2022
3/29/2022	09-28-300-008	16924 OBrien Rd Minooka		Possible Landscaping business		Not enough evidence		8/12/2022
4/1/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Multiple Violations	4/12/2022	Numerous warning notices	8/27/2022	8/23/2022
4/8/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Junk & Debris	4/13/2022	30 day warning		5/18/2022
4/8/2022	03-35-200-003	1126 Simons Rd. Oswego		Short term rental- banquet facility	4/25/2022	30 day warning		5/25/2022
4/12/2022	09-35-200-005	17045 Ridge Rd. Minooka		Multiple Violations	4/20/2022	30 day warning	7/5/2022	6/2/2022

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4/12/2022	03-04-376-003	76 Circle Dr E. Montgomery	Boulder Hill	Junk & Debris	4/14/2022	No violation		4/14/2022
4/12/2022	02-11-101-007	65 E Larkspur Ln. Bristol	Willowbrook	Pool-open pit in backyard	4/20/2022	30 Day warning notice	7/5/2022	7/6/2022
4/12/2022	03-04-478-022	52 Eastfield Rd. Montgomery	Boulder Hill	Junk & Debris	4/12/2022	30 day warning		5/25/2022
4/12/2922	03-04-479-032	52 Sonora Dr. Montgomery	Boulder Hill	Ambulance parked in driveway	4/12/2022	Removed	5/12/2022	4/25/2022
4/13/2022	06-08-101-011	7126 Roberts Ct. Oswego	Grove Estates	Zoning Violation - Airbnb	4/13/2022	MA - 30 day warning	5/16/2022	4/19/2022
4/20/2022	03-04-303-029	40 Marnel Rd. Montgomery	Boulder Hill	Unsafe Structure	4/22/2022	No Property Maintenance Code		4/22/2022
4/25/2022	01-16-201-003	15416 Miller Rd. Plano		Multiple Violations	4/27/2022	Not enough evidence		4/28/2022
4/25/2022	04-13-277-005	8450 W Highpoint Rd. Yorkville		Junk & Debris	5/4/2022	Onsite meeting 5/17/22	8/1/2022	8/3/2022
4/25/2022	04-13-226-004	61 Cotswold Dr. Yorkville	Cotswold FEN	Inoperable Vehicle	5/4/2022	Can't prove inoperable		5/27/2022
4/26/2022	06-02-177-001	73 Oswego Plains Dr. Oswego	Oswego Plains	2 Horses	4/27/2022	No Horses		4/28/2022
4/27/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence debris after storm	5/3/2022	No violation		5/3/2022
5/3/2022		Fernwood Rd. Montgomery	Boulder Hill	Semi tractor trailer	5/3/2022	Using to move		5/3/2022
5/4/2022	05-08-403-002	12 Ronhill Rd. Yorkville	Ronhill	Pool - No fence	5/6/2022	BP 12-2022-092 in progress		5/9/2022
5/5/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twn HwyDept		5/10/2022
5/5/2022	03-04-477-024	52 Springdale Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twn HwyDept		5/10/2022
5/5/2022	03-04-306-024	38 Hampton Rd. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twn HwyDept		5/10/2022
5/5/2022	02-35-382-008	5812 Danielle Ln. Yorkville	FOFC	Trailer in F-yard setback	5/10/2022	No violation		5/10/2022
5/9/2022	03-05-430-031	9 Seneca Dr. Montgomery	Boulder Hill	Fence in ROW	5/10/2022	Deferred to Osw Twn HwyDept		5/10/2022
5/10/2022	04-16-351-005	8942 Wilcox Ct. Millbrook	Estates of Millbrook	Pool encroachment	5/17/2022	Pool is min. 5" from property line		5/24/2022
5/10/2022	09-18-300-017	Brisbin Rd. Minooka		Illegal dumping	5/16/2022	Removed		5/16/2022
5/10/2022	01-10-301-003	1700 Little Rock Rd. Plano	Snyder	Banquet Facility	Several	No Evidence - Neighbor will monitor		6/1/2022
5/11/2022	03-08-278-010	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice		7/11/2022
5/18/2022	03-04-180-002	115 Fernwood Rd. Montgomber	Boulder Hill	Driveway - No Permit	5/31/2022	No violation		5/31/2022
5/18/2022	03-08-227-036	23 Old Post Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/25/2022	ZBA allowed parking on gravel		5/25/2022
5/18/2022	03-09-152-019	14 Ridgefield Rd. Montgomery	Boulder Hill	Trailer Parking	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-05-404-009	118 Boulder Hill Pass	Boulder Hill	RV Parked in grass	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-04-352-002	21 Durango Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	5/25/2022	30 Day warning notice	8/11/2022	8/31/2022
5/18/2022	03-04-477-002	99 Longbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/18/2022	03-04-305-025	20 Wyndham Dr. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice	10/3/2022	
5/19/2022	03-08-227-032	15 Old Post Rd. Montgomery	Boulder Hill	Driveway-no permit	5/25/2022	Driveway permit not required		8/12/2022
5/20/2022	03-04-408-035	112 Lonbeach Rd. Montgomery	Boulder Hill	Inoperable Vehicle	5/25/2022	30 Day warning notice	8/11/2022	
5/20/2022	03-04-252-003	55 Ingleshire Rd. Montgomery	Boulder Hill	Possible remodel w/o permit	5/26/2022			5/30/2022
5/20/2022	03-04-307-025	34 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle	5/25/2022	30 Day warning notice	7/1/2022	8/19/2022
5/24/2022	03-17-102-011	2245 Route 31 Oswego	Herrens Riverview Add	Commercial Vehicle parking	5/25/2022	Unable to locate commercial vehicle		6/9/2022
5/24/2022	03-05-454-013	7 Curtmar Ct. Montgomery	Boulder Hill	Sealcoating business	5/25/2022	Met w/owner - Home Occupation		6/8/2022
5/24/2022	03-04-180-004	121 Fernwood Rd. Montgomery	Boulder Hill	Trailer in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-256-026	138 Fernwood Rd. Montgomery	Boulder Hill	Camper parked in F-yard setback	5/23/2022	30 Day warning notice	6/23/2022	6/24/2022
5/24/2022	03-04-376-039	50 Sierra Rd. Montgomery	Boulder Hill	Parking on non approved surface	5/23/2022	30 Day notice for parking	6/23/2022	6/24/2022
5/24/2022	03-04-428-011	162 Heathgate Rd. Montgomery	Boulder Hill	Junk & Debris	5/23/2022	30 Day warning notice	6/23/2022	~~Citation 7/11/22~~ Clwd
5/24/2022	03-05-404-028	7 Greenfield Rd. Montgomery	Boulder Hill	Trailer in Front yard setback	5/23/2022	30 Day warning notice	6/23/2022	~~Citation 7/11/22~~ Clwd
5/26/2022	03-04-478-005	51 Springdale Rd. Montgomery	Boulder Hill	Mechanic Shop	5/25/2022	Site visit w/owner-business not operational		6/8/2022
5/31/2022	08-11-227-002	13205 Church Rd. Minooka	Plattville	Investigate per June	8/3/2022	No Violation found		8/3/2022
5/31/2022	09-12-103-006	6772 Chicago Rd. Yorkville	Plattville	Investigate per June	8/3/2022	No Violation found		8/3/2022
5/31/2022	08-01-451-005	6363 Chicago Rd. Yorkville	Plattville	Investigate per June	8/3/2022	No Violation found		8/3/2022
5/31/2022	03-07-402-014	168 Dolores St. Oswego	Shore Heights	Car Repair business	6/7/2022	No evidence found of auto repair		6/9/2022
5/31/2022	05-09-300-015	7789 Route 47 Yorkville	Walz	Remodel & Change of Occup w/o permit	6/14/2022	Met w/owner	8/19/2022	Will FU
5/31/2022	03-05-432-010	24 Seneca Dr. Montgomery	Boulder Hill	Trailer in F-yard setback	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/31/2022	03-05-476-020	15 Codorus Rd. Montgomery	Boulder Hill	Boat in F-yard setback	5/25/2022	30 Day warning notice	7/1/2022	7/7/2022
5/31/2022	08-01-452-019	6366 Chicago Rd. Yorkville		Junk & Debris	8/3/2022	30 Day warning notice	9/4/2022	Closed

PRE VIOLATION REPORT
2022

5/31/2022	08-12-103-001	6986 Chicago Rd. Minooka		Junk & Debris	8/3/2022	30 Day warning notice	9/4/2022	Contacted Kathville
6/1/2022	03-04-378-039	43 Saugatuck Rd. Montgomery	Boulder Hill	Junk & Debris	5/25/2022	30 Day warning notice	8/11/2022	will issue citation
6/2/2022	03-04-479-023	113 Saugatuck Rd. Montgomery	Boulder Hill	Landscape business	6/21/2022	30 Day warning notice		7/7/2022
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/9/2022	Sent email for location to view or hear		6/21/2022
6/6/2022	03-05-454-031	9 Creve Ct. Montgomery	Boulder Hill	Pool - No Permit	6/8/2022	30 day warning notice	7/9/2022	8/25/2022
6/6/2022	02-28-301-002	207 Georgianna St. Yorkville	Countryside	Junk & Debris	6/13/2022	People moving-waiting for garbage p/u		6/13/2022
6/6/2022	03-04-477-038	80 Springdale Rd. Montgomery	Boulder Hill	Multiple Violations	5/25/2022	30 day warning notice	7/6/2022	will issue citation
6/6/2022	03-08-278-009	4 Culver Rd. Montgomery	Boulder Hill	Rooster	6/21/2022	Unable to see or hear rooster		6/21/2022
6/7/2022	09-18-300-017	Brisbin Rd. Minooka		Fill / Debris	6/14/2022	Dirt fill placed-SW permit not required		6/15/2022
6/10/2022	03-04-377-010	65 Sierra Rd. Montgomery	Boulder Hill	Chickens/Rooster in R-6	6/21/2022	2nd notice 7/27/2022	8/27/2022	8/2/2022
6/12/2022	03-17-102-011	2245 Route 31 Oswego	Herrens Riverview Add	Fire - 2 apartments & out building	6/13/2022	Letter to contact for Fire Rest. Permit	9/2/2022	On Hold
6/13/2022	03-04-376-023	102 Circle Drive W Montgomery	Boulder Hill	RV parked in F-yard setback	5/10/2022	30 Day warning notice	7/13/2022	Closed
6/16/2022	02-21-178-001	3416 N Route 47 Yorkville		Tall grass		Referred to Bristol Township		6/17/2022
6/24/2022	05-02-101-002	324 Austin Ct. Yorkville	FOFC	Pool- fence still not finished	6/27/2022	Fence being installed		6/28/2022
6/23/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Sheds - No Permit	6/24/2022	30 Day Warning	7/23/2022	8/3/2022
6/24/2022	02-15-157-003	8 Grove St. Bristol	Vil of Huntsville	Porch addition w/o permit	6/24/2022	10 day final warning	9/12/2022	
7/1/2022	03-23-277-004	3428 Roth Rd. Oswego		Condition 10 Special Use	8/3/2022	Letter to disuss conditions	9/13/2022	
7/1/2022	04-16-129-001	8 N Hudson St. Millbrook	Vil of Millbrook	Repair-Used car business	7/19/2022	Vehicle operable/RV not occupied	8/19/2022	8/2/2022
7/1/2022	03-04-152-013	22 Greenbriar Rd. Montgomery	Boulder Hill	Landscape Business	7/26/2022	30 Day warning notice	8/27/2022	8/2/2022
7/1/2022	03-09-153-015	31 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/7/2022	No grass parking observed		7/7/2022
7/1/2022	03-05-401-003	67 Boulder Hill Pass Montgomery	Boulder Hill	Change of Occupancy	7/7/2022	Change of Occupancy - No Permit	8/11/2022	8/2/2022
7/1/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business				Closed
7/1/2022	03-09-153-014	29 Pickford Rd. Montgomery	Boulder Hill	Grass Parking	7/7/2022	30 Day warning notice	8/11/2022	8/12/2022
7/1/2022	03-05-404-026	152 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/7/2022	30 Day warning notice	8/11/2022	8/12/2022
7/6/2022	03-04-177-020	10 Ingleshire Rd. Montgomery	Boulder Hill	Landscape business in R-6 zoning	7/7/2022	No evidence		7/8/2022
7/7/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	7/7/2022	30 Day Warning Notice	8/11/2022	Citation (Mail)
7/8/2022	05-02-102-002	317 Fields Dr. Yorkville	FOFC	Trailer in F/yard setback	7/13/2022	30 Day Warning Notice	8/15/2022	8/12/2022
7/11/2022	02-16-228-012	43 West St. Bristol		Roosters in R-3 zoning	7/11/2022	Not able to find evidence of rooster		7/11/2022
7/11/2022	09-15-300-016	14565 Jughandle Rd. Minooka		Residence in Barn				Under Investigation
7/11/2022	09-22-200-016	2325 Bell Rd. Minooka	Fran-Shir Acres	Tree Business - R-1 zoning				Under Investigation
7/11/2022	09-22-200-004	15100 Jughandle Rd. Minooka	Aux Sable Oaks	Residence in Barn				Under Investigation
7/12/2022	03-04-306-004	57 Circle Dr. E Montgomery	Boulder Hill	Multiple Violations	8/3/2022	Eviction process started	9/2/2022	On Hold
7/12/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Tattoo business	7/20/2022	No Evidence		7/20/2022
7/12/2022	03-04-352-020	170 Boulder Hill Pass Montgomery	Boulder Hill	Rec Trailer in F/Y setback	7/20/2022	30 Day warning notice	8/27/2022	8/31/2022
7/12/2022	03-05-404-018	136 Boulder Hill Pass Montgomery	Boulder Hill	Boat in F-yard setback	7/20/2022	30 Day warning notice	8/27/2022	8/31/2022
7/18/2022	02-35-301-001	330 Austin Ct. Yorkville	FOFC	Trailer in F/yard setback	7/28/2022	30 Day warning notice	8/27/2022	8/2/2022
7/20/2022	09-27-200-004	2511 Wildy Rd. Minooka		Fill in Floodplain	7/19/2022	Matt- email - Brian notes	8/20/2022	V22-012
7/20/2022	03-04-306-027	44 Hampton Rd. Montgomery	Boulder Hill	Business - Tamale stand	7/20/2022	KCHHD is investigating		7/20/2022
7/20/2022	03-04-305-022	14 Wyndham Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-04-306-005	59 Circle Dr. E Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-04-326-005	52 Marnel Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-04-329-019	45 Whitney Way Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-04-408-003	106 Tealwood Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-04-377-019	39 Longbeach Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi	8/31/2022	Owner changed - Removed		8/31/2022
7/20/2022	03-05-428-020	20 Hampton Rd. Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-05-279-010	4 Knollwood Dr. Montgomery	Boulder Hill	Commercial Vehicle - Semi				Under Investigation
7/20/2022	03-05-402-008	8 Circle Dr East Montgomery	Boulder Hill	Trailer in F/yard setback	7/26/2022	30 Day warning notice	8/27/2022	8/2/2022
7/25/2022	03-02-400-003	1250 Route 34 Oswego		Noise - Disco club or trucking company	8/4/2022	No Violation		8/23/2022
7/25/2022	03-04-428-015	32 Sonora Dr. Montgomery	Boulder Hill	Junk & Debris	7/26/2022 GIS	30 Day warning notice	10/3/2022	
7/25/2022	03-04-302-004	24 Hampton Rd. Montgomery	Boulder Hill	Parking on non approved surface	7/25/2022	30 Day warning notice	8/27/2022	8/31/2022

PRE VIOLATION REPORT
2022

7/26/2022	04-31-452-008	11850 Fox River Dr. Newark		Poss residence in portable home	8/8/2022	30 Day warning notice	8/29/2022	under investigation
7/26/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	7/26/2022	No chickens-no permit req for rubbermaid shed		7/26/2022
7/28/2022	03-04-152-004	45 Fernwood Rd. Montgomery	Boulder Hill	Chickens - Weeds	re-opened		10/15	
7/28/2022	03-12-204-005	26 Gastville Aurora	Gastville Acreage	Business in R-3 Zoning	See notes	Business in R-3 Zoning		Health Department
7/28/2022	05-02-202-002	6018 Audrey Ave. Yorkville	Rosehill	Structure roofed - pergola	8/2/2022	15 day notice to contact office	9/6/2022	Closed
8/1/2022	03-05-404-016	132 Boulder Hill Pass Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)				under investigation
8/1/2022	03-04-327-012	39 Surrey Rd. Montgomery	Boulder Hill	Commercial Vehicle (Semi Tractor)				Under Investigation
8/1/2022	03-18-428-005	5200 US Hwy 34 Oswego	Owners	Multiple Violations	8/4/2022	30 Day warning - reg & cert	9/10/2022	
8/2/2022	03-04-151-010	62 Fernwood Rd. Montgomery	Boulder Hill	Fence	8/2/2022	Fence - debris		8/2/2022
8/3/2022	01-35-100-003	13524 C Hale Rd. Plano		Building w/o permit	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	8/31/2022
8/4/2022	03-07-402-014	168 Dolores St. Oswego	Shore Heights	Auto Repair business	8/8/2022	Unable to confirm business		8/8/2022
8/5/2022	03-12-204-005	26 Gastville Aurora	Gastville Acreage	4 Violations	8/5/2022	30 Day warning notice-reg & cert	9/5/2022	Health Dept
8/5/2022	03-04-328-008	31 Chatham Pl. Montgomery	Boulder Hill	Chickens	8/8/2022	Unable to confirm chickens		8/8/2022
8/12/2022	01-16-476-004	31 S. Linden Dr. Plano	Meyerbrook	Poss Garage reno to living quarters	8/29/2022	Did not observe any PBZ violations		8/29/2022
8/16/2022	06-02-226-001	1210 Plainfield Rd. Oswego	County Clerks	Dirt Piles				under investigation
8/22/2022	01-16-427-001	N Linden Dr. Plano	Meyerbrook	Multiple Violations	8/29/2022	Did not observe any PBZ violations		8/29/2022
8/23/2022	03-07-403-006	177 Dolores St. Oswego	Shore Heights	Semi tractor trailer	8/31/2022	No Truck		8/31/2022
8/23/2022	03-05-429-031	37 S Bereman Rd. Montgomery	Boulder Hill	Trailer in F/Y setback	8/30/2022	30 Day Warning Notice Reg & Cert	9/30/2022	
8/23/2022	01-09-428-003	23 Coffman Ln. Plano		Poss Business & Building w/o permit				under investigation
8/23/2022	03-05-429-004	10 Greenfield Rd. Montgomery	Boulder Hill	Boat in FY & on non approved surface	8/30/2022	30 Day Warning Notice Reg & Cert	9/30/2022	
8/24/2022	01-35-430-005	64 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations		8/29/2022
8/24/2022	01-35-429-002	70 Blackhawk Springs Dr. Plano	Blackhawk Springs	Abandoned property	8/29/2022	Did not observe any PBZ violations		8/29/2022
8/24/2022	03-08-280-032	14 Barclay Ct. Montgomery	Boulder Hill	Shed - Remodel to living qtrs	8/30/2022	Remodling shed w/o permit	9/30/2022	
8/25/2022	03-16-176-006	Wolfs Crossing Rd. Oswego	Fox Bend Estates	Construction	8/26/2022	Did not observe any PBZ violations		8/30/2022
8/26/2022	03-04-306-001	51 Circle Drive E Montgomery	Boulder Hill	Trash		Referred to HHs		8/31/2022
8/29/2022	01-29-101-003	157 Woodland Dr. Plano	Sugar Brook	Building w/o Permit				under investigation
8/29/2022		6111 Audrey Ave Yorkville	Rosehill	Dump Truck, trailer & bobcat in FY & junk				under investigation

Permit Summary by Category
Kendall County

Permit Category	Count	Estimated Cost	Permit Fees	Land Cash
House	4	$1,900,000	$11,713	$3,163
Garage	2	$9,662	$400	$0
Accessory Buildings	10	$133,085	$1,000	$0
Additions	2	$115,000	$1,059	$0
Remodeling	3	$182,300	$370	$0
Barns/Farm Buildings	1	$50,000	$0	$0
Swimming Pools	1	$5,395	$200	$0
Decks	2	$49,089	$400	$0
Driveway	1	$20,000	$200	$0
Fire Restoration	1	$6,124	$0	$0
Solar	8	$305,808	$2,500	$0
	35	$2,776,463	$17,843	$3,163

August 2021 1 House
22 Total Permits

YTD 2021 - 17 Houses
241 Total Permits

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Permit Summary by Category by Month
Kendall County

Permit Category	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
House	22	1	2	5	2	4	2	2	4	0	0	0	0
Garage	5	0	0	0	0	1	2	0	2	0	0	0	0
Accessory Buildings	34	0	0	9	6	3	4	2	10	0	0	0	0
Additions	12	1	1	1	4	1	2	0	2	0	0	0	0
Remodeling	16	1	3	4	1	1	2	1	3	0	0	0	0
Commercial - M Zone	2	0	1	0	1	0	0	0	0	0	0	0	0
Commercial - B Zone	1	0	0	1	0	0	0	0	0	0	0	0	0
Barns/Farm Buildings	20	1	1	4	3	5	3	2	1	0	0	0	0
Signs	1	0	0	0	0	0	1	0	0	0	0	0	0
Swimming Pools	27	0	2	7	6	0	5	6	1	0	0	0	0
Decks	17	1	1	3	1	3	2	4	2	0	0	0	0
Demolitions	4	0	0	2	1	0	0	1	0	0	0	0	0
Electrical Upgrades	5	1	1	0	0	0	1	2	0	0	0	0	0
Change in Occupancy	2	1	0	1	0	0	0	0	0	0	0	0	0
Driveway	8	0	0	2	1	1	2	1	1	0	0	0	0
Fire Restoration	1	0	0	0	0	0	0	0	1	0	0	0	0
Patio	6	0	0	1	2	0	2	1	0	0	0	0	0
Generator	12	1	0	4	0	4	1	2	0	0	0	0	0
Solar	55	6	8	3	8	6	6	10	8	0	0	0	0
	250	14	20	47	36	29	35	34	35	0	0	0	0

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Permit Approval Date Report
Kendall County

Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
7/28/2022	012022176 01 House	03-19-180-001 HAMMAN JAMES & LAURA	5951 ROUTE 71 OSWEGO, IL. 60543		
5/4/2022	012022144 01 House	05-18-250-007 AMPORT CARL W & PATRICIA L	11385 BRIGHTON OAKS DR YORKVILLE, IL 60560-	BRIGHTON OAKS ESTATES	JPM CUSTOM HOMES
2/18/2022	012022048 01 House	04-02-225-004 CLEAN EDGE HOMES INC	6106 POLO CLUB DR YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 3	CLEAN EDGE CONSTRUCTION
8/18/2022	012022257 01 House	09-34-200-006 AGUILERA QUIRINO	2275 HOLT RD MINOOKA, IL 60447-		RALLY HOMES LLC
1/11/2022	012022030 01 House	06-07-226-004 MCCUE DEVELOPMENT INC	5556 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
4/14/2022	012022101 01 House	04-21-125-030 MCCUE BUILDERS INC	9250 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	MCCUE BUILDERS INC.
4/19/2022	012022121 01 House	02-23-302-004 SLADEK ZACHARY	7 TIMBER VIEW LN YORKVILLE, IL 60560-	TIMBER RIDGE SUB UNIT 2	OWNER
5/16/2022	012022155 01 House	01-19-276-004 GOMEZ BRIAN A & MCHELLE E	92 HUNTSMEN DR PLANO, IL 60545-	HUNTSMEN TRAILS SUB	MCCUE BUILDERS, INC.
3/9/2022	012022063 01 House	06-13-101-011 RUFFATTO, MICHAEL & ERYN	782 ROUTE 126 PLAINFIELD, IL. 60544		
3/29/2022	012022078 01 House	09-23-300-024 FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
8/30/2022	012022254 01 House	02-35-251-015 ACKERMAN JAROD M & CORTNIE M	114 COUNTRY RD. YORKVILLE, IL 60560-	HITEMAND SUB	MCCUE BUILDERS INC.

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
4/28/2022	012022085 01 House	05-12-227-003 HARDY JOHN A & CHRISTINE A	6200 WHITETAIL RIDGE COURT YORKVILLE, IL. 60560	WHITETAIL RIDGE	CHARLES JAMES CUSTOM HOMES
3/22/2022	012022084 01 House	05-12-276-002 ARMSTRONG ERRIN & SHIRLEY	7461 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
8/16/2022	012022250 01 House	02-35-255-005 MARTINEZ LEE & JODY MARIE	5530 JENNIFER COURT YORKVILLE, IL. 60560	FIELDS OF FARM COLONY UNIT 4	LEE MARTINEZ
7/18/2022	012022152 01 House	06-07-226-019 GREGORIO FRANK & HEATHER	7425 FAIRWAY DRIVE YORKVILLE, IL. 60560	WHITETAIL RIDGE	MIKOLS CONSTRUCTION INC.
6/24/2022	012022194 01 House	06-06-450-004 BUTKUS ADRIAN M & JENNA M	5537 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	JPM CUSTOM HOMES
3/7/2022	012022060 01 House	05-12-227-005 MURRAY, KYLE & ANNA	7221 CLUBHOUSE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SAME
6/24/2022	012022196 01 House	06-05-402-019 CHRISTOPHER & MARANDA VAN WANING	4153 STEAM MILL CT OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 1	REVOLUTION BUILDERS CUSTOM HOMES
5/23/2022	012022158 01 House	07-07-300-009 BREUNIG DANIEL SCOTT & JENNIFER A	13756 COUNTY LINE ROAD NEWARK, IL. 60541		
6/14/2022	022022192 02 Garage	04-16-126-003 CAMPBELL KENNETH & ROBIN	21 FOXHURST LN NEWARK, IL 60536-	FOXHURST UNIT 1	COACH HOUSE GARAGES
8/23/2022	022022270 02 Garage	05-07-103-001 BANK TODD A & CHRISTINE M	127 HIGHVIEW DR YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 2	WILLMAN & GROESCH GC
7/5/2022	022022212 02 Garage	02-11-201-002 DENOVELLIS JEROME A & ANNE M	7331 GALENA RD BRISTOL, IL 60512-		

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/12/2022	022022261 02 Garage	06-02-103-003 BLALOCK BRIAN S & CAROL M	1937 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	DRESSLER BLOCK CONCRETE, INC.
6/1/2022	022022177 02 Garage	02-22-151-014 ROLLINS KEVIN & EMILY	20 CHRISTY LN YORKVILLE, IL 60560-	CREEKSIDE SUB	BOONDOCKS BARNS
7/22/2022	032022232 03 Accessory Buildings	09-14-300-001 RCUBE FARMS, LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
6/16/2022	032022172 03 Accessory Buildings	06-02-300-009 KONOWALIK JAMES J & LINDA M	1502 CHERRY RD OSWEGO, IL 60543-		WICK BUILDINGS
8/1/2022	032022247 03 Accessory Buildings	02-10-227-003 BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	
6/15/2022	032022153 03 Accessory Buildings	01-05-128-008 ROTHLISBERGER SCOTT & SARAH	16524 GALENA RD PLANO, IL 60545-		WEST SUBURBAN DECKS LLC.
4/29/2022	032022140 03 Accessory Buildings	02-15-251-004 JONES, DAVID A & JONES, MEGHAN J	15 N ROYAL OAKS DR BRISTOL, IL 60512-	THE WOODS OF BLACKBERRY OAKS	CS ENTERPRISE LANDSCAPE
8/15/2022	032022262 03 Accessory Buildings	05-07-376-007 MEYER MICHAEL J & MARY E	124 W TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	EVERLAST PORTABLE BUILDINGS
6/10/2022	032022109 03 Accessory Buildings	04-16-204-007 CHRISTENSEN BRADLEY P	8255 FOX RIVER DR MILLBROOK, IL 60536-	MILLBROOK (ORIG TOWN) PT VACATED	
6/30/2022	032022208 03 Accessory Buildings	01-25-456-009 DECRANE TOMMY C & EILEEN M	4492 MITCHELL CT PLANO, IL 60545-	SCHAEFER WOODS SOUTH UNIT 3	
5/25/2022	032022167 03 Accessory Buildings	08-12-101-001 CLARK WILLIAM B & MARY G	13030 CHURCH RD YORKVILLE, IL 60560-	PLATTVILLE (ORIGINAL TOWN)	

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8/10/2022	032022255 03 Accessory Buildings	02-14-276-005 NOLTE ROBERT M	153 E RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	TUFF SHED INC.
8/30/2022	032022277 03 Accessory Buildings	05-02-202-002 ZIEGLER JOSEPH J & JESSICA E	6018 AUDREY AVE YORKVILLE, IL 60560-	ROSEHILL	ALL STORM SOLUTIONS
6/14/2022	032022189 03 Accessory Buildings	02-34-129-010 HENRICHS KELLEY J & BRIAN A	55 RIVERSIDE ST YORKVILLE, IL 60560-	FOX RIVER GARDENS	
6/22/2022	032022202 03 Accessory Buildings	05-08-376-020 ZANDSTRA DANIEL F & DEBRA G	10681 LEGION RD YORKVILLE, IL 60560-		
8/18/2022	032022264 03 Accessory Buildings	02-13-477-006 SCHRAMER JOHN	22 FOREST CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
3/30/2022	032022103 03 Accessory Buildings	04-21-251-001 LEDESMA PAUL A & VIRGINIA M	15593 PROSPECT HILL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
3/30/2022	032022094 03 Accessory Buildings	03-08-154-004 AGLER SAMUEL D & REESE OLIVIA	20 SHORE DR OSWEGO, IL 60543-	MARINA VILLAGE	ROCKY RIDGE STRUCTURES
7/25/2022	032022137 03 Accessory Buildings	01-10-301-003 CARRERA ARNULFO	1700 LITTLE ROCK RD PLANO, IL 60545-	SNYDER SUB	ARCO CONSTRUCTION INC.
3/31/2022	032022104 03 Accessory Buildings	08-11-226-004 M E CHURCH PLATTVILLE	13025 CHURCH RD YORKVILLE, IL 60560-		
4/22/2022	032022136 03 Accessory Buildings	01-16-127-006 LIGHT ERIC & LAURA	15540 MILLER RD PLANO, IL 60545-	GIFFORDS SHADY OAK FIRST ADDN SUB	BOB LEE
8/22/2022	032022266 03 Accessory Buildings	02-29-426-005 BORNEMAN PAUL E & MARY K	224 GEORGEANNA ST YORKVILLE, IL 60560-	COUNTRYSIDE SUB UNIT 2	

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3/29/2022	032022091 03 Accessory Buildings	09-14-400-002 MOSCATO JUSTIN E	1498 ROUTE 52 MINOOKA, IL 60447-		COAST TO COAST CARPORTS
6/23/2022	032022206 03 Accessory Buildings	03-08-229-007 VILLALPANDO DANIEL S	45 OLD POST RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	
3/2/2022	032022062 03 Accessory Buildings	06-09-400-005 BAISH EXCAVATING/DTG	3485 ROUTE 126 OSWEGO, IL 60543-		
3/9/2022	032022073 03 Accessory Buildings	06-09-400-005 BAISH EXCAVATING / DTG INVESTMENTS	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
3/9/2022	032022071 03 Accessory Buildings	06-09-400-005 BAISH EXCAVATING/DTG	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC.
4/21/2022	032022131 03 Accessory Buildings	01-28-252-003 NILES JEFFREY R & TRACEY J	216 KINSEL ST PLANO, IL 60545-	OWNERS RSUB PT NW 1/4 SEC 27 & PT NE 1/4 SEC 28-37-6	SAME
6/6/2022	032022128 03 Accessory Buildings	02-23-202-012 HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
3/9/2022	032022072 03 Accessory Buildings	06-09-400-005 BAISH EXCAVATING / DTG INVESTMENTS	3485 ROUTE 126 OSWEGO, IL 60543-		BAISH EXCAVATING INC
4/29/2022	032022142 03 Accessory Buildings	02-10-227-003 BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	COACH HOUSE GARAGES
4/5/2022	042022113 04 Additions	06-06-450-005 TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	MEDOWS CONSTRUCTION INC.
2/9/2022	042022029 04 Additions	06-02-177-003 ROSIER CHRISTOPHER A &	7 CHEROKEE DR OSWEGO, IL 60543-		

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2/15/2022	042022046 04 Additions	03-32-133-001 STAUFFER PAUL & STACEY	5400 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	CLEAN EDGE CONSTRUCTION
8/3/2022	042022249 04 Additions	06-06-201-005 LONCALA GINA	15 NAAUSAY CT OSWEGO, IL 60543-	NA-AU-SAY WOODS	
3/16/2022	042022082 04 Additions	06-29-100-004 LEEDY MILTON H	4932 WALKER RD YORKVILLE, IL 60560-		
6/3/2022	042022127 04 Additions	02-23-202-012 HANACEK MARCUS	12 W LYNCLIFF DR OSWEGO, IL 60543-	LYNWOOD SUB	SAME
8/26/2022	042022271 04 Additions	02-28-452-014 RIEDY ANTHONY EDWARD LIV TRUST & LENTO RIEDY DIANA	607 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	TONY RIEDY
4/29/2022	042022141 04 Additions	01-16-401-005 GUZMAN JOSE L & ADRIANA TR	83 S LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 6	RELIABLE HOME IMPROVEMENT
4/20/2022	042022126 04 Additions	05-02-128-005 BRUMMEL KENNETH JR & NATALIE A	6143 SAVANNA CT YORKVILLE, IL 60560-	ROSEHILL	WEDGEWOOD CONSTRUCTION
5/24/2022	042022165 04 Additions	02-14-278-001 GRZETIC JOHN A & JOANNE K	154 W RICKARD DR OSWEGO, IL 60543-	LYNWOOD EXTENSION 4	MIDWEST STRUCTURE
6/13/2022	042022186 04 Additions	03-27-327-013 FALKOS DANIEL J & DIANE	4655 DOUGLAS RD OSWEGO, IL 60543-	LEISURE LEA UNIT 1	
2/18/2022	052022052 05 Remodeling	03-07-253-009 SANTELLANES BRENDA IVETTE SANCHEZ	113 KEVIN LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	RITEWAY HOME REMODELING
1/13/2022	052022032 05 Remodeling	02-28-453-017 GENTILE, FRANK D & JENNIFER	606 WACKER DR YORKVILLE, IL 60560-	WACKERLIN SUB	

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8/26/2022	052022272 05 Remodeling	03-35-375-002 CROSLEY CHAD & ELIZABETH	5906 SOUTHFIELD LN OSWEGO, IL 60543-	SOUTHFIELD ESTATES	TIM FEARS DBA FEARS CONSTRUCTION
7/26/2022	052022237 05 Remodeling	02-11-251-007 DIMITRI, JUSTIN J & CORSTANGE, KELLY M	8 E HIGHLAND DR BRISTOL, IL 60512-	STORYBOOK HIGHLANDS	BMF REMODELING LLC
6/22/2022	052022204 05 Remodeling	02-13-477-005 SINN MICHAEL	12 FOREST CT OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	DAVE'S HOME REMODELING
5/16/2022	052022156 05 Remodeling	02-22-102-009 DUNN PATRICK J & CONNIE L	57 LILLIAN LN YORKVILLE, IL 60560-	BRISTOL LAKE SUB	WILLMAN & GROESCH GC
4/27/2022	052022138 05 Remodeling	01-16-427-009 KANTOR MATTHEW E & AUDRA MAE	40 MEYER RD PLANO, IL 60545-	MEYERBROOK UNIT 3	AM KITCHEN & BATH
3/30/2022	052022106 05 Remodeling	03-18-451-002 LMFAO LLC	5462 ROUTE 34 OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	AMENITY ROOFING, SIDING & GUTTERS
3/30/2022	052022098 05 Remodeling	07-06-300-004 KULBARTZ NICHOLAS & NICOLE	17574 ROUTE 71 NEWARK, IL 60541-		WILLMAN & GROESCH GC
6/14/2022	052022190 05 Remodeling	03-08-228-018 ORT JAS & PATRICIA	19 CAYMAN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 20	BJP CONSTRUCTION LLC
3/23/2022	052022086 05 Remodeling	02-15-176-001 BRISTOL PARK PROPERTIES LLC	43 OAK ST BRISTOL, IL 60512-		DOCK AND DOOR NATIONAL
3/16/2022	052022083 05 Remodeling	03-07-279-001 LIGHT ROAD APARTMENTS LLC	1100-1800 LIGHT RD OSWEGO, IL 60543-		ARTIST TOUCH INC
3/2/2022	052022059 05 Remodeling	08-09-200-003 LOOS KENNETH & DENGES LAURA	9396 PLATTVILLE RD NEWARK, IL 60541-		

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8/29/2022	052022274 05 Remodeling	03-27-402-004 ELSBREE BRANNDON D & ELIZABETH A	27 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	TRIED AND TRUE GC INC.
2/18/2022	052022053 05 Remodeling	07-16-400-006 BUDRECK ELIZABETH E	14560 TOWNHOUSE RD NEWARK, IL 60541-		
4/29/2022	062022145 06 Commercial - M Zone	03-07-227-002 UTILITY DYNAMICS CORPORATION	5327 LIGHT RD. OSWEGO, IL. 60543		CLEARY BUILDING CORP.
3/23/2022	062022054 06 Commercial - M Zone	01-01-200-002 TMF MANAGEMENT LLC	12127 B GALENA RD PLANO, IL 60545-		SAME
4/19/2022	062021153 06 Commercial - M Zone	03-28-100-004 THE PET'S HOME % GAY JOHN & LAURA	3587 PLAINFIELD RD OSWEGO, IL 60543-		LINDBLAD CONSTRUCTION COMPANY OF JOLIET
8/2/2022	072022069 07 Commercial - B Zone	05-02-400-029 KENDALL COUNTY FOREST PRESERVE DISTRICT	6350 A MINKLER RD YORKVILLE, IL 60560-		
3/30/2022	082022095 08 Barns/Farm Buildings	07-29-400-011 LAESCH JAMES H & LAURA J	16640 STEPHENS RD NEWARK, IL 60541-		
3/29/2022	082022079 08 Barns/Farm Buildings	09-23-300-024 FLEMING JAMES & CAROL	15611 HARE RD MINOOKA, IL 60447-		
2/24/2022	082022051 08 Barns/Farm Buildings	07-34-400-004 INGRAM CHRISTOPHER	14040 HILL RD NEWARK, IL 60541-		
2/28/2022	082022037 08 Barns/Farm Buildings	09-09-300-009 PADILLA JOSE L	13916 MCKANNA RD. MINOOKA, IL. 60447		
8/4/2022	082022251 08 Barns/Farm Buildings	07-35-200-003 TREME KIMBERLY J	13272 WHITEWILLOW RD NEWARK, IL 60541-		

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7/22/2022	082022233 08 Barns/Farm Buildings	04-15-100-008 ROMOZZI MICHAEL A & BEGNER WHITNEY	14550 BUDD RD YORKVILLE, IL 60560-		
7/22/2022	082022231 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS LLC, RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
6/15/2022	082022199 08 Barns/Farm Buildings	05-12-100-003 STEWART FARMS LLC % R CRAIG STEWART	, -		JEFF SIDELL
6/15/2022	082022198 08 Barns/Farm Buildings	05-12-100-003 STEWART FARMS LLC % R CRAIG STEWART	, -		JEFF SIDELL
6/1/2022	082022175 08 Barns/Farm Buildings	09-04-100-013 SALINAS RAFAEL & MARIA M	12452 MCKANNA RD MINOOKA, IL 60447-		
5/25/2022	082022166 08 Barns/Farm Buildings	09-22-200-034 ILLINOIS STREET LLC	2259G BELL RD MINOOKA, IL 60447-		
5/24/2022	082022164 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022163 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS LLC.	1910 ROUTE 52 MINOOKA, IL 60447-		
5/24/2022	082022162 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
6/7/2022	082022181 08 Barns/Farm Buildings	05-36-200-007 HOMERDING JEFFREY	11309 BRISBIN RD YORKVILLE, IL 60560-		WICK BUILDINGS
5/2/2022	082022148 08 Barns/Farm Buildings	05-02-200-008 MATTHEW & MELISSA CHESNEY	6361 MINKLER RD. YORKVILLE, IL. 60560		

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4/19/2022	082022130 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS, LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
4/19/2022	082022129 08 Barns/Farm Buildings	09-14-300-001 RCUBE FARMS LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		
3/30/2022	082022096 08 Barns/Farm Buildings	04-08-400-011 LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
3/30/2022	082022097 08 Barns/Farm Buildings	04-08-400-011 LEITNER BRYAN SR & SHAUNA	16154 ROGERS RD NEWARK, IL 60541-		
6/22/2022	092022201 09 Signs	09-24-100-012 JADE RESTORATIONS INC	949 BELL RD MINOOKA, IL 60447-		BULLMASTIFF CONSTRUCTION
3/31/2022	122022111 12 Swimming Pools	05-18-229-004 WILLMAN JASON P & HEATHER B	10974 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	SAME
3/1/2022	122022061 12 Swimming Pools	06-05-300-011 BAILEY FAMILY TRUST	4811 CHERRY RD OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 4	DUTCH BARN LANDSCAPING
2/28/2022	122022056 12 Swimming Pools	04-16-377-014 MAILLOUX BRAD & PAM	8840 WILCOX CT MILLBROOK, IL 60536-	ESTATES OF MILLBROOK UNIT 1	
4/14/2022	122022100 12 Swimming Pools	05-07-101-003 DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
3/30/2022	122022099 12 Swimming Pools	01-25-454-006 STONE MARIA T & DANIEL R	12490 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	AG POOL MASTERS LLC
3/29/2022	122022092 12 Swimming Pools	05-08-403-002 PEYTON BRYAN	12 RONHILL RD YORKVILLE, IL 60560-	RONHILL ESTATES	

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8/5/2022	122022238 12 Swimming Pools	04-21-102-004 MINELLI JOHN M & HEATHER K	9253 CHATHAM PL NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 3	
7/20/2022	122022228 12 Swimming Pools	06-06-450-005 TRINER ANTHONY E JR & ASHLEY M	5529 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
7/20/2022	122022227 12 Swimming Pools	03-32-131-005 GARRETT, DAVID L & VASHKELIS, LISA	5475 HALF ROUND RD OSWEGO, IL 60543-	OLD RESERVATION HILLS UNIT 1	SWIM SHACK INC.
6/16/2022	122022197 12 Swimming Pools	03-07-430-004 DELA PAZ ANICETO JR & HODGES SABRINA A	159 DOLORES ST OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 2	A & J
6/8/2022	122022183 12 Swimming Pools	03-05-278-024 WEST MICHAEL & AMBER	5 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	PRECISION POOLS
6/6/2022	122022178 12 Swimming Pools	06-07-228-007 MCCUE BUILDERS INC	7386 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	
6/24/2022	122022205 12 Swimming Pools	03-20-400-018 GARCIA JOSE J	3842 GROVE RD OSWEGO, IL 60543-		
4/27/2022	122022139 12 Swimming Pools	03-07-229-016 RENZETTI JOSEPH T III	6 DOLPHIN CT OSWEGO, IL 60543-	MARINA TERRACE	SAME
7/5/2022	122022213 12 Swimming Pools	03-08-302-002 LECHUGA LORENZO & TERESA	115 LAURIE LN OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
7/21/2022	122022229 12 Swimming Pools	06-07-130-008 VOLLMER KEVIN J & JULIE A	7151 GOLFVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	DESROCHES BACKYARD POOLS
7/22/2022	122022230 12 Swimming Pools	03-04-151-009 CASTRO, MARIO & TAVIZON, LUZ	60 FERNWOOD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 12	

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2/9/2022	122022045 12 Swimming Pools	06-07-226-022 FRANCESCONI MICHAEL & KARA	7503 FAIRWAY DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	SUNSET POOLS AND SPAS
3/15/2022	122022077 12 Swimming Pools	05-08-352-006 HAGOS YONAS A & KRISTEN A	7912 TANGLEWOOD TRAILS DR YORKVILLE, IL 60560-	TANGLEWOOD TRAILS	
3/22/2022	122022087 12 Swimming Pools	06-02-177-002 RENDINA BRUNO & LAURA L	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	
8/12/2022	122022258 12 Swimming Pools	03-05-454-031 BERNAL ALAN	9 CREVE CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	
4/5/2022	122022114 12 Swimming Pools	06-05-404-003 MADAI JAMES & KRYSTAL L	6526 HENNEBERRY PKWY OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	SIGNATURE POOLS & SPAS INC.
7/8/2022	122022216 12 Swimming Pools	05-04-176-005 BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
5/10/2022	122022132 12 Swimming Pools	05-12-228-017 MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	SWIM SHACK INC.
4/19/2022	122022124 12 Swimming Pools	01-35-201-004 PORTER JAMES & KATHY	13410 C HALE RD PLANO, IL 60545-		
4/19/2022	122022123 12 Swimming Pools	06-06-226-017 PLYWACZYNSKI JODY M	15 IROQUOIS CT OSWEGO, IL 60543-	NA-AU-SAY WOODS UNIT 2	
4/21/2022	122022119 12 Swimming Pools	05-02-102-013 BLOMBERG JOSHUA J & MEGAN L	361 EMILY CT YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 1	
3/1/2022	132022058 13 Decks	02-35-431-005 BRENART HEATHER & ROBERT F	5671 SCHMIDT LN YORKVILLE, IL 60560-	FIELDS OF FARM COLONY UNIT 4	CHRIS BOURQUE

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1/18/2022	132022034 13 Decks	04-21-125-014 KRISTIANSON NEIL A & JENNINE F	9175 N STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 2	HURSTHOUSE, INC.
8/30/2022	132022275 13 Decks	04-20-227-005 ENGEL TIMOTHY P & DONNA R	16094 S STONEWALL DR NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 4	UPPERDECK DESIGN & CONSTRUCTION
8/25/2022	132022267 13 Decks	03-24-201-015 CETNAR CHRISTOPHER J &	3202 STEWART RD OSWEGO, IL 60543-	EAST KENDALL ESTATES	CLEAN EDGE CONSTRUCTION
7/7/2022	132022218 13 Decks	05-08-402-005 ARCHBOLD EDGAR E & AELITA	6 JULIUS CT YORKVILLE, IL 60560-	RONHILL ESTATES	
7/8/2022	132022215 13 Decks	05-04-176-005 BECK DIANE	38 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	
6/22/2022	132022203 13 Decks	06-02-177-002 RENDINA BRUNO & LAURA L	103 OSWEGO PLAINS DR OSWEGO, IL 60543-	OSWEGO PLAINS	WOLF SPIRIT LLC
6/14/2022	132022193 13 Decks	05-07-101-003 DEMPSEY TODD A & LISA D	16 HILLVIEW CT YORKVILLE, IL 60560-	PAVILLION HEIGHTS UNIT 3	
5/31/2022	132022174 13 Decks	05-18-322-004 ALICZ LAWRENCE G & DIANE T	2108 BERNADETTE LN YORKVILLE, IL 60560-	HAWTHORN VILLAGE	RLK UILDERS INC.
6/16/2022	132022173 13 Decks	03-16-177-001 KURCZ ASHLEY M LAMM	3614 WOLF RD OSWEGO, IL 60543-		AM KITCHEN & BATH
8/1/2022	132022246 13 Decks	03-09-155-021 AMWOZA EUGENE D & ANGELA A	303 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	
6/2/2022	132022157 13 Decks	04-16-376-006 SANDERS ADAM	8705 WILCOX CT NEWARK, IL 60541-	ESTATES OF MILLBROOK UNIT 1	PAT CLARK

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4/19/2022	132022122 13 Decks	02-34-472-001 SMITH THOMAS	8102 SHADOW CREEK LN YORKVILLE, IL 60560-	SHADOW CREEK SUB	UPPERDECK DESIGN AND CONSTRUCTION
4/12/2022	132022093 13 Decks	02-14-428-007 HOFMEISTER THEODORE K JR	57 E RICKARD DR OSWEGO, IL 60543-		UPPERDECK DESIGN CONSTRUCTION
3/15/2022	132022080 13 Decks	06-07-130-003 BULLINGTON AUSTIN J & LINDSEY N	7136 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	TOM RODNEY-RODNEY BUILDERS
3/8/2022	132022068 13 Decks	03-12-100-013 MARTINEZ JOSE A & SILVIA	, -		HOMEOWNER
7/26/2022	142022236 14 Demolitions	01-01-400-009 GALENA PROPERTIES 1 LLC	12100 A-C GALENA RD PLANO, IL 60545-		
4/29/2022	142022146 14 Demolitions	06-09-400-005 DTG INVESTMENTS LLC 3485 ROUTE 126	3485 ROUTE 126 OSWEGO, IL 60543-		
3/22/2022	142022090 14 Demolitions	03-12-251-001 KST EXPRESS LTD	1214 ROUTE 30 AURORA, IL 60503-		
3/7/2022	142022065 14 Demolitions	02-34-151-003 MEYER DETRA K	90 QUINSEY RD YORKVILLE, IL 60560-	QUINSEY SUB	
7/22/2022	152022234 15 Electrical Upgrades	08-36-100-005 PHILLIPS JOSEPH J & MANNING JAMES R	6718 WHITEWILLOW RD MINOOKA, IL 60447-		
7/8/2022	152022222 15 Electrical Upgrades	03-27-402-004 ELSBREE BRANNDON D & ELIZABETH A	27 ROYCE DR OSWEGO, IL 60543-	RING-NECK SUB UNIT 2	TRIED AND TRUE GC
6/7/2022	152022182 15 Electrical Upgrades	02-10-400-007 IBARRA JOSE ANTONIO/Cesar Fernandez	8371 GALENA RD BRISTOL, IL 60512-		

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
2/4/2022	152022044 15 Electrical Upgrades	03-04-306-016 ROBLES, RAFAEL	81 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	INDEPENDENCE RENEWABLE ENERGY
1/18/2022	152022035 15 Electrical Upgrades	03-05-278-023 POWELL FRANCINE & EDMONDS ANTHONY N SR	7 KNOLLWOOD DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	KG BUILDERS
3/9/2022	172022066 17 Change in Occupancy	03-05-401-003 AHMAD,DAANYAAL / BOULDER HILL PROP	83 BOULDER HILL PASS MONTGOMERY, IL 60538-		
2/9/2022	172022038 17 Change in Occupancy	01-19-200-009 RAMIREZ JORGE & RY PROPERTY MANAGEMENT CORP	17660 SEDGEWICK RD SANDWICH, IL 60548-		
1/4/2022	172022025 17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		THE BOLDT COMPANY
1/4/2022	172022024 17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		TSA PROCESSING CHICAGO, INC.
1/4/2022	172022023 17 Change in Occupancy	03-06-200-012 325 SOUTH ROUTE 31 LLC	275 ROUTE 31 OSWEGO, IL 60543-		UNITED GROUP LOGISTICS, INC. UGL
8/17/2022	182022265 18 Driveway	03-18-451-005 DELAY BRETT & KEARBEY THOMAS D	39 E PLEASANTVIEW DR OSWEGO, IL 60543-	RIVERVIEW HEIGHTS	
7/27/2022	182022235 18 Driveway	03-04-377-001 GARCIA ARMANDO & LAURA	37 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FELIPA LEON
6/15/2022	182022195 18 Driveway	02-10-227-003 BRINEY GREGORY MICHAEL	67 W LARKSPUR LN BRISTOL, IL 60512-	WILLOWBROOK UNIT 3	CRS MATERIAL AND SERVICES
6/10/2022	182022185 18 Driveway	09-14-300-001 RCUBE FARMS LLC. RIYAZ HAMEED	1910 ROUTE 52 MINOOKA, IL 60447-		

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/16/2022	182022161 18 Driveway	03-04-256-002 TRUJILLO RAMIRO & MARTHA	15 HUNTER DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 34	
4/12/2022	182022118 18 Driveway	03-16-176-004 SMITH NATHAN	3725 WOLF RD OSWEGO, IL 60543-	FOX BEND ESTATES	
3/30/2022	182022110 18 Driveway	09-14-300-001 RCUBE FARMS, LLC	1910 ROUTE 52 MINOOKA, IL 60447-		
4/4/2022	182022105 18 Driveway	08-02-300-012 GUTIERREZ LORENA & JOSE DE JESUS &	12830 ASHLEY RD NEWARK, IL 60541-		JESUS GUTIERREZ
8/1/2022	202022245 20 Patio	03-09-154-020 ORTEGA LEOCADIA & ORTEGA JOSUE I	144 CIRCLE DR W MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	JOSHUA ORTEGA
6/15/2022	202022191 20 Patio	03-05-452-077 RAMIREZ ANA KAREN ENRIQUEZ &	9 HILLCREST CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	ADRIAN MARTIN
6/7/2022	202022180 20 Patio	03-05-430-024 MARSHALL DARRYL L & CHERYL S	52 S BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BKL CONSTRUCTION INC.
5/2/2022	202022147 20 Patio	03-07-427-005 MCPHERSON KEVIN C & LISA R	101 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	UPPER DECK DESIGN & CONSTRUCTION
4/19/2022	202022120 20 Patio	03-05-276-006 GONZALEZ GUSTAVO & ADRIANA &	38 N BEREMAN RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 15 REUSB	ALEJANDRO HERNANDEZ
3/23/2022	202022088 20 Patio	03-07-252-012 JVE HOMES LLC	120 AUGUSTA RD OSWEGO, IL 60543-	SHORE HEIGHTS UNIT 1	
7/5/2022	232022211 23 Generator	06-02-103-002 OLSON BRIAN A & CHRISTINE L	1875 WINCHESTER CT OSWEGO, IL 60543-	SOUTHFIELD ESTATES	SATURN HEATING COOLING AND

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
5/25/2022	232022168 23 Generator	06-07-373-002 BAUMWELL KATHIE S	5953 CHAMPIONSHIP CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	BAKER ELECTRIC
5/16/2022	232022160 23 Generator	05-04-176-010 HACKERSON STEVEN J TRUST &	70 WOODEN BRIDGE DR YORKVILLE, IL 60560-	CROOKED CREEK WOODS	LEE LEGLER CONSTRUCTION &
5/12/2022	232022154 23 Generator	01-35-477-007 HEFFERNAN JUSTIN B	5900 C RED GATE LN YORKVILLE, IL 60560-	THE BLUFF AT SILVER SPRINGS	SATURN HEATING, COOLING & ELECTRIC
5/5/2022	232022149 23 Generator	05-12-228-017 MORSE JAMES R & GERALYN L	7233 IRONWOOD CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION &
3/15/2022	232022081 23 Generator	02-27-153-007 BOTCHEV MIROSLAV I & BORISLAVOVA LIDIA	4416 TUMA RD YORKVILLE, IL 60560-	WACKERLINS 2ND SUB	BAKER ELECTRIC
3/10/2022	232022076 23 Generator	05-12-220-004 FERRI JOHN & LUZ	6349 VALLEYVIEW CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND
3/10/2022	232022075 23 Generator	06-07-130-005 CARSON BRIAN K & ANNETTE M	5836 WHITETAIL RIDGE DR YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND
3/10/2022	232022074 23 Generator	06-07-375-006 KRAMER CHRISTINE M	5725 WATERS EDGE CT YORKVILLE, IL 60560-	WHITETAIL RIDGE	LEE LEGLER CONSTRUCTION AND
1/27/2022	232022039 23 Generator	04-02-230-002 MOUIS KEITH F & JESSICA A	6160 RED GATE LN YORKVILLE, IL 60560-	THE WOODS OF SILVER SPRINGS PHASE 2	LEE LEGLER CONSTRUCTION AND
7/28/2022	232022239 23 Generator	03-08-276-023 REMUS GARY E & DEBORAH A	100 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	LEE LEGLER CONSTRUCTION &
7/28/2022	232022240 23 Generator	02-21-180-002 HAFENRICHTER DONALD J & JOAN K	26 W LEXINGTON CIR YORKVILLE, IL 60560-	BLACKBERRY CREEK	LEE LEGLER CONSTRUCTION &

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
8/29/2022	242022276 24 Solar	01-25-300-015 STRUKEL JOHN W & JANET K	12811 SCHAEFER RD PLANO, IL 60545-		CR SOLAR
8/29/2022	242022273 24 Solar	02-24-300-018 AMBRIZ FLOR MARIA	6725 ROUTE 71 YORKVILLE, IL 60560-		BRIGHT PLANET SOLAR
8/12/2022	242022260 24 Solar	03-04-307-009 MONTEJANO JOSE R & ROSA C	25 WYNDHAM DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	FREEDOM FOREVER IL LLC
8/10/2022	242022256 24 Solar	01-25-454-010 BUZAY LINDA M	12378 ANDREW ST PLANO, IL 60545-	SCHAEFER WOODS NORTH UNIT 3	SUNPOWER CORP
8/5/2022	242022253 24 Solar	02-13-476-004 DEBOER SALINAS CAROLINA I	6168 ROUTE 34 OSWEGO, IL 60543-	OWNERS SUB PT SE 1/4 SEC 13-37-7	BRIGHT PLANET SOLAR -
8/4/2022	242022252 24 Solar	06-05-393-009 BULMAGA SERGIU & BULMAGA TIMOFEI &	4747 WAAKEESHA DR OSWEGO, IL 60543-	HENNEBERRY WOODS UNIT 2	TESLA, INC.
8/1/2022	242022244 24 Solar	01-26-400-013 CRIST WILLIAM A & PRISCILLA A	13345 HALE RD PLANO, IL 60545-		SUNRUN INSTALLATION
8/1/2022	242022243 24 Solar	06-14-200-015 SIMMERT AUSRA	8345 OLD RIDGE RD PLAINFIELD, IL 60586-		BRIGHT PLANET SOLAR
7/28/2022	242022241 24 Solar	03-05-454-021 SAAVEDRA JENNIFER M & CANO MARTIN JR	12 CURTMAR CT MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	SUNRUN INSTALLATION
1/13/2022	242022031 24 Solar	03-05-404-033 MENDELL GERALD A & WINIFRED	17 GREENFIELD RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 6	BRIGHT PLANET SOLAR - JULIA CARTER
1/4/2022	242022028 24 Solar	01-26-300-005 SANDOVAL JONHATAN J SAAVEDRA & RUIZ	13871 HALE RD PLANO, IL 60545-		BRIGHT PLANET SOLAR

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Issue Date	Permit ID Permit Category	Parcel Number Owner Name	Property Address	Subdivision	Contractor Name
1/4/2022	242022026 24 Solar	06-05-402-012 THOMAS KURIAN E & CHEYENNE F CASSIDY	4122 STEAM MILL CT OSWEGO, IL 60543-		SUNRUN INSTALLATION
4/12/2022	242022116 24 Solar	02-23-153-002 HOULE ANTHONY W & LAURA M	44 PARKWAY DR YORKVILLE, IL 60560-	RIVER RIDGE UNIT 3	SUNPOWER CORP.
4/12/2022	242022115 24 Solar	02-34-202-001 ANDERSON MICHAEL D & ERIN L	132 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/31/2022	242022112 24 Solar	02-34-202-002 ANDERSON MICHAEL & CUNNINGHAM	134 RIVERSIDE DR YORKVILLE, IL 60560-	FOX RIVER WOODLANDS	SIGE ELECTRIC LLC
3/22/2022	242022089 24 Solar	03-08-280-027 GIOVANNONI MATTHEW & GARNER	3 FIELDCREST DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	SUNRUN INSTALLATION
2/24/2022	242022057 24 Solar	03-08-304-004 SCHRAMER HERBERT JOHN	1540 ROUTE 31 OSWEGO, IL 60543-	PROSPECT VILLA SUB	HEADLINE SOLAR LLC
2/24/2022	242022055 24 Solar	06-02-300-018 MARTINEZ ANDRES	1585 JOHNSON RD OSWEGO, IL 60543-		SUNPOWER CORP.
2/16/2022	242022050 24 Solar	02-28-401-002 NUNEZ GERARDO	901 MCHUGH RD YORKVILLE, IL 60560-	GUTHRIE SUB	SUNRUN INSTALLATION
2/9/2022	242022047 24 Solar	05-18-153-001 MCCUSKER MICHAEL J & PAMELA K	64 COTSWOLD DR YORKVILLE, IL 60560-	COTSWOLD FEN PUD PHASE 4	SUNRUN INSTALLATION
2/4/2022	242022043 24 Solar	02-24-300-021 PARKHURST GERALD	6809 A ROUTE 71 YORKVILLE, IL 60560-		POWER HOME SOLAR LLC
4/29/2022	242022143 24 Solar	03-08-226-028 WILSON JOHNNY R	43 CODORUS RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 14	SUNRUN INSTALLTION SERVICES INC.

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4/20/2022	242022135 24 Solar	02-34-178-001 HARRIS KARI	8520 VAN EMMON RD YORKVILLE, IL 60560-		MODERM MILL LLC - MARK BROUGH
4/20/2022	242022134 24 Solar	03-12-204-004 LIPPOLD CURTIS	22 GASTVILLE ST AURORA, IL 60503-	GASTVILLE	SUNPOWER CORP.
4/20/2022	242022133 24 Solar	03-05-453-024 GILBERT MAXWELL	17 SCARSDALE RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	BRIGHT PLANET SOLAR
4/20/2022	242022125 24 Solar	03-09-105-003 NUNEZ GUMESINDO JR & DIANA L	116 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	SUNRUN INSTALLATION
4/12/2022	242022117 24 Solar	03-09-151-015 LAMPHERE RICHARD W & PEGGY	47 FIELDPOINT RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 25	BRIGHT PLANET SOLAR - WANDA
7/20/2022	242022225 24 Solar	05-07-328-002 SAAR MICHAEL & DAYLE	14 TIMBERCREEK DR YORKVILLE, IL 60560-	TIMBER CREEK SUB	SUNPOWER CORP.
7/19/2022	242022224 24 Solar	04-09-400-013 KRUSER BENJAMIN & MICHELLE	15174 MEADOW LN YORKVILLE, IL 60560-		WINDSOLEIL INC.
7/12/2022	242022223 24 Solar	06-02-400-006 GEORGE VINCENT B REVOC TRUST	1378 CHERRY RD OSWEGO, IL 60543-		SUNRUN INSTALLATION
2/18/2022	242022049 24 Solar	09-16-200-018 DELANEY MARTHA ANN & RUDDICK DEVIN	13990 MCKANNA RD MINOOKA, IL 60447-		SUN BADGER SOLAR
7/7/2022	242022220 24 Solar	03-09-156-007 SILVA BENJAMIN & GUADALUPE	306 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	BRIGHT PLANET SOLAR
7/7/2022	242022219 24 Solar	03-04-408-031 ZIN MAY	104 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR

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Issue Date	Permit ID / Permit Category	Parcel Number / Owner Name	Property Address	Subdivision	Contractor Name
7/5/2022	242022210 24 Solar	03-05-404-018 SUCILLA JOSE & SUCILLA ELIZABETH	136 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 7	TITAN SOLAR POWER IL, INC.
3/9/2022	242022070 24 Solar	03-04-303-007 CAZARES ELODIA	40 CIRCLE DR E MONTGOMERY, IL 60538-	BOULDER HILL UNIT 5	SUNRUN INSTALLATION
6/30/2022	242022209 24 Solar	01-16-426-004 RICHMOND LAWRENCE &	48 N LINDEN DR PLANO, IL 60545-	MEYERBROOK UNIT 1	BRIGHT PLANET SOLAR
6/23/2022	242022207 24 Solar	03-04-408-034 EMRULOSKI IMER	110 LONGBEACH RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	BRIGHT PLANET SOLAR % YAILEEN
6/22/2022	242022200 24 Solar	06-02-400-002 KESLAR MICHAEL W & MARIA VILLALOBOS	1375 JOHNSON RD OSWEGO, IL 60543-		MOXIE SOLAR
6/13/2022	242022188 24 Solar	03-05-428-006 SCHUR TYLER & ALM JAMES B	37 CIRCLE DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 3	SUNRUN INSTALLATION
6/10/2022	242022184 24 Solar	03-04-251-021 CUPPLES KATHLEEN	34 HUNTER DR MONTGOMERY, IL 60538-		JULIA CARTER % BRIGHT PLANET
2/3/2022	242022042 24 Solar	09-15-400-010 HUERTA HERIBERTO & ISRAEL	14776 JUGHANDLE RD MINOOKA, IL 60447-		SUNRUN INSTALLATION
2/3/2022	242022041 24 Solar	02-11-176-008 BAYER CHRISTOPHER A & MALDONADO	7617 GALENA RD BRISTOL, IL 60512-	WILLOWBROOK UNIT 1	SUNRUN INSTALLATION
7/20/2022	242022226 24 Solar	01-05-176-005 BOND MICHAEL E & CHERIE L	232 CREEK RD PLANO, IL 60545-		INDEPENDENCE RENEWABLE ENERGY
2/3/2022	242022040 24 Solar	07-34-100-009 CARLSON JASON D & ERICA	14908 WHITEWILLOW RD NEWARK, IL 60541-		SOLAR POWER MIDWEST

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1/20/2022	242022036 24 Solar	03-08-253-005 GONZALEZ JOSE	6 ASHLAWN AVE MONTGOMERY, IL 60538-	BOULDER HILL UNIT 17	BRIGHT PLANET SOLAR
1/13/2022	242022033 24 Solar	08-28-400-005 FRIESTAD SCOTT & KRISTIN	16950 QUARRY RD MORRIS, IL 60450-		SOLAR POWER MIDWEST
8/1/2022	242022248 24 Solar	03-04-407-002 LOPEZ DAVID	103 BRAEBURN DR MONTGOMERY, IL 60538-	BOULDER HILL UNIT 27	SUNRUN INSTALLATION
8/30/2022	242022278 24 Solar	02-24-177-005 LICHTER EDWARD	6626 SUNDOWN LN YORKVILLE, IL 60560-		GRNE SOLAR
5/25/2022	242022171 24 Solar	02-35-103-013 HATHAWAY BRADFORD L &	7807 VAN EMMON RD YORKVILLE, IL 60560-	WENDLING SUB	MARC S JONES CONSTRUCTION LLC
5/24/2022	242022170 24 Solar	03-09-154-022 MCREYNOLDS ANDREW S &	299 BOULDER HILL PASS MONTGOMERY, IL 60538-	BOULDER HILL UNIT 21	BRIGHT PLANET SOLAR
8/12/2022	242022259 24 Solar	03-05-326-015 HOLDRIDGE SCOTT	806 ROUTE 25 OSWEGO, IL 60543-	SUNSET VIEW ESTATES	BRADY LUNSFORD
5/24/2022	242022169 24 Solar	01-10-103-002 DUFFY DONALD E & STACEY A	83 STAINFIELD DR PLANO, IL 60545-	STAINFIELD SUB UNIT 2	SUNRUN INSTALLATION
5/16/2022	242022159 24 Solar	05-02-100-003 MAGANA JESUS A & AIDA	6465 MINKLER RD YORKVILLE, IL 60560-		FREEDOM FOREVER IL LLC
5/5/2022	242022151 24 Solar	05-05-103-003 NASTI JAMES H & MARY	20 MAPLE ST YORKVILLE, IL 60560-	FOXLAWN UNIT 3	SUNRUN INSTALLATION
5/5/2022	242022150 24 Solar	03-04-303-027 SILVA CARLOTA	36 MARNEL RD MONTGOMERY, IL 60538-	BOULDER HILL UNIT 10	BRIGHT PLANET SOLAR

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PLANNING BUILDING & ZONING RECEIPTS 2022

DATE	BUILDING FEES	ZONING FEES	LAND-CASH	OFFSITE ROADWAY	MONTHLY FY 22	TOTAL FY 22	MONTHLY FY 21	TOTAL FY 21
December	$12,456.20	$3,789.00	$12,877.04	$3,000.00	$32,122.24	$32,122.24	$8,380.10	$8,380.10
January	$5,238.40	$600.00	$4,805.78	$1,000.00	$11,644.18	$43,766.42	$15,150.19	$23,530.29
February	$5,245.20	$0.00	$2,188.27	$0.00	$7,433.47	$51,199.89	$17,144.89	$40,675.18
March	$14,568.84	$516.00	$13,209.46	$2,000.00	$30,294.30	$81,494.19	$36,607.37	$77,282.55
April	$13,386.56	$1,138.00	$2,013.82	$0.00	$16,538.38	$98,032.57	$21,718.13	$99,000.68
May	$9,402.84	$885.50	$9,768.21	$1,000.00	$21,056.55	$119,089.12	$23,617.81	$122,618.49
June	$9,414.48	$0.00	$414.41	$0.00	$9,828.89	$128,918.01	$42,987.55	$165,606.04
July	$9,932.96	$2,023.50	$5,022.41	$2,000.00	$18,978.87	$147,896.88	$10,495.24	$176,101.28
August	$12,319.12	$974.00	$1,000.00	$11,461.51	$25,754.63	$173,651.51	$17,777.87	$193,879.15
September					$0.00		$15,109.78	$208,988.93
October					$0.00		$38,827.30	$247,816.23
November					$0.00		$46,125.36	**$293,941.59**
YR END TOTAL	**$91,964.60**	**$9,926.00**	**$51,299.40**	**$20,461.51**	**$173,651.51**			