

KENDALL COUNTY ZONING AND PLATTING ADVISORY COMMITTEE

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

AGENDA

July 5, 2023 - 9:00 a.m.

CALL TO ORDER

ROLL CALL: County Board: Seth Wormley, PBZ Committee Chair; County Highway Department: Fran Klaas, County Engineer; WBK Engineering, LLC: Greg Chismark, Stormwater Consultant; County Health Department: Aaron Rybski, Director Environmental Health; Forest Preserve District: David Guritz, Director; SWCD: Alyse Olson, Resource Conservationist; Sheriff's Office: Commander Jason Langston; GIS: Meagan Briganti; PBZ: Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA (VV)

<u>APPROVAL OF MINUTES (VV):</u> Approval of April 4, 2023, ZPAC Meeting Minutes (Pages 3-14)

PETITIONS:

1. Petition 23 – 24 – Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner)

and Pulte Home Corporation (Billboard Owner) (Pages 15-52)

(Recommendation-Roll Call Vote)

Request: Renew the Special Use Permit Granted by Ordinance 2004-43 and Renewed by Ordinance

2021-17 Allowing the Placement of an Outdoor Advertising Sign (Billboard) at the Subject

Property

PIN: 03-01-127-006

Location: Northeast Corner of the Intersection of U.S. Route 34 and Hafenrichter (Farnsworth) in

Oswego Township

Purpose: Petitioner Wishes to Renew Special Use Permit for Billboard; Property is Zoned M-2

2. Petition 23 – 25 – Karen Clementi on Behalf of the Fox Metro Water Reclamation

District (Pages 53-86) (Final Action-Roll Call Vote)

Request: Site Plan Approval for the Installation of Solar Panels

PIN: 03-05-353-011

Location: 682 A Route 31, Oswego in Oswego Township

Purpose: Petitioner Wants to Install Solar Panels For Onsite Consumption and Related Supporting

Facilities; Property is Zoned M-1

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 23-05 Subdivision Ordinance Amendments Related to Phone Numbers

2. Petition 23-06 Subdivision Ordinance Amendments Related to County Stormwater Engineer

3. Petition 23-07 Subdivision Ordinance Amendments Related to Dead Links

4. Petition 23-08 Zoning Ordinance Amendments Related to the Definitions of Brew Pub and Micro

Brewery

5. Petition 23-09 Zoning Ordinance Amendments Related to the Definition of Tent

6. Petition 23-10 Zoning Ordinance Amendments Related to the Illinois Mobile Home Safety Act

7. Petition 23-11 Incorporating Procedures for Closing Petitions Due to Inactivity into the Zoning

Ordinance

8. Petition 23-12 Zoning Ordinance Amendments Related to Commercial Wind and Solar Regulations

9. Petition 23-13 Zoning Ordinance Amendments Related to Kennels

10. Petition 23-17 Zoning Ordinance Amendments Related to Chickens

11. Petition 23-19 Special Use Permit and Related Variances Allowing a Landscaping Business at 5022

Route 126

OLD BUSINESS/ NEW BUSINESS

None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT (VV)- Next meeting on August 1, 2023

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

ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) April 4, 2023 – Unapproved Meeting Minutes

PBZ Chairman Seth Wormley called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department
Meagan Briganti – GIS Department
David Guritz – Forest Preserve
Fran Klaas – Highway Department
Alyse Olson – Soil and Water Conservation District
Aaron Rybski – Health Department
Seth Wormley – PBZ Committee Chair

Absent:

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

Audience:

Darrin Hane, Mark Daniel, Judy Bush, Don Ebert, Sydney Ebert, and Laura Campos

AGENDA

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

With a voice vote of seven (7) ayes, the motion carried.

MINUTES

Mr. Guritz made a motion, seconded by Mr. Rybski, to approve the February 28, 2023, meeting minutes.

With a voice vote of seven (7) ayes, the motion carried.

PETITIONS

Petitions 23-17 Kendall County Planning, Building and Zoning Committee

Mr. Asselmeier summarized the request.

In 2010, through Ordinance 2010-21, Kendall County legalized the keeping of a maximum of twelve (12) hens on properties zoned R-1, R-2, and R-3, provided the property was at least one (1) acre in size. A copy of this ordinance was provided.

Prior to the 2023 Kendall County Regional Planning Commission's Annual Meeting, the County received a request from a resident in Boulder Hill to allow hens on properties zoned R-6. The resident and several other residents of Boulder Hill presented information at the Kendall County Regional Planning Commission Annual Meeting on the subject and Staff was directed to explore a text amendment on the matter.

After researching the regulations in other, nearby communities, Staff prepared attached proposal.

In summary, the proposal would be as follows:

- 1. Allow the keeping of a maximum of six (6) hens on any lot zoned and used for single family residential purposes.
- 2. Lots one (1) acre or larger in size may have a maximum of twelve (12) hens.
- 3. The keeping of roosters would not be allowed on residentially zoned property, except by special use permit in the RPD Districts (this is already allowed in the Zoning Ordinance).
- 4. No other poultry would be allowed.
- 5. Confinements would have to be a maximum of ten feet (10') from residential lot lines.

- 6. Uncovered fence enclosure must be at least four feet (4') in height.
- 7. The sale of chickens or eggs would not be allowed.

A redlined version of the proposal was provided.

At their meeting on March 13, 2023, the Planning, Building and Zoning Committee voted three (3) in favor, one (1) in opposition, and one (1) absent to initiate this amendment.

The comparison table of local chicken regulations, the original request for backyard hens, and a map of the County showing areas zoned R-4, R-5, R-6, and R-7 was provided.

Mr. Klaas asked about complaints about chickens. Mr. Asselmeier responded the Department receives complaints about people having chickens in locations where keeping chickens is not allowed. Mr. Asselmeier explained the concerns that people have about chickens that cause phone calls.

Mr. Guritz asked if similar situations arise in other parts of the County. Mr. Asselmeier explained the current regulations and the locations impacted if the proposed regulations were adopted.

Mr. Klaas was unsure if ZPAC should weigh-in on the proposal because the decision on number of chickens is a policy decision and not a technical decision.

Mr. Guritz wanted an opinion from someone raising chickens on the potential adverse impacts that could arise if people were raising chickens in more densely populated areas.

Mr. Rybski was concerned about time investigating complaints and higher potential of contracting certain diseases from proximity to chickens. He would like to see education or a permitting process on having chickens properly.

Mr. Klaas made a motion, seconded by Mr. Rybski, to issue a neutral recommendation.

The votes were follows:

Ayes (6): Asselmeier, Briganti, Klaas, Olson, Rybski, and Wormley

Nays (1): Guritz Abstain (0): None

Absent (3): Chismark, Holdiman, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on April 26, 2023.

Petition 23-18 Edward J. Brongiel on Behalf of Prairie Creek Trust

Mr. Asselmeier summarized the request.

The Petitioner would like to demolish one (1) approximately one thousand one hundred sixty (1,160) square foot two (2) story house, one (1) approximately nine hundred ninety-two (992) square foot garage, and one (1) approximately one thousand three hundred sixty-four (1,364) square foot frame building at 9120 Route 34, Yorkville. Pictures of the structures proposed for demolition were provided.

The Petitioner plans to sell the property; a future owner may decide to construct additional structures on the property.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned B-3.

Mr. Rybski asked about an abandoned well or septic tank; he would like to see the site properly investigated before demolition takes place. Darrin Hane, representing the Petitioner, said that permits have been applied for abandoning the well and septic tank.

Mr. Rybski made a motion, seconded by Mr. Guritz, to approve the site plan.

The votes were follows:

Ayes (7): Asselmeier, Briganti, Guritz, Klaas, Olson, Rybski, and Wormley

Nays (0): None

Abstain (0): None

Absent (3): Chismark, Holdiman, and Langston

The motion passed.

Petition 23-19 Brent A. Stary and Tracy A. Stary on Behalf of MCB52, Inc. (Property Owner) and Roman Correa on Behalf of R&S Landscaping and Nursery, Inc. (Tenant)

Mr. Asselmeier summarized the request.

In October 2022, the Planning, Building and Zoning Department received a complaint regarding a landscaping business operating at 5022 Route 126 without a special use permit. In the intervening months, the property owner and business owner worked with an attorney and engineer to submit an application for a special use permit.

The Petitioners are seeking a special use permit for a landscaping business, including allowing outdoor storage of materials. They are also seeking variances to Section 4:05.B and Section 11:02.F.7 to allow outdoor parking and loading no closer than twenty-five feet (25') of the right-of-way line of Route 126 and to allow a portion of the accessible parking space to be no closer than sixty-nine feet (69') of the south right-of-way line of Route 126; parking is not allowed within the front-yard setback. The Petitioners would like a variance to Section 11:02.F.4 to allow parking spaces with a depth of eighteen feet (18') with an overhang of two feet (2') instead of the twenty foot (20') depth requirement. Finally, they are seeking a variance to Section 4:09.A to allow the existing driveway on Grove Road to be less than twenty feet (20') in width until such time as the driveway is replaced.

The Petitioners also wish to use the existing house and existing accessory structures for their business. Some of these structures pre-date the adoption of the Kendall County Zoning Ordinance. The Petitioners are requesting a variance to Section 7:01.G.2.a to allow the existing house to be no closer than seventy-three feet (73') south of the right-of-way line of Route 126 instead of the required one hundred feet (100') and no closer than twenty-one feet (21') west of the right-of-way line of Grove Road instead of the required one hundred feet (100'). The Petitioners are also requesting a variance to Section 7:01.G.2.b to allow accessory structures no closer than fifty-seven feet (57') south of the right-of-way line of Route 126 instead of the required one hundred feet (100') and no closer than fifty-three feet (53') west of the right of the right-of-way line of Grove Road instead of the required one hundred feet (100'). These requests are part of a separate Petition (Petition 23-20).

Finally, the Petitioners wish to have the opportunity to use the home on the property to house an employee of the landscaping and nursery business. Accordingly, they request a conditional use permit for that purpose, which is a separate Petition (Petition 23-21).

The application materials, stormwater information, existing conditions survey, site plan, landscaping plan, and pictures of the property were provided.

The property is approximately two point nine (2.9) acres in size.

The County's plan called for the property to be Commercial. Yorkville's plan calls for the property to be Estate Residential.

Route 126 is a State maintained Arterial. Grove Road is a Major Collector maintained by the County.

Yorkville has a trail planned along Route 126 and Grove Road.

There are no floodplains or wetlands on the property.

The adjacent land uses are agricultural.

The adjacent properties are zoned A-1.

The County's plan calls for the area to be Commercial. Yorkville's Plan calls for the area to be Estate Residential and Agricultural. Oswego's Plan calls for the area to Agricultural.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, and RPD-2.

Grove Road is the boundary line between the United City of Yorkville's and the Village of Oswego's planning areas.

The A-1 special use permits to the west are for a golf course.

A cemetery is located near the subject property to the south.

Approximately six (6) houses and the Whitetail Ridge Subdivision are located within one point five (1.5) miles of the subject property.

EcoCAT Report was submitted on February 22, 2023, and consultation was terminated.

The NRI Application was submitted on February 15, 2023, see Attachment 1, Page 27.

Petition information was sent to Na-Au-Say Township on March 27, 2023.

Petition information was sent to the United City of Yorkville on March 27, 2023.

Petition information was sent to the Bristol Kendall Fire Protection District on March 27, 2023.

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

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

If the County Board approves the outdoor storage of materials and variances, the above conditions have been met.

As noted in the project narrative, the Petitioners would like to operate R&S Landscaping and Nursery at the subject property. The existing home would be used as the office for the business and would possibly be used as a dwelling in the future for an employee. The northern most barn would be used as a tool shop and meeting space.

No retail activities related to the business would occur at the subject property.

The business would be open from 7:00 a.m. until 7:00 p.m. everyday throughout the year. The business has a maximum of seventeen (17) employees, during the busy season. The business hauls vegetation and other landscaping items from the property to work sites. Employees either report to the subject property or report directly to job sites. Equipment is parked either at the subject property or the job site.

The site plan (Attachment 4) shows seven (7) four foot (4') tall concrete block storage areas approximately five feet (5') from the western property line. These storage areas range from approximately one thousand seven ten (1,710) square feet in size to approximately five hundred ten (510) square feet in size. All of the storage areas are thirty feet (30') in depth. The storage areas will hold top soil, boulders, sand, mulch, gravel, landscape waste, and brush. No piles will be taller than six feet (6') in height. Areas for outdoor equipment storage are located east of an interior driveway. One (1) outdoor storage area for bricks is planned is also planned in this area.

In addition to the landscaping component, the Petitioners will have a nursery with two (2) membrane flower storage areas and areas for growing trees, bushes, and flowers. The nursery area will be located south of the gravel driveway.

One (1) one point five (1.5) story, approximately one thousand three hundred ninety-two (1,392) square foot house, is located on the property. There is one (1) approximately five hundred fifty (550) square foot detached garage, one (1) approximately one thousand seventy (1,070) square foot accessory building (labeled as machine tool shop, storage, breakroom and meeting room on the site plan), one approximately seven hundred (700) square foot chicken coop, and one (1) approximately three eight hundred sixty (3,680) square foot accessory building (labeled as equipment storage on the site plan). Two (2) silos are also located on the property.

Any structures related to the landscaping business would be required to obtain applicable building permits, including changes in occupancy.

The property is served by a well and septic. No information was provided regarding whether or not employees would use these facilities.

The property has a propane tank, which will be protected by bollards.

No information was provided regarding a refuse area.

The property drains to the west and south.

The Petitioners submitted an application for a stormwater management permit.

Per the site plan, the Petitioners' propose to make the driveway off of Grove Road as the main access point. This driveway is approximately seven feet (7') wide. The Petitioners propose to widen the driveway to approximately fifteen feet (15') in width. The driveway expands to twenty-four feet (24') in width west of the propane tank. The Petitioners are pursuing a variance related to this driveway.

The property also has access from Route 126. This driveway will be used as an exit only.

According to the site plan, the Petitioners propose nine (9) parking spaces south of the brick storage and equipment storage area along the southern driveway. One (1) handicapped accessible parking space is proposed north of the existing garage.

The southern driveway would be gravel and would be twenty-four feet (24') in width.

One (1) north-south twenty-four foot (24') wide driveway would be located between the storage areas and stockpiles and a second sixteen foot (16') wide east-west driveway would be located between the two (2) equipment storage and truck parking area. These drives would be CA-7.

One (1) twenty-six foot (26') wide gravel driveway would run from the southern driveway to the handicapped parking space.

The driveway north of the handicapped parking space to Route 126 would be asphalt.

The existing conditions survey and the site plan show five (5) lights attached to the middle portions of buildings, two (2) lights at building corners, and one (1) new eighteen foot (18') tall wall mounted light. These lights are considered necessary for security reasons. The sign at the northeast corner of the property would also be illuminated from 6:00 a.m. until 11:00 p.m. as allowed by the Zoning Ordinance.

According to the site plan, the Petitioners propose to install one (1) thirty-two (32) square foot wooden sign near the northeast corner of the property. The sign would be illuminated as detailed previously.

Two (2) proposed "Do Not Enter" signs are proposed at the driveway on Route 126. One (1) "No Left Turn" sign is proposed in the same area.

Other than lighting, no other security information was provided.

The site plan and landscaping plan show twenty-six (26) black hill spruce trees and ten (10) emerald green arborvitae near the north property line. The spruce trees are approximately seven (7') feet in height and the arborvitae are approximately twelve (12') feet in height. There are twenty-eight (28) white pines and twenty-one (21) arborvitae at the southeast corner of the property. The white pines are approximately ten feet (10') in height and the arborvitae are approximately twelve (12') feet in height. Several other plantings are scattered throughout the site, including landscaping around the sign at the northeast corner of the property.

On the landscaping plan the Petitioners noted the existing row of trees located to the west of the subject property. The Petitioners are agreeable to planting trees on the subject property if the trees on the adjoining property are removed.

No information was provided regarding noise control.

No information was provided regarding odor control.

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

The proposed Findings of Fact for the special use permit were as follows:

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. Petitioners plan to preserve existing buildings and existing sign on the north accessory building. Areas surrounding the property are zoned and used for agricultural purposes. Petitioners plan for drainage and will maintain the existing direction, rate and volume of stormwater flowing in the handful of directions noted in the elevations submitted within the application. Petitioners will reduce use of the Route 126 driveway from full access to emergency right-out only use. The main entrance is sufficiently south of Route 126 and there is ample stacking to make a safe left turn into the main driveway without obstructing left turns from Grove Road onto Route 126. Most of the variances requested relate to existing conditions. The location of the parking, loading and storage yard in the west half of the property relates to the circumstance that all existing buildings are centralized. The avoidance of paving for parking and loading and the loading space variation are the only new development needs for relief from the Zoning Ordinance.

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 makes 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 in a large A-1 Agricultural District. Growing of trees, shrubs and flowers is a form of agricultural use. Growing is one part of the use proposed in the application. The use will not impede farms on the four adjacent and opposing sides of the Property. The use is deemed legislatively compatible because it meets all of the requirements contained in the Zoning Ordinance for landscaping businesses, if permission is granted for outdoor storage of materials. The use at the subject property will meet several purposes for the A-1 district as outlined in Section 7:01.A of the Zoning Ordinance, including the preservation of fertile, tillable soils as a valuable natural resource by recharging soils and groundwater through the large CA-7 field, by respecting grades and by engaging in a mix of soil planting and planting in potters, all the while re-using an existing residential home and outbuildings that have long existed. Reasonable restrictions, including hours of operation, maximum number of employees at the property, noise regulations, and lighting requirements are proposed that will protect the enjoyment and use of other properties in the vicinity.

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Restrictions can be placed in the special use permit to address the number of people on the property. No retail customers will be on the property. As such, there are sufficient utilities on the property to handle the proposed uses. The intersection abutting the northeast corner of the Property is sufficiently designed with ample left turn stacking and a stop sign control for traffic crossing Route 126. The existing driveways are sufficiently connected to Grove Road (main driveway) and Route 126 (emergency limited access). Drainage on the property flows in three directions, with most stormwater eventually flowing south down a change in grade of roughly five feet (5'). Petitioners have restored a tile and respected drainage rights under the Illinois Drainage Code in the present placement of cement blocks to allow for the passage of stormwater in the one (1) area of the Property where it flows west and to avoid redirecting stormwater other than to the south. Otherwise, stormwater flows into the culverts along roadways. A stormwater management permit will be secured.

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. Petitioners provided an A-1 Agricultural District Table of Compliance addressing all elements of zoning compliance. Variations are necessary, but these variations are primarily related to preservation of existing buildings, structures, and improvements. New relief related to the loading and storage yard places this activity in an area where there was prior activity west of the smaller barn. The use area will benefit from a continuous screen of trees that have already been planted at a substantial height.

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 use involves a commercial operation recognized as the use that will prevail at the property under the Land Resource Management Plan. The proposal is also consistent with a goal and objective found

on page 10-11 of the Land Resource Management Plan, "A strong base of agriculture, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents." "... encourage additional agriculture and agribusiness."

The proposed Findings of Fact for the variance to allow yard obstructions and parking areas in the setbacks were as follows:

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 topography and stormwater flow runs west or south. Substantially all of the property south of the driveway from Grove Road is a flow route for storm volume. In attempting to avoid placement of the loading and storage yard away from the intersection and away from Grove Road, the drainage concerns and the loss of benefits of filtration and ground water recharging played a significant role in determining not to locate this yard south of its proposed location. With respect to the location of the existing garage, it is situated behind the house where such a garage would ordinarily exist, but the house was constructed one hundred (100) or more years ago before the expansion of the abutting roadways and the adoption of zoning regulations pertaining to the setback issue. The interior drive has existed for decades and the most logical location for an accessible parking stall is adjacent to the two buildings where an accessible space can be of benefit. The design of the space leaves all but roughly four feet of the space outside of the setback. These circumstances drive a finding in favor of the variations.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Due to the varying topography throughout the County and the circumstance that the property is a corner lot that was improved before 1922, it cannot be said that the concern causing the difficulty and hardship generally prevails in the A-1 Agriculture District.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. The only new element relates to the parking, loading and storage area. Since the 1920's, the area near Route 126 has been higher land. This is evident in aerial photographs of the topography of the area. Moreover, the use area to be occupied by the parking and loading area is similar to the use area that existed from at least the early 1980's until 2006. Petitioners do not propose the loading and storage area adjacent to the lot line, but plans for it at a distance of fifteen feet (15') from the right-of-way, but in the same area that has the historically higher elevation and the historical use. In plain terms, Petitioners are not the first to recognize this higher elevation and they did not create it any more than they created the grades, slopes and swales south of the barns that cause the area south of the driveway to be incapable of hosting the loading and storage area without presenting a visual obstruction, placing impermeable or less permeable surface over land that is saturated and helps to recharge groundwater while also filtering stormwater.

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. Petitioners propose that none of the outdoor use should be plainly visible to passersby due to the screening. The use of CA-7 stone for the yard allows for infiltration of more water.

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. One (1) basis for the proposed location of the loading and storage yard is that it avoids placing the area in plain view. The yard will not create shadows or obstruct the flow of air. The yard itself does not contribute to traffic. In fact, it reduces traffic by avoiding excess trips Petitioners would make if they were required to store and load materials elsewhere. The conditions on the special use above also touch on changes to be made if the treeline west of the property no longer exists.

The proposed Findings of Fact for the variance for parking stall depth were as follows:

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 topography of the Property and water concerns led to an effort to avoid as much impervious surface as possible. The request for an adjustment in the parking lot design to allow for the same twenty foot (20') parking space, but with a two foot (2') overhang, and an eighteen foot (18') space from tire to tail of a vehicle, is a di minimus request, but it avoids an extra several hundred feet of pervious surface in an area of storm flow, filtering and recharging.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. While applicable to several properties, this concern is not generally applicable to the A-1 district. The original parcel containing the property was a long, narrow farmstead that extended to the cemetery. Through various

transactions, including estate and probate matters, the property was divided so that it became a roughly square lot with the southern one hundred eighty feet (180') being an area of significant surface and subgrade flow during rain events and wet seasons.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. Certainly, parking can be relocated. Nine (9) parking spaces for the use is also more than needed. Petitioners' preference for parking along the south side of the large barn may be personal. However, Petitioners could have placed these on the south side of the driveway and reduced the area of soil that would accept water for filtration and recharging purposes. In planning for this use and similar uses, there is a general design principal that consolidation of buildings, parking and loading is best for the use and for passersby as well as eventual neighbors.

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 variation has absolutely no impact on public welfare or on property and improvements in this vicinity.

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. Petitioners are providing more parking than is necessary for the use. However, the provision of more parking does not conclusively lead to substantial increases in congestion since we are dealing with parking for only a few vehicles above that which is necessary. Parking on the north line of the interior drive will consolidate activity and also allow vehicles to park in a line where they will not be as noticeable to traffic on either abutting street. The variation should impact property values in any manner.

The proposed Findings of Fact for the variance to the Grove Road driveway construction were as follows:

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 driveway has been in existence for a number of years and could be utilized by other agricultural uses on the property. Having the primary access off of Grove Road instead of Route 126 ensures that employees of the proposed use will not cause increase traffic congestion on Route 126 because the business deliveries will utilize the Grove Road access.

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. Other properties zoned A-1 that were in existence prior to Kendall County adopting zoning in 1940 could have similar issues. The exact number of properties with lawfully non-conforming driveways is unknown.

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. Petitioners did not construct the subject driveway.

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 maintenance of the driveway as proposed will not harm public welfare. No retail is planned for the site. Therefore, no large increase in the amount of vehicles entering and exiting the property on Grove Road is anticipated.

The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The variance will not cause congestion or endanger public safety because little additional traffic is anticipated at the property. There should be no risk of fire and property values will not be impacted if the variance is granted.

Pending comments from ZPAC, Staff recommended approval of the requested special use permit and variances subject to the following conditions and restrictions:

- 1. The site shall be developed substantially in accordance with the site plan and landscaping plan.
- 2. A variance to Section 4:05.B and Section 11:02.F.7 of Kendall County Zoning Ordinance shall be granted to allow outdoor parking and loading with twenty-five feet (25') of the right-of-way line of Route 126 and to allow a portion of the accessible parking space to be no closer than sixty-nine feet (69') of the south right-of-way line of Route 126.
- 3. A variance to Section 11:02.F.4 of the Kendall County Zoning Ordinance shall be granted to allow parking spaces with a depth of eighteen feet (18') with an overhang of two feet (2').

- 4. A variance to Section 4:09.A of the Kendall County Zoning Ordinance shall be granted to allow the existing driveway on Grove Road to be less than twenty feet (20') in width until such time as the driveway is replaced.
- 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. 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.
- 9. 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. The maximum height of the piles of landscaping related material shall be six feet (6') in height.
- 10. No retail sale of landscaping materials may occur at the subject property.
- 11. A maximum of seventeen (17) 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.
- 12. The hours of operation of the business allowed by this special use permit shall be daily from 7:00 a.m. until 7:00 p.m. The owners of the business allowed by this special use permit may reduce these hours of operation.
- 13. Any structures constructed, installed, or used 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.
- 14. Signage shall be limited to the signs shown on the site plan. Signage may be illuminated as outlined on the site plan. Signs within rights-of-way may be relocated to another location on the property if requested by the Illinois Department of Transportation without the need to amend this special use permit. Religious signs in existence on the property at the time of application submittal shall be exempt from permitting requirements.
- 15. Except for the lighting around the business sign, the lights shown on the site plan shall be considered for security purposes.
- 16. Damaged or dead plantings described on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
- 17. Any vegetation described on the landscaping plan that has not been installed by the approval date of this special use permit shall be installed within ninety (90) days of the approval of the special use permit. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to install the vegetation.
- 18. The owner of the subject property shall plant trees to fill in the gaps on the western property line as outlined in the landscaping plan. The Kendall County Planning, Building and Zoning Committee may grant an extension to the deadline to plant the screening. The site plan may be adjusted without an amendment to the special use permit to reflect the addition of these trees.
- 19. Vegetation related to the operations of a nursery on the property shall be exempted from the planting and vegetation maintenance requirements of this special use permit.
- 20. No landscape waste generated off the property can be burned on the subject property.
- 21. 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.

- 22. 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.
- 23. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
- 24. 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.
- 25. 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.
- 26. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 27. This special use permit and variances shall be treated as covenants running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Mr. Rybski expressed concerns about the lack of information about the septic system due to the age of the system. He said if a change of use at the site occurred, the septic system would need to be analyzed. He also discussed the non-community well requirements; these requirements would not apply given the proposed number of employees. Mark Daniel, Attorney for the Petitioners, said the house would remain a single-family use with an office.

Mr. Klaas asked if a pipe culvert was in existence under the Grove Road access. He was not opposed to widening the access. There was no pipe culvert.

Mr. Klaas suggested giving the Petitioners the option to use the access off of Route 126 as a right-in, right out, if approved by the Illinois Department of Transportation, because of concerns about seeing the signs. Mr. Daniel said that IDOT favored seeing the historic use of the driveway continue. Mr. Daniel was not opposed to adding a note allowing right-in, right-out. He noted the location of certain signs in the right-of-way and that the Petitioners would not object to relocating those signs, if requested.

Chairman Wormley asked if an additional setback was necessary due to potential widening of Route 126. Mr. Klaas said that Route 126 will remain a two (2) lane road. A traffic signal is proposed for the intersection. No additional right-of-way is needed for the foreseeable future.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the proposal with the conditions proposed by Staff with an added condition allowing the option of a right-in, right-out access off of Route 126, pending approval by the Illinois Department of Transportation and related adjustments to the site plan with regards to signage.

The votes were follows:

Ayes (7): Asselmeier, Briganti, Guritz, Klaas, Olson, Rybski, and Wormley

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

Absent (3): Chismark, Holdiman, and Langston

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on April 26, 2023.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

Judy Bush, Oswego Township Trustee and resident of Boulder Hill strongly opposed chickens. She questioned how the County will enforce the regulations. She questioned enforcement of existing regulations. She served on the advisory committee that discussed concerns about Boulder Hill. She sends violations to Brian Holdiman weekly. She expressed concerns that chickens will cause her dog to try to get at chickens in neighboring properties.

Don Ebert, resident of Boulder Hill, has chickens. They take care of their chickens and they have the chickens for eggs. He said chickens do not need one (1) acre of land. He discussed his chicken coop. He would like the opportunity to feed himself. He considers Boulder Hill country. He discussed the animals that he saw in the neighborhood.

Chairman Wormley asked how Mr. Ebert felt about enforcement and if Mr. Ebert felt the proposal was fair. Mr. Ebert felt that six (6) was a good number; Mr. Ebert has nine (9) chickens. Mr. Ebert did not see why the proposal had to be strict. He discussed the maintenance and care of his chickens. Chairman Wormley explained the need for the proposed regulations. Mr. Ebert thought that chickens were legal in Boulder Hill when he moved to the area.

Mr. Klaas asked about the regulations of hens in other communities. Discussion occurred regarding homeowners' association rules. Mr. Asselmeier provided the comparison of chicken regulations.

Discussion occurred regarding the situation that would arise if the proposal failed.

Sydney Ebert said that their neighbors' dogs did not negatively interact with chickens. She favored having a maximum of twelve (12) chickens.

Laura Campos asked about enforcement of the rules. Mr. Asselmeier explained how homeowners' associations enforce rules and how Kendall County enforces rules. The proposal did not require a permit. Ms. Campos asked if the number of allowed chickens could increase. Mr. Asselmeier responded that, as the proposal moves through the process, various boards could recommend changes to the proposal, including changing the number of allowed chickens. Mr. Asselmeier encouraged Ms. Campos to attend all of the meetings regarding the proposal. Ms. Campos discussed the productivity and life spans of hens.

ADJOURNMENT

Mr. Klaas made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of seven (7) ayes, the motion carried.

The ZPAC, at 10:03 a.m., adjourned.

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

Enc.



KENDALL COUNTY ZONING & PLATTING ADVISORY COMMITTEE APRIL 4, 2023

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

| NAME | ADDRESS (OPTIONAL) | EMAIL ADDRESS (OPTIONAL) |
|------------|-----------------------|-----------------------------|
| Juby Bust+ | | |
| Don Eberi | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

(630) 553-4141

Fax (630) 553-4179

Petition 23-24

Dave Hamman on Behalf of KEKA Farms, LLC (Property Owner) and Pulte Home Corporation (Billboard Owner)

M-2 Special Use – Renewal of a Special Use Permit for an OffPremise Advertising Sign at the Northeast Corner of Route 34 and Hafenrichter (Farnsworth)

INTRODUCTION

In December 2004, through Ordinance 2004-43, the Kendall County Board approved a special use permit for the placement of an off-premise advertising sign at the subject property. The special use permit was renewed in 2017 through Ordinance 2017-14. The special use was renewed again in 2019 through Ordinance 2019-22. The special use was renewed again in 2021 through Ordinance 2021-17 Restriction Number 2.C of the 2021 special use permit renewal and Section 12:06.A.4 require the owner to either remove the sign or to renew the special use permit every two (2) years.

SITE INFORMATION

PETITIONER Dave Hamman on Behalf of KEKA Farms, LLC and Pulte Home Corporation

ADDRESS No Address Has Been Assigned to the Sign

LOCATION Northeast Corner of Route 34 and Hafenrichter (Farnsworth)



TOWNSHIP Oswego

PARCEL # 03-01-127-006

LOT SIZE 42.89 acres (Sign is on the southwest corner.)

EXITING LAND Agricultural

USE

ZPAC Memo – Prepared by Matt Asselmeier – June 21, 2023

ZONING M-2 Heavy Industry District with a Special Use Permit (Off-Premise Sign)

LRMP

| Land Use | County: Commercial and Suburban Residential (Max 1 DU/Acre) City of Aurora: Commercial |
|-------------------------|---|
| Roads | Route 34 is maintained by IDOT Hafenrichter/Farnsworth is a Local Road Maintained by Oswego Township. |
| Trails | Aurora has a trail planned along Hafenrichter. |
| Floodplain/ Wetlands | There are no wetlands or floodplain on the property. |

REQUESTED ACTION

Renewal of the Special Use Permit Awarded by Ordinance 2004-43 Granting a Special Use Permit for an Off-Premise Advertising Sign at the Subject Property

APPLICABLE REGULATIONS

Section 12:06.A - Signs - General Standards

Section 12:12 – Signs – Special Use Signs: Commercial off-premise advertising structures may be permitted via a special use only in the M-2 and M-3 Manufacturing Districts.

Section 13:08 - Special Use Procedures

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|--------------------------|--|---|---|
| North | Industrial | M-2 SU | Low Density Residential (0-5 du/acre) (Aurora) | Aurora, Kane County, DuPage County and M-2 SU in Unincorporated Kendall County |
| South | Commercial/Residential | Aurora (B-2(S), R-1(S) and R-5(S)) | Low Density Residential (0-5 du/acre) and Commercial (Aurora) | Aurora and R-3 in Unincorporated Kendall County |
| East | Agricultural/Residential | Aurora (R-1(S) and R-5(S)) | Low Density Residential (0-5 du/acre) and Medium Density Residential (6-10 du/acre) (Aurora) | Aurora and Will County |
| West | Residential | Aurora (R-5(S)) | Commercial, Light Industrial and Industrial (Aurora) | Aurora, A-1, M-1 SU, and B-3 in Unincorporated Kendall County |

PHYSICAL DATA

ENDANGERED SPECIES REPORT

Not Required

NATURAL RESOURCES INVENTORY

Not Required

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on June 21, 2023.

CITY OF AURORA

Petition information was sent to the City of Aurora on June 21, 2023. The property owner has been in annexation negotiations with the City of Aurora. The sign will likely be removed if the property is annexed.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was sent to Oswego Fire Protection District on June 21, 2023.

GENERAL INFORMATION

The sign is twelve feet by sixteen feet (12' X 16') in size. There will be fourteen feet (14') from the ground to the top of the sign. Renderings of the sign and the petitioner's application (including lease, findings of fact, and site plan) are included as Attachment 1.

The petitioner desires to renew the special use permit awarded by Ordinance 2004-43 and renewed by Ordinance 2017-14 with no changes in restrictions. Ordinance 2004-43 is included as Attachment 2, Ordinance 2017-14 included as Attachment 3, Ordinance 2019-22 is included as Attachment 4, and Ordinance 2021-17 is included as Attachment 5.

The restrictions imposed by Ordinance 2021-17 include:

- 1. The sign shall look substantially in the form as shown in the attached Exhibit.
- 2. The sign shall be located substantially in the location depicted on the attached Site Plan.
- 3. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
- 4. The sign will not be illuminated.
- 5. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
- 6. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
- 7. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
- 8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

Pursuant to Section 12:06.A.4, real estate and development signs may be located offsite for a period not to exceed two (2) years, provided a special use permit is issued.

A picture of the sign is included as Attachment 6.

BUILDING CODES

Since the sign is pre-existing, a building permit would not be required.

ACCESS

Not Applicable

TRAILS

A trail is planned along Hafenrichter. However, the City of Aurora has not previously requested a right-of-way dedication.

PARKING

Not Applicable

LIGHTING

The sign will not be illuminated.

SIGNAGE

Not Applicable

SCREENING

Not Applicable

STORMWATER

No portion of the property is in a flood area and no wetlands exist on the property. No stormwater issues are anticipated by the proposal.

EASEMENTS

No easements are believed to be impacted by the proposed sign.

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 that the sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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, the proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.

RECOMMENDATION

If approved, Staff recommends the following conditions be included in the approving special use ordinance:

- 1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
- 2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
- 3. The sign will not be illuminated.
- 4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
- 5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
- 6. Failure to comply with the above regulations and restrictions could result in the 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.

ATTACHMENTS

- 1. Application (Including Renderings, Site Plan, and Applicant's Findings of Fact)
- 2. Ordinance 2004-43
- 3. Ordinance 2017-14
- 4. Ordinance 2019-22
- 5. Ordinance 2021-17
- 6. Picture of Sign

Attachment 1, Page 1



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

| PROJECT NAME | FILE #: |
|--------------|---------|
|--------------|---------|

| NAME OF APPLICANT (Includin | g First, Middle Initial, and Last Name) | |
|---|--|---|
| Taylor Scott | 2000 0 - 100 00 000 00 000 000 000 000 | |
| CURRENT LANDOWNER/NAME | (s) | |
| Dave Hamman | | |
| SITE INFORMATION | SITE ADDRESS OR LOCATION | ASSESSOR'S ID NUMBER (PIN) |
| ACRES 42.39 | SE corner of Hafenrichter and Route 34 | PIN 03-01-127-006 |
| EXISTING LAND USE | CURRENT ZONING LAND CLASS M2 | SIFICATION ON LRMP |
| REQUESTED ACTION (Check Al | That Apply): | |
| X_SPECIAL USE | MAP AMENDMENT (Rezone to) | VARIANCE |
| ADMINISTRATIVE VARIAN | CEA-1 CONDITIONAL USE for: | SITE PLAN REVIEW |
| TEXT AMENDMENTPRELIMINARY PLAT | RPD (Concept; Preliminary; Final) FINAL PLAT | ADMINISTRATIVE APPEALOTHER PLAT (Vacation, Dedication, etc.) |
| AMENDMENT TO A SPECIA | | |
| PRIMARY CONTACT Taylor Scott | PRIMARY CONTACT MAILING ADDRESS | PRIMARY CONTACT EMAIL |
| PRIMARY CONTACT PHONE # | PRIMARY CONTACT FAX # | PRIMARY CONTACT OTHER #(Cell, etc.) |
| ² ENGINEER CONTACT | ENGINEER MAILING ADDRESS | ENGINEER EMAIL |
| N/A | N/A | N/A |
| ENGINEER PHONE # | ENGINEER FAX # | ENGINEER OTHER # (Cell, etc.) |
| N/A | N/A | N/A |
| COUNTY STAFF & BOARD | SIGNING THIS FORM, THAT THE PROPERTY D/ COMMISSION MEMBERS THROUGHOUT TH LISTED ABOVE WILL BE SUBJECT TO ALL CO | HE PETITION PROCESS AND THAT |
| BEST OF MY KNOWLEDG ABOVE SIGNATURES. TH | ORMATION AND EXHIBITS SUBMITTED ARE T SE AND THAT I AM TO FILE THIS APPLICATION HE APPLICANT ATTESTS THAT THEY ARE FR ENDALL COUNTY AS OF THE DATE OF THE A | AND ACT ON BEHALF OF THE EE OF DEBT OR CURRENT ON PPLICATION. |
| SIGNATURE OF APPLICA | DocuSigned by: | DATE 5/31/2023 |
| | FEE PAID:\$ | |
| | CHECK #: | |

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

14' TO TOP OF SIGN

12



10" X 64" MDO PRICE PATCH WHITE VINYL COPY ON BACKGROUND PAINTED RONAN DARK BLUE

16" X 16' MDO INFO PATCH WHITE VINYL COPY ON BACKGROUND PAINTED RED

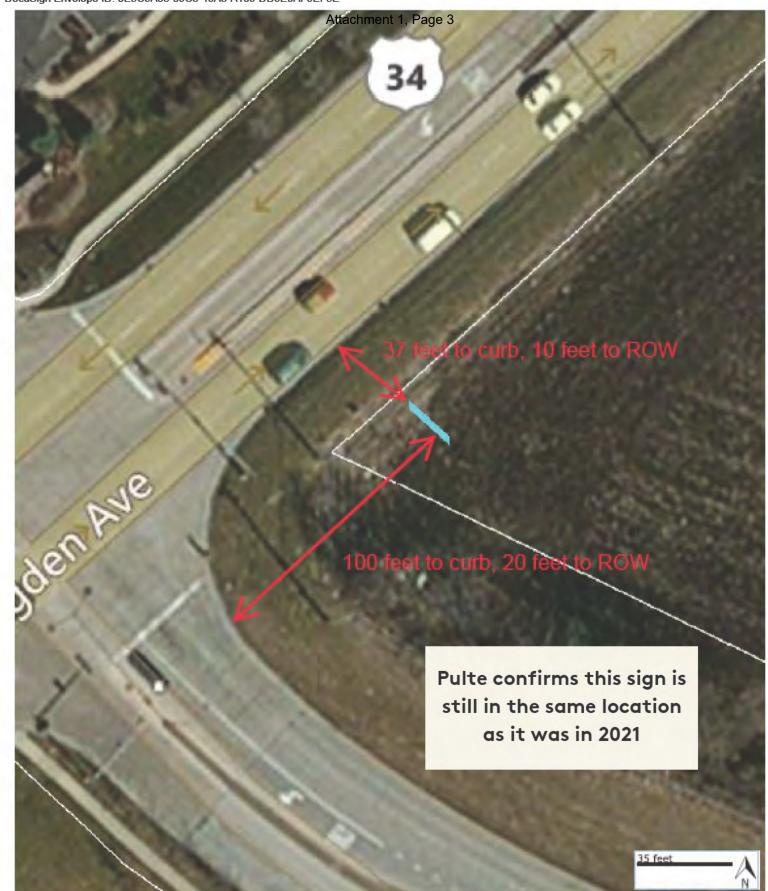
LINCOLN CROSSING: 12' X 16' DOUBLE-SIDED INFORMATIONAL BILLBOARD REFACE 3/8" MDO W/ VINYL COPY & DIGITALLY PRINTED DETAIL BACKGROUND PAINTED RONAN DARK BLUE- MOUNTED TO EXISTING WOOD COLUMNS LOCATED AT FARNSWORTH & OGDEN (FORMERLY READING "MEADOW RIDGE")



426 W. FIFTH AVENUE NAPERVILLE, IL 60563

FAX: 630-357-3977

PH: 630-357-2300 21 DATE: FEBRUARY 26, 2022 signs@signsnownaperville.com





BILLBOARD LEASE AGREEMENT

Lessee:

Pulte Home Corporation 1900 E. Golf Road, Suite 300 Schaumburg, IL 60173

Contact: Heather Lawson, Director of Marketing

Ph: 847.230.5400 (main) ext. 5334

Fax: 847.969.9395

Lessor:

NGH Farms, LLC

Attn: Dave Hamman

Ph:

Fax 1:

Fax 2:

Sign Location:

Northeast Corner of Farnsworth and Ogden avenues, in unincorporated

Kendall County, Illinois

Sign Information:

12' X 16' double face sign

Terms of Contract

- 1. Sign owner to maintain sign structure.
- Contract term of 12 months from the date of signed contract. Renewable for additional time as needed and agreed upon by Lessee and Lessor.
- Advertiser and property owner have a mutual cancellation policy with 30 days written notice.
- Rent: \$800.00 per month payable monthly for double face sign. Installation and
 maintenance of faces shall be the sole responsibility of Lessee during the duration of the
 lease agreement. Agreement is null & void if sign location is deemed illegal.

I HAVE READ AND UNDERSTAND THE LEASE AGREEMENT STATED ABOVE

AUTHORIZED SIGNATURES

| DocuSigned by: | | |
|-------------------------------------|---------------------|----|
| Signature of Pulte Home Corporation | Signature of Lessor | == |
| 11/2/2022 | | |
| Date | Date | |

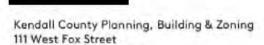
Please fill out the following findings of fact to the best of your capabilities. §13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall consider in rendering a decision, but is not required to make an affirmative finding on all items in order to grant a **special use**.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

| That the 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 sign will not impact the items listed above or any adjacent uses. Note: the sign is not and will |
| never be illuminated. |
| That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Not applicable for the sign. |
| Not applicable for the sign. |
| 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 |
| 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 |

May 31, 2023

KEKA Farms, LLC Dave Hamman

Yorkville, IL 60560-1498



Planning, Building & Zoning Department:

On behalf of KEKA Farms LLC, I am writing this letter to grant permission/approval to Pulte Homes to renew the special use permit for the sign located on my property at Hafenrichter and Route 34 (PIN 03-01-127-006).

Sincerely,



Dave namman, manager

03-01-127-006

510-006-10-50

03-01-127-004

Zoning Petition

State of Illinois County of Kendall

ORDINANCE NUMBER 2004 - 43 GRANTING SPECIAL USE SOUTHEAST CORNER OF HAFENRICHTER AND ROUTE 34

<u>WHEREAS</u>. Centex Homes filed a petition for a Special Use within the M-2 district, for property generally located at the intersection of Hafenrichter and Route 34 in Oswego Township; and

<u>WHEREAS</u>, said petition is to allow an off-premise advertising sign, as provided in Sections 12.11 and 12.12 of the Kendall County Zoning Ordinance; and

WHEREAS, said property is zoned M-2: Manufacturing; and

WHEREAS, said property is legally described as follows:

Part of the north half of Section 1, Township 37 North, Range 8 East of the Third Principal Meridian in Oswego Township Kendall County Illinois

<u>WHEREAS</u>, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Special Use Hearing Officer; and

<u>WHEREAS</u>, the Kendall County Board finds that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance;

<u>NOW, THEREFORE, BE IT ORDAINED</u>, that the Kendall County Board hereby grants approval of a SPECIAL USE PERMIT to permit an off-premise advertising sign on the subject parcel as depicted in Group Exhibits "A" and "B" attached hereto and made a part hereof, subject to the following conditions:

- 1. The sign will be removed or Centex Homes will apply to renew their special use in three years from the date of this ordinance.
- 2. The sign will not be illuminated; and
- 3. The advertising on the sign is restricted to Centex Homes' developments.

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

IN WITNESS OF, this ordinance has been enacted on December 21, 2004

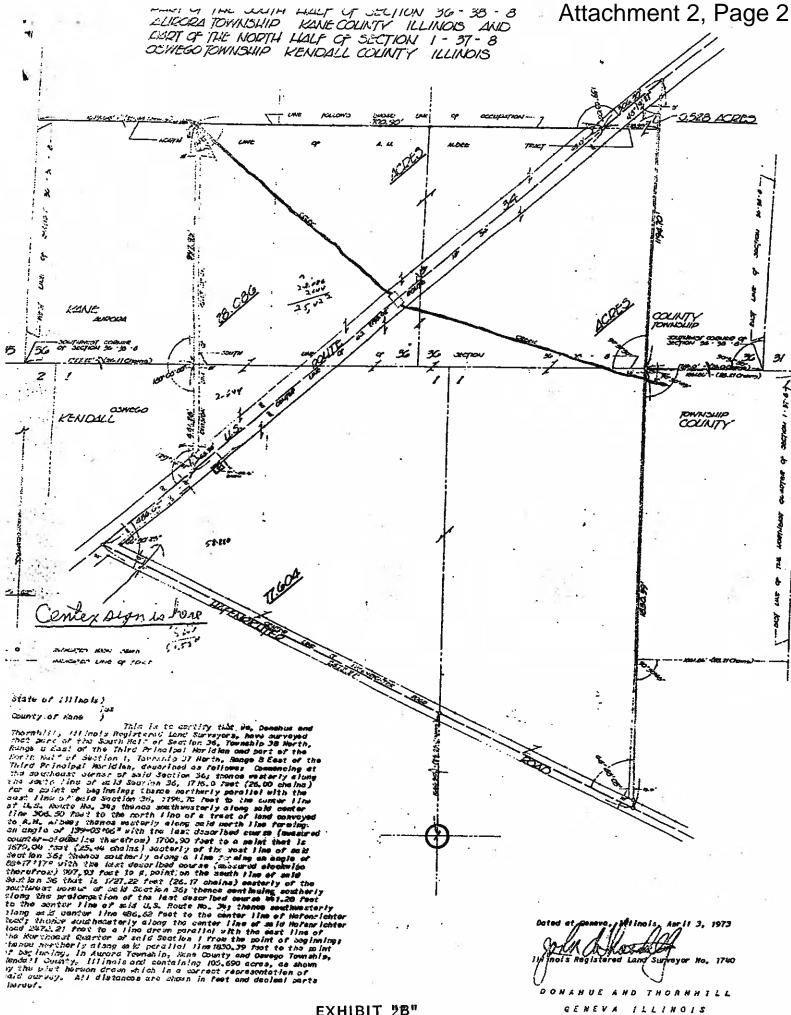
Attest:

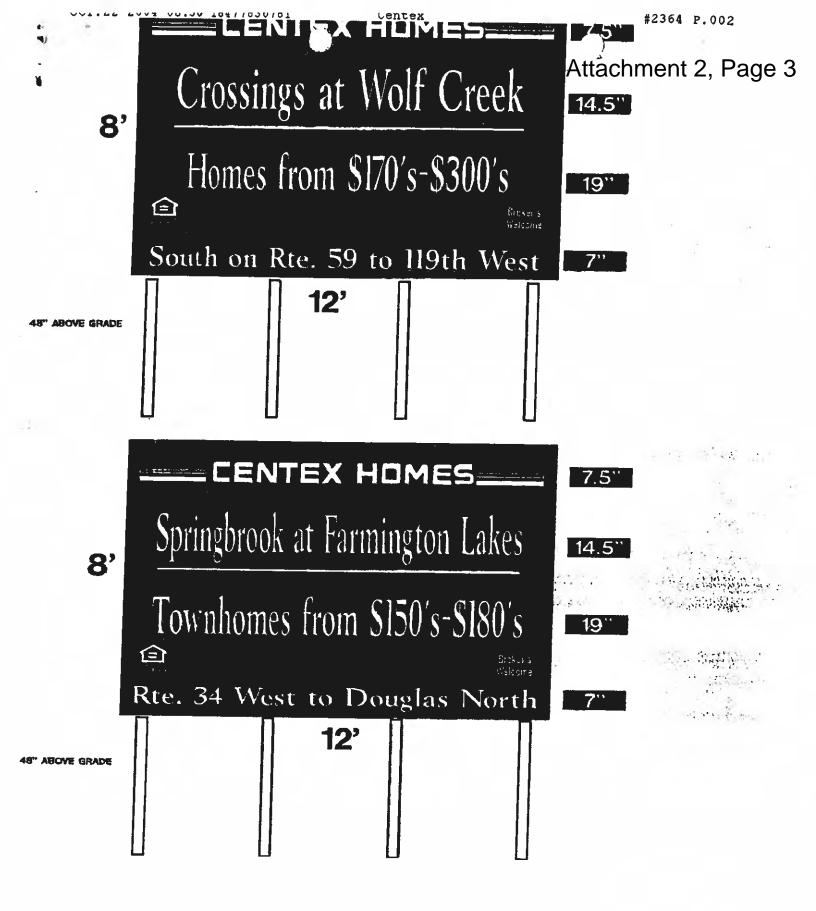
John/A/Church

Kendall County Board Chairman

Paul Anderson

Kendall County Clerk





Zoning Petition #17-19

ORDINANCE NUMBER 2017 - 14

GRANTING A SPECIAL USE PERMIT FOR

THE RENEWAL OF A SPECIAL USE PERMIT FOR A COMMERCIAL OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON THE PARCEL IDENTIFIED AS 03-01-127-006 AND REVOKING THE SPECIAL USE PERMIT FOR A COMMERCIAL OFF-PREMISE ADVERTISING STRUCTURE (BILLBOARD) ON THE PARCEL IDENTIFIED AS 03-01-127-004 LOCATED AT THE CORNER OF ROUTE 34 AND HAFENRICHTER (FARNSWORTH) IN OSWEGO TOWNSHIP

<u>WHEREAS</u>, the Kendall County Board granted a special use permit for a commercial off-premise advertising structure at the corner of Route 34 and Hafenrichter (Farnsworth) by Ordinance 2004-43 on December 21, 2004; and

<u>WHEREAS</u>, Ordinance 2004-43 granted a special use permit for the properties identified by Parcel Identification Numbers 03-01-127-006 and 03-01-127-004; and

WHEREAS, Ordinance 2004-43 required that the special use be renewed every three years; and

<u>WHEREAS</u>, the Pulte Group representing Dave Hamman petitioned for the renewal of the special use permit allowed by Ordinance 2004-43; and

<u>WHEREAS</u>, the petitioners propose to retain the sign on the parcel identified by Parcel Identification Number 03-01-127-006 and to revoke the special use permit on the parcel identified by Parcel Identification Number 03-01-127-004; and

<u>WHEREAS</u>, said property is currently zoned M-2 Heavy Industrial District with a special use permit for a commercial off-premise advertising structure; and

WHEREAS, said property is legally described as:

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN OSWEGO TOWNSHIP KENDALL COUNTY, ILLINOIS

<u>WHEREAS</u>, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact in accordance with Section 13.08.J of the Zoning Ordinance, and recommendation for approval by the Special Use Hearing Officer on August 28, 2017; 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. Provided that the sign is placed in a location in compliance with Section 12 of the Kendall County Zoning Ordinance, the special use will not be detrimental to or endanger the public

Zoning Petition #17-19

health, safety, morals, comfort, or general welfare of the public.

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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. True, the proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.

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

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

<u>NOW, THEREFORE, BE IT ORDAINED</u>, the Kendall County Board hereby grants approval of a special use zoning permit to for the placement of a commercial off-premise advertising structure on the parcel identified by Parcel Identification Number 03-01-127-006 in accordance to the submitted Site Plan included as "Exhibit A and Exhibit B" attached hereto and incorporated herein subject to the following conditions:

- 1. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
- 2. The sign will not be illuminated.

Zoning Petition #17-19

- 3. The advertising on the sign is restricted to Pulte Group's residential development.
- 4. The special use permit awarded by Ordinance 2004-43 to the property identified by Parcel ID Number 03-01-127-004 for an off-premise advertising structure is revoked with the adoption of this ordinance.
- 5. The owners of the off-premise advertising structure allowed by this special use permit shall obtain a building permit for the structure.
- 6. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
- 7. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
- 8. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

IN WITNESS OF, this ordinance has been enacted on September 19, 2017.

Attest:

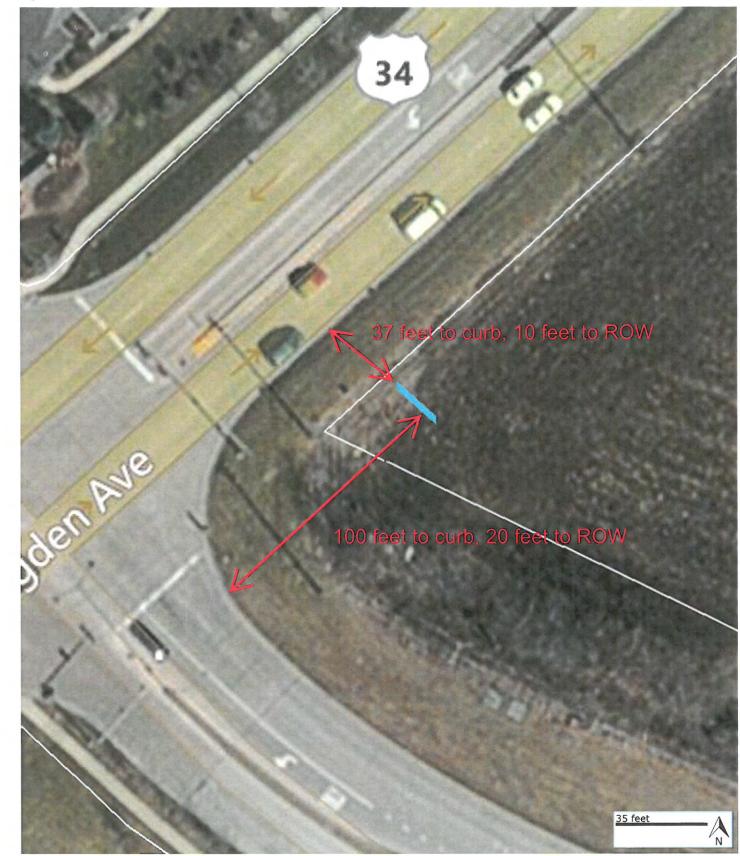
Debbie Gillette

Kendall County Clerk

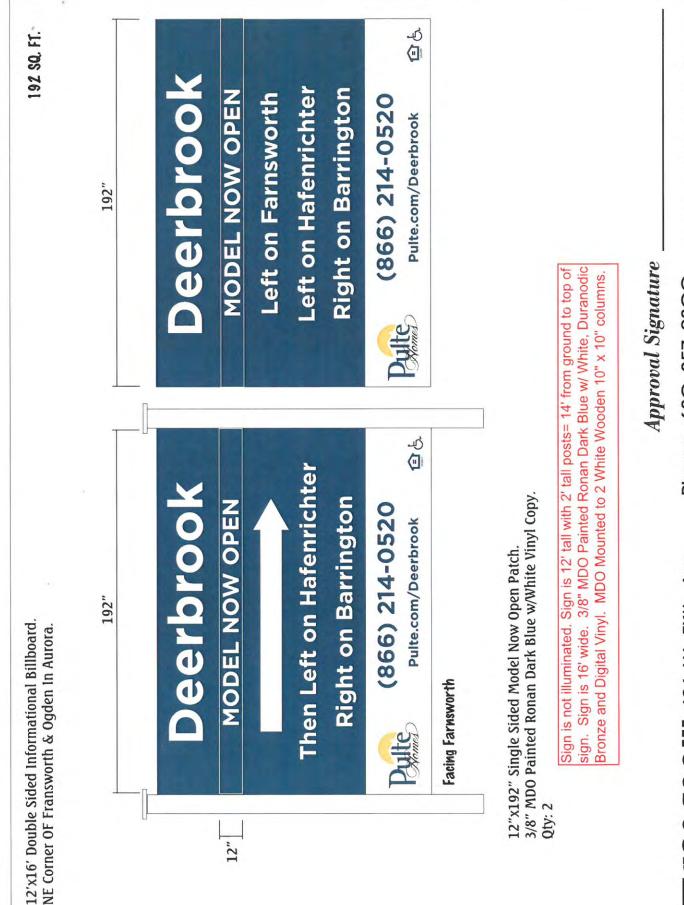
Scott R. Gryder

Kendall County Board Chairman

Exhibit A







signsnow215@gmail.com

Phone, 630-357-2300 Fax, 630-357-3977 **JIGNSTOW** 426 W. Fifth Ave. Naperville, IL. 60563

Zoning Petition #19-25

ORDINANCE NUMBER 2019- 22

ON PROPERTY ZONED M-2 HEAVY INDUSTRIAL DISTRICT FOR AN OUTDOOR ADVERTISING SIGN ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S. ROUTE 34 AND HAFENRICHTER (FARNSWORTH) (PIN: 03-01-127-006) IN OSWEGO TOWNSHIP

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

<u>WHEREAS</u>, Section 12.12 of the Kendall County Zoning Ordinance permits the placement of outdoor advertising structures and off-premise advertising signs as a special use permit with certain restrictions in the M-2 Heavy Industrial Zoning District; and

<u>WHEREAS</u>, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the M-2 Heavy Industrial Zoning District and consists of approximately 42.93 acres located at the southeast corner of the intersection of U.S. Route 34 and Hafenrichter (Farnsworth) (PIN: 03-01-127-006) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

<u>WHEREAS</u>, the subject property is currently owned by KEKA Farms, LLC and is represented by Dave Hamman and the owner leases the property to Pulte Group and shall collectively hereinafter be referred to as "Petitioner"; and

<u>WHEREAS</u>, on December 21, 2004, the Kendall County Board approved Ordinance 2004-43 granting a special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

<u>WHEREAS</u>, Condition #1 of Ordinance 2004-05 required that the special use granted by said ordinance be renewed every three years;

<u>WHEREAS</u>, on September 19, 2017, the Kendall County Board approved Ordinance 2017-14 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

<u>WHEREAS</u>, Condition #1 of Ordinance 2017-14 and Section 12.06.A.4 of the Kendall County Zoning Ordinance require special use permits for such signs to be renewed every two years; and

<u>WHEREAS</u>, on or about June 14, 2019, Petitioner filed a petition for renewal of the special use permit granted by Ordinance 2004-05 and renewed by Ordinance 2017-14; and

<u>WHEREAS</u>, following due and proper notice by publication in the Beacon-News on June 30, 2019, the Kendall County Zoning Board of Appeals conducted a public hearing on July 29, 2019, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which evidence, testimony, and exhibits in support of the requested renewal to an existing special use permit was presented and zero members of the public testified in favor or in opposition to the request; and

Zoning Petition #19-25

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the renewal to an existing special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated July 29, 2019, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

<u>WHEREAS</u>, this renewal 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:

- 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 renewal to an existing special use permit allowing the placement of an outdoor advertising structure (billboard) on the subject property subject to the following conditions:
 - A. The sign shall look substantially in the form as shown in Exhibit C attached hereto.
 - B. The sign shall be located substantially in the location depicted on the Site Plan attached hereto as Exhibit D.
 - C. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
 - D. The sign will not be illuminated.
 - E. The advertising on the sign is restricted to Pulte Group's residential development.
 - F. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
 - G. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.

Zoning Petition #19-25

- H. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
- 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 major amendment to an existing
 special use permit.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 27th day of August, 2019.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

Scott R. Gryder

Exhibit A

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTER LINE OF U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36: THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTER LINE OF SAID U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 486.62 FEET TO THE CENTER LINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE, MEASURED FROM WEST TO NORTH, 482.53 FEET, THIS LINE HEREINAFTER REFERRED CALLED LINE "A", FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 710.83 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 101 DEGREES 10 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 327.11 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, 244.0 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 200.0 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 653.09 FEET TO THE NORTHWESTERLY EXTENSION OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE "A" 470.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP AURORA, KANE COUNTY, ILLINOIS AND THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1,TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET TO THE POINT OF BEGINNING; THENCE

NORTHWESTERLY AT AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, 667.53 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 200700013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34

Exhibit B

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 that the sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.

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. True, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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, the proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.

Recommendation

The Kendall County Zoning Board of Appeals recommends approval of the requested renewal to an existing special use permit with the following conditions:

- The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval
 ordinance.
- 2. The sign will be removed or Pulte Group (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
- 3. The sign will not be illuminated.
- 4. The advertising on the sign is restricted to Pulte Group's residential development.
- The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
- Failure to comply with the above regulations and restrictions could result in the 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.

Attachment 4, Page 7

The Kendall County Zoning Board of Appeals issues this recommendation by a vote of six (6) in favor, zero (0) opposed, and one (1) absent.

July 29, 2019

DOTE

NEW
HOMES

Visit Pulte.com/Illinois
for a complete list of communities

Sign is not illuminated. Sign is 12' tall with 2' tall posts = 14' from ground to top of sign. Sign is 16' wide. 3/8" MDO Painted Ronan Dark Blue w/ White, Duranodic Bronze and Digital Vinyl.

12'x16' Double Sided Billboard Re-face. 3/8" MDO Painted Ronan Dark Blue w/White, Light Grey & Digital. Qty 1 Approval Signature

Phone, 630-357-2300 Signs@SignsNowNaperville.com WIGHTHOW 426 W. Fifth Ave. Naperville, IL. 60563





State of Illinois County of Kendall Zoning Petition #21-24

ORDINANCE NUMBER 2021-

GRANTING A RENEWAL TO A SPECIAL USE PERMIT GRANTED BY ORDINANCE 2004-43 ON PROPERTY ZONED M-2 HEAVY INDUSTRIAL DISTRICT FOR AN OUTDOOR ADVERTISING SIGN ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S. ROUTE 34 AND HAFENRICHTER (FARNSWORTH) (PIN: 03-01-127-006) IN OSWEGO TOWNSHIP

<u>WHEREAS</u>. Section 13:08 of the Kendall County Zoning Ordinance permits the Kendall County Board to issue special use permits, make amendments to existing special use permits, and place conditions on special use permits and provides the procedure through which special use permits are issued and amended; and

<u>WHEREAS</u>, Section 12:12 of the Kendall County Zoning Ordinance permits the placement of outdoor advertising structures and off-premise advertising signs as a special use permit with certain restrictions in the M-2 Heavy Industrial Zoning District; and

<u>WHEREAS</u>, the property which is the subject of this Ordinance has been, at all relevant times, and remains currently located within the M-2 Heavy Industrial Zoning District and consists of approximately 42.9 acres located at the southeast corner of the intersection of U.S. Route 34 and Hafenrichter (Farnsworth) (PIN: 03-01-127-006) in Oswego Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and this property shall hereinafter be referred to as "the subject property."; and

<u>WHEREAS</u>, the subject property is currently owned by KEKA Farms, LLC and is represented by Dave Hamman and the owner leases the property to Pulte Home Corporation and shall collectively hereinafter be referred to as "Petitioner"; and

<u>WHEREAS</u>, on December 21, 2004, the Kendall County Board approved Ordinance 2004-43 granting a special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

<u>WHEREAS</u>, Condition #1 of Ordinance 2004-05 required that the special use granted by said ordinance be renewed every three years;

<u>WHEREAS</u>, on September 19, 2017, the Kendall County Board approved Ordinance 2017-14 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

<u>WHEREAS</u>, on August 27, 2019, the Kendall County Board approved Ordinance 2019-22 granting a renewal of the special use permit for the placement of an outdoor advertising sign (billboard) on the subject property with conditions; and

<u>WHEREAS</u>, Condition #2.C of Ordinance 2019-22 and Section 12:06.A.4 of the Kendall County Zoning Ordinance require special use permits for such signs to be renewed every two years; and

<u>WHEREAS</u>, on or about June 3, 2021, Petitioner filed a petition for renewal of the special use permit granted by Ordinance 2004-05 and renewed by Ordinance 2019-22; and

WHEREAS, following due and proper notice by publication in the Beacon-News on July 6, 2021, the Kendall

State of Illinois Zoning Petition
County of Kendall #21-24

County Zoning Board of Appeals conducted a public hearing on August 2, 2021, at 7:00 p.m. in the County Office Building at 111 W. Fox Street in Yorkville, at which evidence, testimony, and exhibits in support of the requested renewal to an existing special use permit was presented and zero members of the public testified in favor or in opposition to the request; and

<u>WHEREAS</u>, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval with conditions of the renewal to an existing special use permit as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated August 2, 2021, a true and correct copy of which is attached hereto as Exhibit B; and

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

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

<u>WHEREAS</u>, this renewal 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

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

- 1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.
- 2. The Kendall County Board hereby grants approval of Petitioner's petition for a renewal to an existing special use permit allowing the placement of an outdoor advertising structure (billboard) on the subject property subject to the following conditions:
 - A. The sign shall look substantially in the form as shown in Exhibit C attached hereto.
 - B. The sign shall be located substantially in the location depicted on the Site Plan attached hereto as Exhibit D.
 - C. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
 - D. The sign will not be illuminated.
 - E. The advertising on the sign is restricted to Pulte Home Corporation's residential development.

State of Illinois County of Kendall Zoning Petition #21-24

- F. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.
- G. Failure to comply with the above regulations and restrictions could result in the revocation of the special use permit.
- H. 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 renewal 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.
- 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 major amendment to an existing special use permit.

<u>IN WITNESS OF</u>, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17^{th} day of August, 2021.

Attest:

Kendall County Clerk

Debbie Gillette

Kendall County Board Chairman

Scott R. Gryder

Exhibit A

Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTER LINE OF U. S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTER LINE OF SAID U. S. ROUTE NO. 34: THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 486.62 FEET TO THE CENTER LINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE, MEASURED FROM WEST TO NORTH, 482.53 FEET, THIS LINE HEREINAFTER REFERRED CALLED LINE "A", FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 710.83 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 101 DEGREES 10 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTERCLOCKWISE THEREFROM, 327.11 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 390.0 FEET, 244.0 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 200.0 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 34; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 653.09 FEET TO THE NORTHWESTERLY EXTENSION OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID EXTENDED LINE "A" 470.73 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP AURORA, KANE COUNTY, ILLINOIS AND THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1,TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET TO THE POINT OF BEGINNING; THENCE

NORTHWESTERLY AT AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, 667.53 FEET TO A POINT; THENCE SOUTHWESTERLY AT AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 200700013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34

Exhibit B

The Kendall County Zoning Board of Appeals approved the following Findings of Fact and Recommendation at their meeting on August 2, 2021, by a vote of four (4) in favor and zero (0) in opposition. Members Cherry, LeCuyer, and Whitfield were absent.

FINDINGS OF FACT

§ 13:08.J of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order recommend in favor of the applicant on special use permit applications.

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 that the sign remains at its current location, the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the public.

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. **True**, the proposed special use will not negatively impact adjoining properties.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. This requirement is not applicable because the proposed special use does not require utilities, access roads, points of ingress and egress, drainage or other facilities.

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, the proposed 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 special use is consistent with the purposes and objectives of the Land Resource Management Plan.

RECOMMENDATION

Approval subject to the following conditions:

- 1. The rendering of the sign and map depicting the location of the sign shall be Exhibits in the approval ordinance.
- 2. The sign will be removed or Pulte Home Corporation (or their successors) will apply to renew their special use in two (2) years from the date of approval of this ordinance by the County Board.
- 3. The sign will not be illuminated.
- 4. The advertising on the sign is restricted to Pulte Home Corporation's residential development.
- 5. The off-premise advertising structure allowed by this special use permit shall follow all applicable Federal, State and Local laws related to this type of use including, but not limited to, the distance from property line requirements of the Kendall County Zoning Ordinance.

Attachment 5, Page 7

- 6. Failure to comply with the above regulations and restrictions could result in the 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.

Exhibit C

12'x16' Double Sided Billboard Re-face. 3/8" MDO Painted Ronan Dark Blue w/White, Red & Digital Vinyl. Approval Signature

Signs@SignsNowNaperville.com Phone, 630-357-2300 Fax, 630-357-3977 TIGNSTOW 426 W. Fifth Ave. Naperville, IL. 60563

50

Attachi Fahilos, Page 9 34 curb, 10 feet to ROW Iden Ave 100 feet to curb, 20 feet to ROW Pulte confirms this sign is still in the same location as it was in 2019 35 feet







DEPARTMENT OF PLANNING, BUILDING & ZONING

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

(630) 553-4141

Fax (630) 553-4179

Petition 23-25 Karen Clementi on Behalf of the Fox Metro Water Reclamation District Site Plan Approval for Solar Panels Property is Zoned M-1

INTRODUCTION

The Fox Metro Water Reclamation District is requesting permission to install approximately nine hundred sixty (960) solar panels, related fencing, and related supporting infrastructure. The solar panels will cover approximately one (1) acre of the property and will be located inside a fence. A new structure will be built to house two (2) substations.

At maximum height, the solar panels will be approximately ten point five feet (10.5') above grade.

The energy generated from the solar panels will be consumed onsite. The Petitioners plan to start construction within sixty days of approval.

The application material is included as Attachment 1. The site plan is included as Attachment 2. The aerial of the property is included as Attachment 3.

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

Section 13:10 of the Zoning Ordinance requires site plan review for these types of improvements.

SITE INFORMATION

PETITIONER: Karen Clementi on Behalf of the Fox Metro Water Reclamation District

ADDRESS: 682 A Route 31, Oswego

LOCATION: East Side of Route 31 Approximately 0.9 Miles South of Route 30

TOWNSHIP: Oswego

PARCEL #: 03-05-353-011

LOT SIZE: 34.13 Acres (This Parcel Only)

EXISTING LAND Wastewater Treatment Facility

USE:

ZONING: M-1

LRMP:

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

REQUESTED

ACTION: Site Plan Approval

APPLICABLE Section 4:18 – Solar Energy Systems, Private

REGULATIONS: Section 13.10 - Site Plan Review

SURROUNDING LAND USE

| Location | Adjacent Land Use | Adjacent Zoning | Land Resource Management Plan | Zoning within ½ Mile |
|----------|---|----------------------|---|-------------------------|
| North | Institutional (Wastewater Treatment Facility) | M-1 | Mixed Use Business | N/A |
| South | Comed ROW, Single-Family Residential | R-1 | Comed ROW and Suburban Residential | N/A |
| East | Fox River, Park Land, and Single-Family Residential | A-1 | Open Space and Suburban Residential | N/A |
| West | Industrial, Cemetery, and Residential | R-1, R-3, and M-1 | Suburban Residential and Mixed Use Business | N/A |

The above analysis was based on the subject parcel only and not the entire Fox Metro complex.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report is included as Attachment 1, Pages 16-19. The Greater Redhorse and River Redhorse are noted to be in the area, but adverse impacts are unlikely and consultation was terminated.

NATURAL RESOURCES INVENTORY

Not Applicable.

ACTION SUMMARY

OSWEGO TOWNSHIP

Petition information was sent to Oswego Township on June 23, 2023.

OSWEGO FIRE PROTECTION DISTRICT

Petition information was to the Oswego Fire Protection District on June 23, 2023.

VILLAGE OF MONTGOMERY

Petition information was sent to the Village of Montgomery on June 23, 2023.

DESIGN STANDARDS

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile

areas such as wetlands shall and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The proposed location of the solar panels and related improvements are not located in any required setbacks, in any floodplains, or in any wetlands.

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. The proposed solar panels and related improvements will not impact traffic.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. Conflicts between pedestrians and vehicular movement should not occur.

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

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

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. This is not applicable.

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

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

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. Staff does not foresee any issues with glare. If the threshold requirements of the Stormwater Management Ordinance are met, a stormwater permit will be required.

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

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

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting

should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. This is not a concern.

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

RECOMMENDATION

Pending comments from ZPAC members, Staff recommends approval of the request subject to the following conditions:

- 1. The site shall be developed substantially in accordance with the site plan (Attachment 2).
- 2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development including, but not limited to, securing applicable permits and the provision contained in Section 4:18.K of the Kendall County Zoning Ordinance pertaining to proof of usage and decommissioning within ninety (90) days, if the solar panels are not in use.

ATTACHMENTS

- 1. Application Materials
- 2. Site Plan
- 3. Aerial

Attachment 1, Page 1



DEPARTMENT OF PLANNING, BUILDING & ZONING

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

APPLICATION

| PROJECT NAME | Fox Metro Water Reclamation Dist | FILE #: |
|--------------|----------------------------------|---------|
| | | |

| NAME OF APPLICANT (Including | g First, Middle Initial, and Last Name) | |
|---|---|---|
| Karen K. Clementi | , | |
| CURRENT LANDOWNER/NAME(| s) | |
| Fox Metro Water Reclamati | on District | |
| SITE INFORMATION ACRES | SITE ADDRESS OR LOCATION | ASSESSOR'S ID NUMBER (PIN) |
| 94.4 | 682 Rte 31, Oswego, IL 60543 | 03-05-353-011 |
| EXISTING LAND USE | CURRENT ZONING | LAND CLASSIFICATION ON LRMP |
| Sewage Treatment Plant | M1 | |
| REQUESTED ACTION (Check All | That Apply): | |
| SPECIAL USE | MAP AMENDMENT (Rezone to) | VARIANCE |
| ADMINISTRATIVE VARIANCE | A-1 CONDITIONAL USE for: | X SITE PLAN REVIEW |
| TEXT AMENDMENT | RPD (Concept;Preliminary;Final) | ADMINISTRATIVE APPEAL |
| PRELIMINARY PLAT | FINAL PLAT | OTHER PLAT (Vacation, Dedication, etc.) |
| AMENDMENT TO A SPECIAL | USE (Major, Minor) | |
| ¹PRIMARY CONTACT | PRIMARY CONTACT MAILING ADDRESS | PRIMARY CONTACT EMAIL |
| Karen K. Clementi | | |
| PRIMARY CONTACT PHONE # | PRIMARY CONTACT FAX # | PRIMARY CONTACT OTHER #(Cell, etc.) |
| ² ENGINEER CONTACT | ENGINEER MAILING ADDRESS | ENGINEER EMAIL |
| Babatunde Woodard-James | | |
| ENGINEER PHONE # | ENGINEER FAX # | ENGINEER OTHER # (Cell, etc.) |
| COUNTY STAFF & BOARD | SIGNING THIS FORM, THAT THE PROPERTY O/ COMMISSION MEMBERS THROUGHOUT T LISTED ABOVE WILL BE SUBJECT TO ALL C | THE PETITION PROCESS AND THAT |
| BEST OF MY KNOWLEDG ABOVE SIGNATURES. TH ALL DEBTS OWED TO KE | ORMATION AND EXHIBITS SUBMITTED ARE E AND THAT I AM TO FILE THIS APPLICATION E APPLICANT ATTESTS THAT THEY ARE FEW AND ALL COUNTY AS OF THE APPLICATION | ON AND ACT ON BEHALF OF THE REE OF DEBT OR CURRENT ON DATE. |
| SIGNATURE OF APPLICA | | DATE 6/20/2023 |
| | FEE PAID:\$ 375 | |

Last Revised: 10.17.22

CHECK #

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

Attachment 1, Page 2

Walter E. Deuchler Associates Inc.

Sonsulting Engineers

230 WOODLAWN AVENUE, AURORA, ILLINOIS 60506

Area Code 312 897-4651

(UNDIVIDED 2/9ths INTEREST)

ELIZABETH HALL

GUARDIAN OF THE ESTATE OF LINDA SUE BRICKERT, A MINOR

TO

THE AURORA SANITARY DISTRICT

GUARDIAN'S DEED DOC. NO. 157621

12-13-67

(14.69 ACRES)

An undivided two ninths (2/9ths) interest in, of and to: That part of the Northwest quarter of Section 5, Township 37 North, Range 8 East of the Third Principal Meridian, described by commencing at the Southwest corner of the Northwest Quarter of Section 6, Township 37 North, Range 8 East of the Third Principal Meridian; thence North 0° 07' 30" West along the West line of the Northwest Quarter of said Section 6, 532.67 feet (8.07 chains); thence South 89° 49' 12" East 4502.1 feet to the Easterly line of the right-of-way of the Chicago Burlington and Quincy Railroad Company's main line for a point of beginning; thence North 31° 17' 48" East along said Easterly line 1007.52 feet to the South line of lands formerly owned by Rufus Gray; thence East along said South line 441.08 feet to the Westerly line of the right-of-way of the Chicago, Burlington & Quincy Railroad Company's branch line; thence Southerly along said Westerly line an arc distance of 833.49 feet to the Northwesterly line of the former Aurora, Elgin and Morris Railroad; thence South 55°42'25" West along said Northwesterly line 84.00 feet to a line drawn South 89° 49' 12" East from the point of beginning; thence North 89° 49' 12" West along said line 1025.54 feet to the point of beginning, in the Town of Oswego, Kendall County, Illinois, being 14.6878 acres.



Water Works and Sewerage Streets and Street Lighting Buildings and Structures Investigations and Reports Design and Construction
 Project Financing

FOX METRO WATER RECLAMATION DISTRICT PROPERTY ACQUISITION PROPERTY LYING NORTH OF EXISTING TREATMENT PLANT SITE

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST OUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 00° 07' 30" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6 FOR 532.67 FEET (8.07 CHAINS); THENCE SOUTH 89° 49' 12" EAST, 4502.1 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE FORMER CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY MAIN LINE; THENCE NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1007.52 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE CONTINUING NORTH 31° 17' 48" EAST ALONG SAID EASTERLY LINE, 1396.03 FEET; THENCE SOUTH 90° 00' 00" EAST, 55.87 FEET TO THE WESTERLY LINE OF THE FORMER OTTAWA. OSWEGO AND FOX RIVER VALLEY RAILROAD: THENCE SOUTH 19° 37' 07" WEST ALONG SAID WESTERLY LINE, 683.22 FEET TO A POINT OF CURVATURE: THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1954.59 FEET FOR 562.28 FEET TO SAID SOUTHERLY LINE OF LANDS FORMERLY OWNED BY RUFUS GRAY; THENCE SOUTH 90° 00' 00" WEST ALONG SAID SOUTHERLY LINE, 441.14 FEET TO THE POINT OF BEGINNING, CONTAINING 6.002 ACRES IN KENDALL COUNTY, ILLINOIS.

MARCH 21, 2011

PARCEL ONE:

LOT ONE (1) OF LARSON SUBDIVISION, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (EXCEPTING THEREFROM ANY PORTION THEREOF ZONED R-1 SPECIAL USE ON MARCH 18, 2011).

PARCEL TWO:

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

PARCEL THREE:

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

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

FOX METRO SOUTH PLANT EXPANSION REQUEST FOR ZONING VARIANCE

LEGAL DESCRIPTION APRIL 28, 2011

PARCEL ONE:

THAT PART OF LOT 3 OF LARSON SUBDIVISION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, BEING ON THE CENTERLINE OF STATE ROUTE NO. 31; THENCE SOUTHERLY ALONG SAID CENTERLINE, 46.58 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 775.16 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 9° 39' EAST ALONG SAID EASTERLY LINE, 229.17 FEET; THENCE SOUTH 37° 16' EAST, 35.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 82° 36' WEST ALONG THE SOUTHERLY LINE OF SAID LOT, 867.3 FEET TO THE CENTERLINE OF SAID STATE ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTERLINE, 250.52 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL TWO:

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

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 6, 1363.34 FEET; THENCE SOUTH 82° 36' EAST, 5298.7 FEET TO THE WESTERLY BANK OF FOX RIVER; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 192.5 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 18° 46' WEST ALONG SAID WESTERLY BANK, 44.35 FEET; THENCE NORTH 37° 16' WEST ALONG SAID WESTERLY BANK, 227.8 FEET; THENCE NORTH 82° 36' WEST, 867.3 FEET TO THE CENTERLINE OF THE ORIGINAL ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE, 200 FEET TO A LINE DRAWN NORTH 82° 36' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82° 36' EAST, 1014.21 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS (*AKA LOT 4 OF LARSON SUBDIVISION).

PARCEL THREE:

TRACT ONE:

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

TRACT TWO:

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

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NUMBER 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST, 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FOR THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTH HALF OF THE WEST PART OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE CENTERLINE OF STATE ROUTE NO. 31 AND SOUTH OF A LINE EXTENDING SOUTH 82° 30' EAST FROM A POINT IN THE SAID CENTERLINE OF SAID HIGHWAY THAT IS NORTH 6° 44' EAST, 745.75 FEET FROM THE SOUTH LINE OF SAID SECTION TO THE CENTER THREAD OF THE FOX RIVER (EXCEPT THE RIGHT OF WAY OF THE SAID STATE ROUTE NO. 31 AND A STRIP IN THE NORTHWEST CORNER 67 FEET WIDE AND 325 FEET LONG MEASURED ALONG THE EASTERLY LINE OF SAID HIGHWAY, USED FOR CEMETERY PURPOSES, AND ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF PREMISES CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED OCTOBER 9, 1959 AS DOCUMENT 127020 AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 5 WITH THE CENTERLINE OF ILLINOIS STATE ROUTE NO. 31; THENCE NORTH 6° 44' EAST ALONG SAID CENTERLINE, 745.75 FEET; THENCE SOUTH 82° 30' EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 110 FEET; THENCE SOUTH 82° 30' EAST TO THE CENTER THREAD OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID CENTER THREAD TO A LINE DRAWN SOUTH 82° 30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 82° 30' WEST TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31 WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD; THENCE NORTH 6° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10" MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 99.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 169' 46" 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET: THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 859.60 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 302.20 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COMMONWEALTH EDISON LANDS DESCRIBED IN DOCUMENT NO. 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS: THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

PARCEL FIVE:

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

BEGINNING AT A POINT IN THE CENTERLINE OF STATE ROUTE 31. WHICH IS 165.86 FEET NORTH OF THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 5 AS MEASURED ALONG THE CENTERLINE OF SAID ROAD: THENCE NORTH 06° 03' 17" EAST ALONG SAID CENTERLINE, 85.00 FEET; THENCE EASTERLY AT AN ANGLE OF 87° 43' 10' MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE. 99.08 FEET: THENCE NORTHEASTERLY AT AN ANGLE OF 169° 46' 24" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.59 FEET; THENCE NORTHERLY AT AN ANGLE OF 142° 32' 41" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.19 FEET; THENCE NORTHERLY AT AN ANGLE OF 148° 08' 36" MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 52.57 FEET; THENCE EASTERLY AT AN ANGLE OF 106° 13' 20" MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1010.40 FEET, MORE OR LESS, TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG THE WEST BANK OF SAID FOX RIVER, 320 FEET MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS DESCRIBED IN DOCUMENT 127020 AT THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 1109.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

g:\111\11012-00/2LEGAL-04-19-11

Attachment 1, Page 9
9902998 02/24/1999 07:39A 1 of 2
Paul Anderson, Kendall County, IL Recorder

WARRANTY DEED

INDIVIDUAL TO CORPORATION

The Grantor, THOMAS P. PECK, an unmarried man of the Township of Oswego, Kendall Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and other good and valuable consideration CONVEYS and WARRANTS to FOX METRO WATER RECLAMATION DISTRICT, a municipal corporation, of the Township of Oswego, Kendall County

a corporation created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, the following described Real Estate to wit:

See attached legal description

Permanent Index No:

03-05-353-002

Commonly known as:

736 Route 31, Oswego 1 80543

situated in the County of Kendall, in the State of Minois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption have of the State of Illinois.

Dated this 22 day of Fe Sk day of 1999.

(SEAL)

THOMAS P. PECK

This document prepared by Attorney James R. Edwards

I

I

| COUNTY OF SENDOLL | SS. |
|--|---|
| I, the undersigned, a Notary Public, in and f HEREBY CERTIFY, that Thomas P. Peck personal whose name is subscribed to the foregoing instrumt acknowledged that he signed, sealed and delivered act, for the uses and purposes therein set forth, included | ent, appeared before me this day in person and the said instrument as his free and voluntary uding the release and waiver of the right of |
| Given under my hand and notarial seal, this | 27-day of 16 3RUDRY, A.D., 1999 |
| Civel and any man and any | |
| | |
| "UPFACHUS EALE munsed Dates & Wasen, from 1 1/2 1/25 Notary Public, State of filinois "My Commission Expires 11-17-2001 | NOTARY PUBLIC |
| | Q\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ |
| Grantees Address FOX METRO WATER RECLAMATION DISTRICT | Ω |
| 682A Route 31 | $\sim \langle C \rangle$ |
| Oswego, IL 60543 | > (()) |
| (2) | |
| V/ v | >// |
| Mail Tax Bills To: | |
| Fox Metro Water Reclamation District | |
| 682A Route 31 Oswego, IL 60543 | \vee |
| | > |
| (0) | , |
| | |
| THIS INSTRUMENT PREPARED BY | AFTER RECORDING RETURN TO: |
| Attorney James R. Edwards | |
| | LAW OFFICES |
| | = = = = |

66

That part of Lot 3 of Larson Subdivision, described as follows: Commencing at the Northwest corner of said Lot, being on the center line of State Route No. 31; thence Southerly along said center line 46.58 feet for the point of beginning; thence South 82° 36' East parallel with the Southerly line of said Lot, 775.16 feet to the Easterly line of said Lot; thence South 9° 39' East along said Easterly line 229.17 feet; thence South 37° 16' East thereof; thence North 82° 36' West along the Southerly line of said Lot, 867.3 feet to the center line of said State Route No. 31; thence Northerly along said center line 250.52 feet to the point of beginnin, in the Township of Oswego, Kendall County, Illinois.



EXEMPTIONS

The following deeds shall be except from the provisions of this Act, except as herein-after provided:

Section 4:

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date.
- (b) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes; except that such deeds, other than those in which the Administrators of Veteran's Affairs of the United States of America is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds which secure debt or other obligation.
- (d) Deeds which, without additional consideration, confirm correct, modify or supplement a deed previously recorded.
- (e) Deeds where the actual consideration is less than \$100
- (f) Tax Deeds.
- (g) Deeds of release of property which is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds made pursuant to mergers, consolidation or transfer or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
- (j) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (k) Deeds wherein there is an actual exchange of real estate, except that money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (I) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filling the declaration.
- (m) Deeds issued to a holder of a mortgage, as defined in Section 15-103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.

This form is to be retained by the Recorder of Registrar of Titles.

1/2/91 pm

State of Illinois

DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER
REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph B Section 4 of the Real Estate Franklet Tax Act As set forth on the reverse side of this form.

Date this 2 2 day of Feis Cherry 1990

Signature of Buyer-Seller of their Representative

Attachment 1 Rage 14

(FILE WITH PAUL ANDERSON, RECORDER OF DEEDS OF RENDALL COUNTY)

| | TE OF ILLINOIS) | DOCUMENT ! |
|-------------|---|---|
| cou | NTY OFKENDALL) | |
| | | being, duly awarn on cath, |
| sta | tos that _he resides at | Yorkville, IL |
| | · The | it the attached deed represents: |
| 1 | | |
| 2. | to August 10, 1971. | ng for a Kendall County building permit prior |
| 3. | in size which does not involve any i | |
| 4. | which does not involve any new street | |
| 5. | contiguous land. | and is between owners of adjoining and |
| 6. | streats or easements of access. | or interests therear is use se right-of-were by faciliolas which does not involve any non |
| 7. | not involve any new streets or enech | entirend of cener sublic untility which does |
| в. | relating to the vacation of Land Iny | y or other poblic purpose or grunts or on of land for public use or instruments fared with a public use. |
| 9. | The conveyance is made to correct do | settlet on in prior cenveyonces. |
| 10. | 1959 and not involving any new street | r tracts of land following the division into the purch or tract of land existing on July 17 to or essements of access. |
| 11. | The sale is of a single lot of lead a survey upide by a registered survey said larger tract as determized by to October 1, 1973 and which said does to the subdivision of land. | than becree from a larger trace evidenced by or which single lot is the first sale from the dimensions and configuration thereof on and violate any local requirements applicable |
| | CIRCLE NUMBER ABOVE WHICH | IS APPLICABLE TO ATTACHED DEED. |
| indu for | AFFINIT further speed that he height the Recorder of Reads of Aundall recording. | makes this effidavit for the purpose of County, Illinois, to accept the attached devi |
| | (/ // | |
| មបងន | CRIBED and SHORE TO begre the | OFFICIAL SEAL |
| 1314 | 22 day of Led , 1999 | SHIRLEY J. MAYES NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/31/2000 |
| | | |

Fox Metro Water Reclamation District 682 Rte 31, Oswego, IL 60543

Detailed description of proposed site improvements and/or expansion of operation:

Ground-mount fixed-tilt solar array providing power for on-site energy needs.

Driven-pile, ~7-8 feet high.

Time Table for construction of improvements:

Start date of 60 days after all ministerial approvals. Work to conclude within 90 days after start weather permitting.





06/07/2023

IDNR Project Number: 2316297

Date:

Applicant: Fox Metro Water Reclamation District

Contact: Karen K. Clementi Address: 682 Route 31

Oswego, IL 60543

Project: Fox Metro Water Reclamation District Solar Array

Address: 682 State Route 31, Oswego

Description: Ground-mount fixed-tilt solar array providing power for on-site energy needs. Driven-pile,

~7-8 feet high.

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

Kendall County Matthew H. Asselmeier 111 West Fox Street

Yorkville, Illinois 60560 -1498

Disclaimer

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

Terms of Use

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

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

Security

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

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

Privacy

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





EcoCAT Receipt

Project Code 2316297

| APPLICANT | DATE |
|-----------|------|
| | |

Fox Metro Water Reclamation District Karen K. Clementi 682 Route 31 Oswego, IL 60543 6/7/2023

| 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



JB Pritzker, Governor Natalie Phelps Finnie, Director

http://dnr.state.il.us

June 07, 2023

Karen K. Clementi Fox Metro Water Reclamation District 682 Route 31 Oswego, IL 60543

RE: Fox Metro Water Reclamation District Solar Array

Project Number(s): 2316297

County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

The Department encourages all new and existing solar energy facilities to participate in the Pollinator Scorecard Program. More information can be found here:

https://www2.illinois.gov/dnr/conservation/pollinatorscorecard/pages/default.aspx

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.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, 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, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

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



PRIME CONTRACTOR:

2601 WEST BRIGGS AVENUE FAIRFIELD, IA 52556 PHONE: 800-8080-SUN FAX: 641-458-0343 http://www.Simpleray.com

SYSTEM DESIGNER:

TYLER ANDERSON NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL 2601 WEST BRIGGS AVENUE FAIRDIELD, IA 52556 PHONE: 800-8080-SUN FAX: 641-458-0343 http://www.Simpleray.com

TEAM

SUMMARY

SIMPLERAY PROJECT MANAGER: JON DWIGHT: +1 (641) 216-6511 jondwight@Simpleray.com

SIMPLERAY TECHNICAL CONTACT: TYLER ANDERSON

UTILITY COMPANY: ComEd - ILLINOIS +1 800-334-7661

tyler@Simpleray.com

PROJECT COUNTY: KENDALL COUNTY

PROJECT MUNICIPALITY: OSWEGO, IL

INTERCONNECTION SHUTDOWN REQUIRED: EDC SHUTDOWN REQUIRED FOR INTERCONNECTION: \

DESCRIPTION

THE PROJECT WILL CONSIST OF THE INSTALLATION AND COMMISSIONING OF A SOLAR PHOTOVOLTAIC SYSTEM THAT ARE GROUND MOUNTED USING A FIXED TILT

THE SYSTEM WILL ON A FIXED TILT RACKING SYSTEM WITH AND ORIENTATION OF

180° AND 197° WITH A PITCH OF 25° ON OMCO FFR RACKING FOR APPROXIMATE

THE SYSTEM WILL INCLUDE BUT IS NOT LIMITED TO EQUIPMENT INCLUDED IN THE BELOW SCHEDULE.

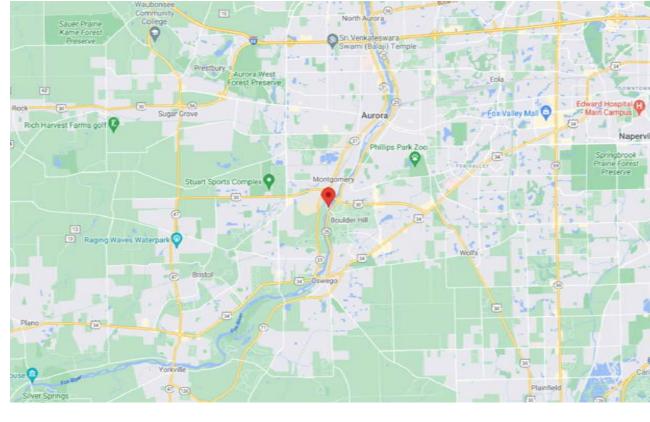
DC SYSTEM SIZE: 339.2 KW AC SYSTEM SIZE: 250 KW

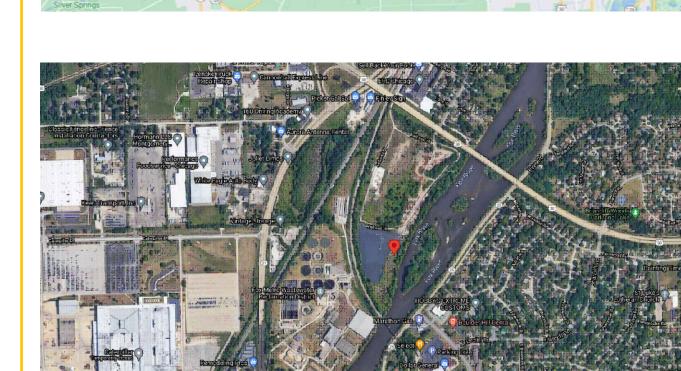
| Tag | Manufacturer | Manufacturer Equipment Description | Model | QTY |
|-----|--------------|--|--------------------------------------|-----|
| P1 | HT-SAAE | PV Module | HT72-18X 530W | 640 |
| I1 | SMA | Inverter Sunny Highpower PEAK3 125-US | | 2 |
| E1 | ISU | DC Combiner | ISU DTS 1500V DC Combiner | 2 |
| E2 | ISU | AC Combiner | ACC1000 | 1 |
| E3 | SquareD | Disconnect Switch | H365NRB | 1 |
| E4 | TBD | Switch Gear | MV Switch Gear 12,470V (EXISTING) | 1 |
| T1 | TBD | Transformer | 480V to 12470V (EXISTING) | 1 |
| F1 | TBD | Fuse | use 15A DC Fuse | |
| F2 | Littelfuse | Fuse | FLSR200ID | 6 |
| F3 | Littelfuse | Fuse | FLSR015ID | 3 |
| F4 | TBD | Fuse | FLSR400ID | 3 |

LOCATION

PROPERTY ADDRESS: 682 State Rte 31. Oswego, IL 60543

GPS Coordinates: 41.711579. -88.354428





SHEET INDEX

SHEET DESCRIPTION

1.0

ICA PLOT PLAN **ZONING PLOT PLAN**

COVER SHEET

FENCE LAYOUT LINE DIAGRAM 1

SUB STATION INFO SUB STATION INFO 3.3

SUB STATION INFO PV LABELS

EQUIPMENT SPECS 1

CONTRACTOR:

Simpleray 800-8080-SÚN 2601 West Briggs Avenue Fairfield, Iowa 52556 https://www.Simpleray.com

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND PROPRIETY. ANY REPRODUCTION, DISCLOSURE, OR USE THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSEN

SYSTEM DESIGN:

ENGINEER:

Shawn Ajazi 682 State Rte 31, Oswego, IL 60543 Project Number 104160973

Professional

Tyler Anderson

Tyler Anderson # PV-042217-010975

PV Installation **Professional**



PV Installation

Professional

Mark Westbrock

091308-3











PV Installation **Professional**

TS-102117-010975

10. DC DISCONNECT AT THE INVERTER WILL BE READILY ACCESSIBLE AFTER THE INSTALLATION IS COMPLETE PER THE N.E.C. ARTICLE 690 WHERE TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN

EQUIPMENT IN PLACE. 12. ALL COMPONENTS ARE TO BE PROPERLY GROUNDED AND BONDED PER THE

NATIONAL ELECTRICAL CODE 2011 AND MANUFACTURER'S

14. POWER PROVIDED MUST BE COMPATIBLE WITH THE ONSITE DISTRIBUTION

16. ALL SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE

REQUIREMENTS OF LOCAL ELECTRICAL CODES AND THE NATIONAL

"SOLAR PHOTOVOLTAIC SYSTEMS" AND ARTICLE 705 – "INTERCONNECTED ELECTRICAL POWER PRODUCTION SOURCES".

ELECTRICAL CODE (NEC), INCLUDING BUT NOT LIMITED TO ARTICLE 690,

MODULES AND PANELS". 19. INVERTERS MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

PHOTOVOLTAIC SYSTEMS" UL 1741 – "STANDARD FOR STATIC INVERTERS AND CHARGE CONTROLLERS FOR USE IN PHOTOVOLTAIC SYSTEMS"

20. OTHER TECHNICAL CODES THAT WILL APPLY INCLUDE:

AMSE PTC 50 (SOLAR PV PERFORMANCE) ANSI Z21.83 (SOLAR PV PERFORMANCE AND SAFETY) NFPA 853 (SOLAR PVS NEAR BUILDINGS) NEPA 70 (ELECTRICAL COMPONENTS) IEEE 1547 (INTERCONNECTIONS) NATIONAL ELECTRICAL SAFETY CODE - ANSI C2 - 1999 ALL APPLICABLE BUILDING CODES AND REQUIREMENTS

PV Technical Sales



PV-041115-011262



Mark Westbrock

PVTS081112-74





PAPER SIZE ARCH E1 SCALE **REVISION:**

4.0 06/20/2023 Zoning & Fence Layout

POCC

Sub Station Info

ICA / PERMIT

DESCRIPTION

Fox Metro Water

Meter # 230 235 191

04/20/2023

2.0 10/07/2021

1.0 09/01/2021

FILE NAME

ICA / PERMIT

COVER SHEET

SHEET NUMBER:

SECTION 16001 - SCOPE OF WORK

1. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES FOR THE PROPER INSTALLATION AND OPERATION OF THE ELECTRICAL WORK AS INDICATED ON THE DRAWINGS. 2. REMOVE OR RELOCATE EXISTING ELECTRICAL EQUIPMENT

AS REQUIRED BY THE PROJECT. 3. TEST AND OPERATE ALL SYSTEMS TO DEMONSTRATE TO THE OWNER THAT THE INSTALLATION OF THESE SYSTEMS CONFORM TO DESIGN INTENT.

SECTION 16050 - BASIC ELECTRICAL REQUIREMENTS 1. COMPLY WITH ALL RULES AND REGULATIONS OF THE OWNER, ALL LOCAL, STATE AND FEDERAL LAWS, THE RULES OF THE NATIONAL FIRE PROTECTION ASSOCIATION (INCLUDING THE NEC), THE OWNER'S UNDERWRITER, AND ALL PUBLIC UTILITIES HAVING CONNECTION WITH ANY OF THE

AFFECTED SYSTEMS. ALL EQUIPMENT SHALL BE UL LABELED. 2. OBTAIN, PAY FOR AND DELIVER ALL PERMITS, CERTIFICATES OF INSPECTION, AND PAY ALL COSTS, REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. DELIVER ALL PERMITS, CERTIFICATES AND APPROVALS TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.

3. APPLY FOR SERVICE FROM THE ELECTRIC UTILITY COMPANY AND SCHEDULE THEIR WORK IN COORDINATION WITH THE PROJECT. 4. FURNISH INDEPENDENT INSPECTION AGENCY

CERTIFICATES FOR ALL ELECTRICAL WORK.

SHALL BE INCLUDED IN THE WORK.

5. IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR CLEAR FINISHED WORK, TESTED AND READY FOR OPERATION. PROVIDE ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED OR SHOWN, WITHOUT ADDITIONAL EXPENSE. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS.

6. KEEP RECORD DRAWINGS IN THE JOB SITE OFFICE. MAINTAIN RECORD DRAWINGS DAILY AND MAKE THEM AVAILABLE FOR INSPECTION BY THE OWNER OR ENGINEER UPON DEMAND. AT THE COMPLETION OF THE PROJECT, BIND THE PRINTS INTO A SET AND FORWARD THEM TO THE ENGINEER. THE RECORD DRAWINGS SHALL CONSIST OF A SEPARATE SET OF WHITE PRINTS OF THE CONTRACT DRAWINGS ON WHICH SHALL BE RECORDED IN INK OR COLORED PENCIL THE FOLLOWING:

- A. DIMENSIONED LOCATIONS OF CONDUITS BURIED
- BELOW, OR CAST INTO, CONCRETE FLOOR SLABS. B. LOCATIONS OF ELECTRIC PANELS, AND OTHER WALL MOUNTED EQUIPMENT, IF DIFFERENT FROM CONTRACT
- C. ALL WORK ADDED TO THE CONTRACT BY FIELD SKETCHES, ADDENDUM OR CHANGE ORDER.

7. BEFORE COMPLETION OF THE INSTALLATION, FURNISH ONE COPY OF MANUALS COVERING IN DETAIL ALL REQUIRED INSTRUCTIONS FOR THE OPERATION OF THE SYSTEMS PROVIDED. 8. FURNISH ALL LABOR REQUIRED BY THE ENGINEER, OR

COURSE OF CONSTRUCTION. 9. THE QUANTITY AND SIZE OF WIRES AND CONDUIT SHOWN ON DRAWINGS AND WIRING DIAGRAMS REPRESENT A SUGGESTED ARRANGEMENT BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE EQUIPMENT ACTUALLY PURCHASED. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS

INDICATED ON THE DRAWINGS.

INSPECTION AGENCIES TO EXAMINE THE WORK DURING THE

10. FURNISH A WRITTEN WARRANTY FOR THE INSTALLATION, STATING THAT ALL MATERIALS AND EQUIPMENT AND THE SYSTEMS WHICH THEY COMPRISE ARE FREE FROM DEFECTS OR FLAWS IN WORKMANSHIP OR OPERATION, AND ARE FUNCTIONING PROPERLY AND CAPABLE OF PROVIDING SATISFACTORY OPERATION IN ACCORDANCE WITH DESIGN INTENT. REPAIR OR REPLACE ANY DEFECTIVE WORKMANSHIP. DEFECTIVE MATERIALS OR EQUIPMENT, OR CORRECT UNSATISFACTORY PERFORMANCE, WITHOUT EXPENSE TO THE OWNER. MAKE REPAIRS OR REPLACEMENTS PROMPTLY AND AT THE CONVENIENCE OF THE OWNER. THE WARRANTY SHALL BE IN EFFECT FOR A PERIOD OF ONE YEAR FROM DATE

OF ACCEPTANCE OF THE SYSTEMS AS A WHOLE. 11. MATERIAL OR EQUIPMENT SPECIFIED BY MANUFACTURER, BRAND NAME, TYPE OR CATALOG NUMBER, ARE DESIGNED TO ESTABLISH STANDARDS OF DESIRED QUALITY, PERFORMANCE, DIMENSIONS AND OTHER CHARACTERISTICS. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. WHERE ANY SUBSTITUTION REQUIRES REDESIGN OR RELOCATION OF THE STRUCTURES, PIPING, RACEWAYS. WIRING OR ANY OTHER PART OF THE ELECTRICAL, MECHANICAL, OR ARCHITECTURAL WORK, ALL REDESIGN SHALL BE PREPARED BY THE CONTRACTOR AT HIS OWN EXPENSE AND SUBMITTED FOR THE APPROVAL OF THE

ENGINEER. ALL ADDITIONAL WORK MADE NECESSARY BY THE SUBSTITUTION SHALL BE PROVIDED WITHOUT EXTRA COST. 12. UPON REQUEST, PROVIDE COPIES OF SAFETY DATA SHEETS (SDS)FOR ANY MATERIALS USED IN THE WORK AND NOT SUPPLIED BY THE OWNER. SDS SHEETS SHALL BE

PROVIDED BEFORE DELIVERY OF MATERIALS TO THE JOB SITE.

IN THE TRADE. ALL WORKMANSHIP SHALL PRESENT A NEAT AND FINISHED APPEARANCE. COMPLY WITH NECA RULES 14. PROTECT THE BUILDING, ITS CONTENTS AND ALL NEW

WORK AGAINST DAMAGE FROM ANY SOURCE UNTIL FINAL

COMPLETION AND ACCEPTANCE BY THE OWNER. REPAIR OR

13. ALL WORK SHALL BE PERFORMED BY WORKMEN SKILLED

REPLACE ANY DAMAGED WORK AT NO COST TO THE OWNER. 15. AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH. 16. PROVIDE ALL RIGGING, SCAFFOLDING, LADDERS, AND OTHER EQUIPMENT REQUIRED FOR THE INSTALLATION OF THE

17. ESTABLISH CLEARANCES REQUIRED TO DELIVER AND INSTALL ALL EQUIPMENT. IF STRUCTURES OR EQUIPMENT MUST BE ALTERED TO PROVIDE PASSAGE, RESTORE STRUCTURES, EQUIPMENT AND SYSTEMS TO THEIR ORIGINAL CONDITION.

18. MAKE A COMPLETE INSPECTION OF ALL THE ELECTRICAL WORK AFTER COMPLETION OF THE PROJECT. PERFORM TESTS IN COMPLIANCE WITH EACH EQUIPMENT MANUFACTURER'S TEST PROCEDURES AND THE ACCEPTANCE TEST STANDARDS OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION (NETA). PROVIDE ALL INSTRUMENTS, METERS, WIRING,

SECTION 16110 - CONDUIT SYSTEMS 1. PROVIDE SUITABLE EQUIPMENT GROUNDING CONDUCTOR FOR ALL CONNECTIONS. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE CONSTRUCTED OF SINGLE STRIP, FLEXIBLE, CONTINUOUS, INTERLOCKED AND DOUBLE-WRAPPED STEEL. GALVANIZED INSIDE AND OUTSIDE AND COATED WITH LIQUID-TIGHT JACKET OF FLEXIBLE POLYVINYL CHLORIDE (PVC). FITTINGS SHALL BE LIQUID-TIGHT COMPRESSION TYPE.

2. LIQUID-TIGHT FLEXIBLE NON-METALLIC CONDUIT SHALL BE CONSTRUCTED OF SMOOTH INNER SURFACE WITH INTEGRAL REINFORCEMENT WITHIN THE CONDUIT WALL AND TO BE DESIGNED AS A TYPE LFNC-B.

3. METALLIC CONDUIT FITTINGS SHALL BE COMPRESSION OR SET SCREW FOR CONDUIT FOR CONDUIT SIZES UPTO 4" WHEN INDOOR AND NON-HAZARDOUS ENVIRONMENT. FOR OUTDOOR OR HAZARDOUS ENVIRONMENT, FITTINGS WILL BE COMPRESSION STYLE ONLY. FITTINGS SHALL BE TYPE OF DIE CAST ZINC CONSTRUCTION.

4. USE SCHEDULE 40 PVC CONDUIT FOR ALL GROUNDING CONDUCTORS AND OTHER SPECIFIC USES AS INDICATED BY THE DRAWINGS. HEAVY WALL PVC CONDUIT SHALL BE SCHEDULE 40, 90° C, UL RATED, CONSTRUCTED OF POLYVINYL CHLORIDE AND CONFORMING TO NEMA TC-2 FOR DIRECT BURIAL OR NORMAL ABOVE GROUND USE. FITTING SHALL BE OF THE SOLVENT WELD TYPE. CONDUITS SHALL BE SUPPORTED WITH NON-METALLIC

5. MINIMUM SIZE CONDUIT UNLESS OTHERWISE INDICATED SHALL BE 3/4-INCH TRADE SIZE. ALL CONDUITS WHICH ARE TO REMAIN EMPTY SHALL BE PROVIDED WITH A NYLON PULL LINE. CONDUITS SHALL BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE AND SHALL NOT BE ATTACHED TO THE SUPPORT SYSTEMS PROVIDED BY OTHER TRADES UNLESS

SPECIFICALLY INDICATED. SECTION 16120 - WIRE AND CABLES (1000 VOLT AND BELOW)

1. WIRE AND CABLES FOR FEEDER AND BRANCH CIRCUITS SHALL BE SINGLE ANNEALED STRANDED COPPER CONDUCTORS WITH CONDUCTIVITY OF NOT LESS THAN 98 PERCENT AT 20° C. WIRE AND CABLE SHALL BEAR THE UL LABEL AND SHALL MEET OR EXCEED THE REQUIREMENTS OF IPCEA-NEMA STANDARDS S-19-81 AND ASTM D-1352.

2. DC WIRE SHALL BE RATED FOR 600 VOLTS, AC WIRE SHALL BE RATED FOR 600 VOLTS.

3. WIRE SIZES SHALL GENERALLY BE AS FOLLOWS: A. CONTROL AND INTERLOCK WIRING NO. 14 AWG.

4. WIRE AND CABLE INSULATION SHALL BE AS FOLLOWS: A. CONDUCTORS SIZE NO. 14 AWG THROUGH NO. 4/0 AWG

B. BRANCH CIRCUIT AND FEEDER WIRING NO. 12 AWG AND

LOCATIONS WITH A MAXIMUM OPERATING TEMPERATURE B. CONDUCTORS SIZE 250 KCMIL AND LARGER SHALL BE 600 VOLT TYPE THHN/THWN OR XHHW FOR DRY AND WET LOCATIONS WITH A MAXIMUM OPERATING TEMPERATURE

SHALL BE 600 VOLT TYPE THWN FOR DRY AND WET

OF 90° AND 75° C., RESPECTIVELY. 5. FOR CONVENIENCE IN TESTING AND MAINTENANCE ALL SECONDARY CONDUCTORS SHALL BE COLOR-CODED IN ACCORDANCE WITH THE ESTABLISHED BUILDING STANDARD. CONTROL CIRCUIT WIRING SHALL HAVE SEPARATED IDENTIFYING

COLORS OR NUMBERS.

CONDUCTORS.

CONNECTORS.

6. METAL-CLAD CABLE (TYPE MC) SHALL BE PERMISSIBLE FORINSTALLATION OF INDOOR BRANCH CIRCUITS NOT MORE THAN 30 AMPERES ABOVE ACCESSIBLE CEILING AND IN HOLLOW DRYWALL PARTITIONS, WITHOUT BEING INSTALLED IN RACEWAYS, IF PERMISSIBLE BY CODE. TYPE MC CABLES SHALL NOT BE INSTALLED EXPOSED, INCLUDING IN ELECTRICAL CLOSETS. TYPE MC CABLE SHALL BE SUPPORTED AND SECURED NOT EXCEEDING EVERY 6-FEET, AND SHALL BE SECURED WITHIN 12-INCHES OF EVERY BOX, CABINET, OR FITTING FOR CABLES. TYPE MC CABLE SHALL NOT BE USED IN HEALTH CARE FACILITIES. METAL-CLAD CABLE (TYPE MC) SHALL BE COPPER, MULTI CONDUCTOR TYPE, WITH NO MORE THAN EIGHT CONDUCTORS. THE INTERLOCKING SHEATH SHALL BE OF EITHER GALVANIZED STEEL OR ALUMINUM. CONDUCTORS SHALL BE SOFT-ANNEALED COPPER, MEETING ASTM B3, AND STRANDED AS PER ASTM B8. TYPE MC CABLE SHALL BE UL LABELED. THE GROUNDING CONDUCTOR SHALL BE INSULATED AND SHALL BE ROUTED WITH THE CIRCUIT

7. PROVIDE UL LABELED CONNECTORS OF AMPACITY RATINGS AND TYPES FOR APPLICATIONS INDICATED.

10 AWG SHALL BE MADE WITH 3-M "SCOTCHLOK" SPRING

WHICH MATE AND MATCH WITH U-CHANNEL. 5. INSTALL HANGERS, SUPPORTS, CLAMPS AND ATTACHMENTS TO SUPPORT PIPING PROPERLY FROM A. CONNECTIONS FOR WIRE SIZES NO. 14 AWG THROUGH NO. BUILDING STRUCTURE. ARRANGE FOR GROUPING OF

B. CONDUCTORS NO. 8 AWG AND LARGER SHALL BE SPLICED AND TAPPED WITH COLOR-KEYED WROUGHT COPPER COMPRESSION CONNECTORS AS MANUFACTURED BY THOMAS & BETTS. THE MANUFACTURER'S RECOMMENDED TOOLING SHALL BE USED FOR INSTALLATION. LONG BARREL SLEEVES, TWO HOLE LUGS AND "C" TYPE CONNECTORS SHALL BE USED. SPLICE AND TAP CONNECTORS SHALL BE COMPATIBLE WITH CONDUCTOR MATERIAL.

SINGLE PHASE BRANCH CIRCUIT SHALL CONSIST OF RESPECTIVE PHASE CONDUCTOR AND A DEDICATED NEUTRAL CONDUCTOR. 9. PROVIDE A SEPARATE INSULATED GROUND WIRE IN EACH

8. UNLESS SPECIFICALLY INDICATED OTHERWISE, EACH

FEEDER, BRANCHCIRCUIT AND OTHER CONDUITS CONTAINING CURRENT CARRYING CONDUCTORS. **EQUIPMENT GROUNDING CONDUCTORS SHALL BE** GREEN-COLORED OR IDENTIFIED WITH GREEN TAPE AT ALL ACCESS POINTS.

SECTION 16170 - DISCONNECT SWITCHES

1. PROVIDE SURFACE-MOUNTED, HEAVY-DUTY TYPE (WHEN NECESSARY), SHEET-STEEL ENCLOSED SAFETY SWITCHES, OF TYPES, SIZES AND ELECTRICAL CHARACTERISTICS INDICATED SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK TYPE CONSTRUCTED SO THAT SWITCH BLADES ARE VISIBLE IN OFF POSITION WITH DOOR OPEN. EQUIP WITH OPERATING HANDLE WHICH IS INTEGRAL PART OF ENCLOSURE BASE AND WHOSE OPERATING POSITION IS EASILY RECOGNIZABLE, AND IS PADLOCKABLE IN THE ON OR OFF POSITION. CONSTRUCT CURRENT CARRYING PARTS OF HIGH-CONDUCTIVITY COPPER, WITH SILVER-TUNGSTEN TYPE SWITCH CONTACTS AND POSITIVE PRESSURE TYPE REINFORCED FUSE CLIPS. SWITCH ENCLOSURES GENERALLY SHALL BE NEMA TYPE I AND

3R FOR RAIN-TIGHT CONSTRUCTION. 2. PROVIDE FUSES FOR SAFETY SWITCHES, AS RECOMMENDED BY SWITCH MANUFACTURER, OF CLASSES, TYPES AND RATINGS NEEDED TO FULFILL ELECTRICAL REQUIREMENTS FOR SERVICE INDICATED.

SECTION 16190 - SUPPORTING DEVICES 1. PROVIDE SUPPORTING DEVICES OF TYPES. SIZES AND

MATERIALS INDICATED, HAVING THE FOLLOWING CONSTRUCTION FEATURES: A. CLEVIS HANGERS SHALL BE USED FOR SUPPORTING 2 AND LARGER CONDUIT. AND SHALL BE CONSTRUCTED OF GALVANIZED STEEL WITH ½" DIAMETER HOLE FOR

B. ONE-HOLE CONDUIT STRAPS SHALL BE USED FOR SUPPORTING 3/4" TO 1-1/2" CONDUIT AND SHALL BE CONSTRUCTED OF GALVANIZED STEEL. TWO-HOLE CONDUIT STRAPS SHALL BE USED FOR

CLAMP STYLE CLAMPS CAN BE USED.

ROUND STEEL ROD.

2. PROVIDE STEEL ANCHORS OF TYPES. SIZES AND MATERIALS REQUIRED FOR THE EQUIPMENT BEING SUPPORTED. 3. PROVIDE CABLE SUPPORTS WITH INSULATING WEDGING

PLUG FOR NON-ARMORED TYPE ELECTRICAL CABLES IN

SUPPORTING CONDUIT ON STEEL RACKS; OR CRUSH

4. PROVIDE U-CHANNEL STRUT SYSTEM FOR SUPPORTING ELECTRICAL EQUIPMENT, 12-GAUGE HOT-DIP GALVANIZED STEEL, OF TYPES AND SIZES INDICATED AND WITH THE CONDUIT CLAMPS. CONDUIT HANGERS AND OTHER FITTINGS

PARALLEL RUNS OF HORIZONTAL CONDUITS TO BE

SUPPORTED TOGETHER ON TRAPEZE TYPE HANGERS WHERE POSSIBLE. INSTALL SUPPORTS WITH SPACINGS INDICATED AND IN COMPLIANCE WITH NEC REQUIREMENTS. 6. NO "JIFFY" TYPE CONDUIT SUPPORTS SHALL BE INSTALLED

EXPOSED BELOW 8'-0" A.F.F. USE ONE-HOLE STRAPS INSTEAD.

SECTION 16195 - ELECTRICAL IDENTIFICATION

1. PANELBOARDS MOTOR STARTERS AND SIMILAR ELECTRICAL ENCLOSURES SHALL BE IDENTIFIED BY NAMEPLATES SHOWING THE EQUIPMENT IDENTIFICATION NUMBER, VOLTAGE AND FEEDER OR BRANCH CIRCUIT NUMBERS (E.G. PANEL LP-1-208/120 VOLTS - FDR 1-5). NAMEPLATES GENERALLY SHALL BE CUSTOM TWO-TONE PRINTED WEATHER RESISTANT LABELS. NAMEPLATES, UNLESS OTHERWISE INDICATED, SHALL

BE BLACK LETTERS ON WHITE BACKGROUND. 2. CONDUITS SHALL BE IDENTIFIED IN EACH ROOM AND 50 FOOT ON CENTERS IN OPEN AREAS BY VOLTAGE AND FEEDER NUMBER (E.G. FDR 1-5 - 208/120 VOLTS). CONDUIT MARKERS SHALL BE STANDARD PRE-PRINTED FLEXIBLE PLASTIC SHEET

MATERIAL OR SELF-ADHERING VINYL LABELS. 3. FEEDER CONDUCTORS IN EACH PULL BOX AND IDENTIFIED WITH A PAPER TAG AS TO NUMBER, VOLTAGE AND CABLE SIZE (E.G. FDR 1-5 - 208/120 VOLTS - 4 NO. 250 MCM). BRANCH CIRCUITS SHALL BE IDENTIFIED WITH A PAPER TAG IN EACH JUNCTION AND OUTLET BOX BY PANEL AND CIRCUIT

NUMBER (E.G. PNL. LP-5 -CIRC. 3).

SECTION 16470 - PANELBOARDS 1. PANELBOARDS SHALL BE NEMA 1 FOR SURFACE OR RECESSED MOUNTING, CIRCUIT BREAKER TYPE, IN A SINGLE WIDTH FACTORY ASSEMBLED ENCLOSURE INCLUDING BOX, INTERIOR, TRIM AND FRONT. PANELBOARDS AND ENCLOSING CABINETS SHALL CONFORM TO STANDARDS ESTABLISHED BY UNDERWRITERS' LABORATORIES, INC., AND REQUIREMENTS OF NEC AND SHALL BEAR THE UL LABEL. UNLESS OTHERWISE INDICATED, ALL PANELBOARDS SHALL BE MOUNTED SO THAT THE DISTANCE FROM THE TOP CIRCUIT BREAKER OPERATING

HANDLE TO THE FLOOR SHALL NOT EXCEED 6'-7". 2. EACH PANELBOARD SHALL BE PROVIDED WITH AN INSULATED NEUTRAL BUS AND A GROUND BUS BONDED TO THE PANEL BACKBOX. NEUTRAL AND GROUND BUS SHALL BI READILY IDENTIFIED AND SHALL BE PROVIDED WITH SCREW TYPE TERMINALS. ALL BUS BARS SHALL BE ELECTRICAL GRADE ALUMINUM. THE MAIN BUS BRACING SHALL BE EQUAL OR GREATER THAN THE INTERRUPTING CURRENT RATING CALLED FOR BY THE DRAWINGS. IF A METER MAIN COMBO IS USED,

BUSS BAR SHALL BE ELECTRICAL GRADE ALUMINUM. 3. EACH PANEL SHALL BE EQUIPPED WITH A TYPEWRITTEN DIRECTORY, INDICATING PLAINLY WHAT EACH BRANCH CIRCUIT OF THE PANEL CONTROLS. THE DIRECTORY SHALL BE PLACED IN A CLEAR PLASTIC PROTECTIVE ENVELOPE AND

4. SOME PANELBOARDS SHALL BE LOAD CENTERS. 5. CIRCUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. CONDUITS AND CABLES SHALL BE INSTALLED

FASTENED TO THE INSIDE OF THE DOOR.

PARALLEL TO BEAMS AND WALLS. 1. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL,

COMPLETE SHOP DRAWINGS, LIST OF MATERIALS AND

DETAILED DATA OF EQUIPMENT GIVING THE MANUFACTURERS NAME, CATALOG NUMBER, SIZE, CAPACITY AND DIMENSIONS. NO EQUIPMENT SHALL BE INSTALLED OR FABRICATED WITHOUT OBTAINING APPROVAL. 2. CABLES/CONDUCTORS SHALL BE TERMINATED SO AS TO

PERMIT NEAT CONNECTIONS TO MOTORS AND OTHER

3. WHERE CONFLICTS ARE FOUND BETWEEN DRAWINGS.

SPECIFICATIONS, & LAWS & ORDINANCES, THE MOST

EOUIPMENT

STRINGENT SHALL APPLY. 4. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF WORK TO BE PERFORMED PRIOR TO BIDDING AND VERIFY ANY DIMENSIONS OF RELEVANT WORK TO BE BID.

P.V. SYSTEM NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRICAL CODE (NEC), LOCAL MUNICIPAL CODE AND LOCAL FIRE DISTRICT

2. ALL EQUIPMENT SHALL BE LISTED AND LABELED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURER'S REQUIREMENTS. 3. ALL INVERTERS SHALL BE IEEE 929 COMPLIANT AND SHALL BE INSPECTED BY LOCAL UTILITY BEFORE COMMISSIONING, TESTING AND OPERATING OF THE

4. ALL OUTDOOR EQUIPMENT SHALL BE MINIMUM NEMA-3R, INCLUDING OUTDOOR MOUNTED TRANSITION BOXES, CABLE TRAY, COMBINER BOXES AND SWITCHES.

5. ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ART. 250.690. 6. ALL CIRCUITS CONNECTED TO MORE THAN ONE SOURCE SHALL HAVE

7. THE PV CONTRACTOR SHALL DISABLE THE ARRAY DURING INSTALLATION AND SERVICE BY SHORT CIRCUITING, OPEN CIRCUITING OR COVERING THE ARRAY WITH OPAQUE COVERING.

OVERCURRENT PROTECTION FROM ALL SOURCES.

8. STICKER LABELING WITH CAUTION AND RATINGS SHALL BE PROVIDED ON 9. ALL CONDUCTORS AND TERMINATIONS SHALL BE RATED FOR 75° MINIMUM.

11. FIELD VERIFY EXACT A.I.C. RATING FOR EQUIPMENT TO BE INSTALLED OR

13. SYSTEM MUST COMPLY WITH IEEE 1262 "RECOMMENDED PRACTICE FOR QUALIFICATIONS OF PHOTOVOLTAIC MODULES".

15. THE SYSTEM MUST INCLUDE ALL THE HARDWARE NEEDED FOR THE SOLAR

17. SYSTEMS MUST BE INSTALLED USING UL OR ETL LISTED COMPONENTS, INCLUDING MOUNTING SYSTEMS. 18. MODULES MUST BE CERTIFIED TO UL 1703 – "FLAT-PLATE PHOTOVOLTAIC

IEEE 929-2000 - "RECOMMENDED PRACTICE FOR UTILITY INTERFACE OF

INTERCONNECTION MUST COMPLY WITH LOCAL UTILITY POWER REQUIREMENTS.

Justin Charles

Professional



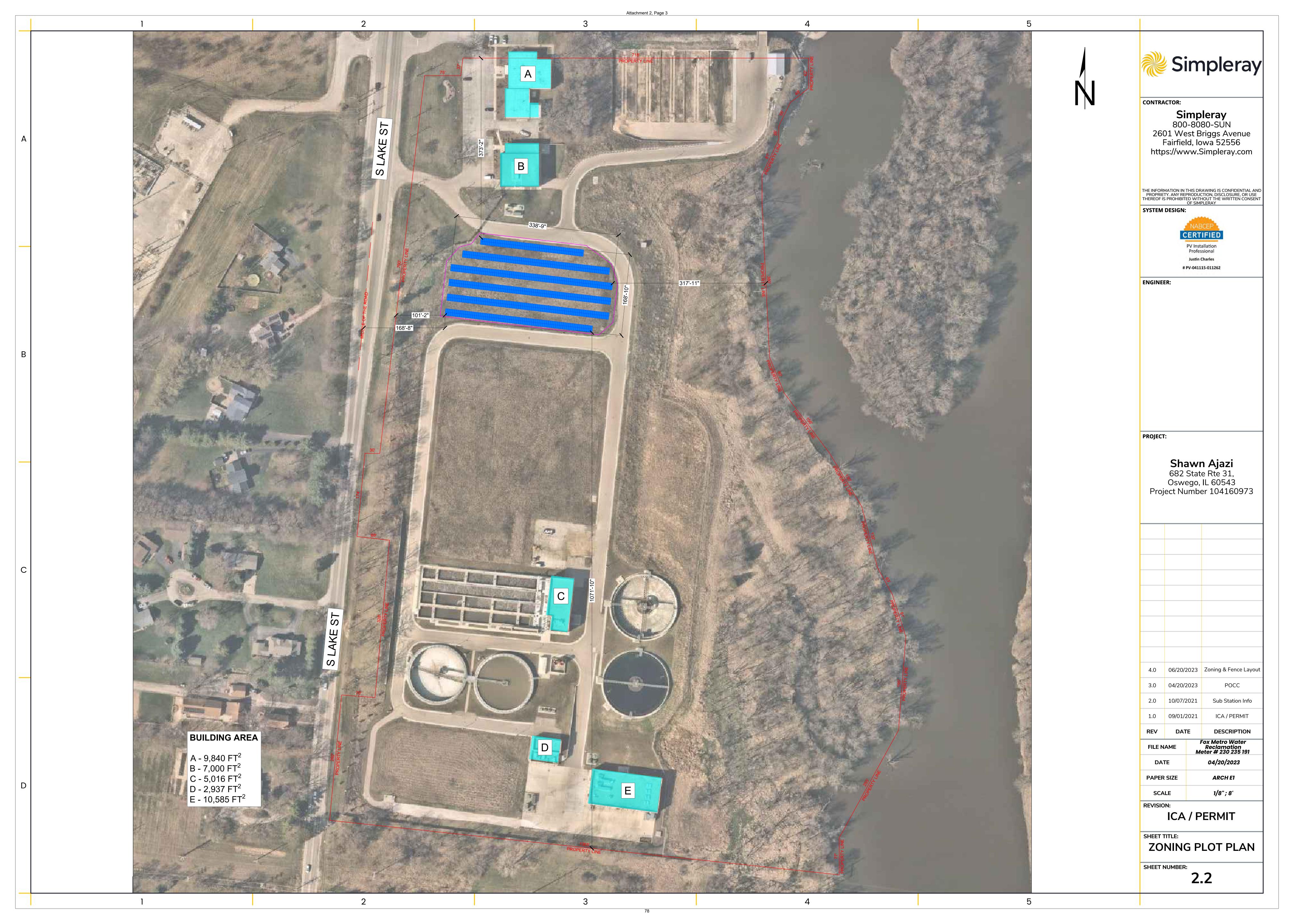


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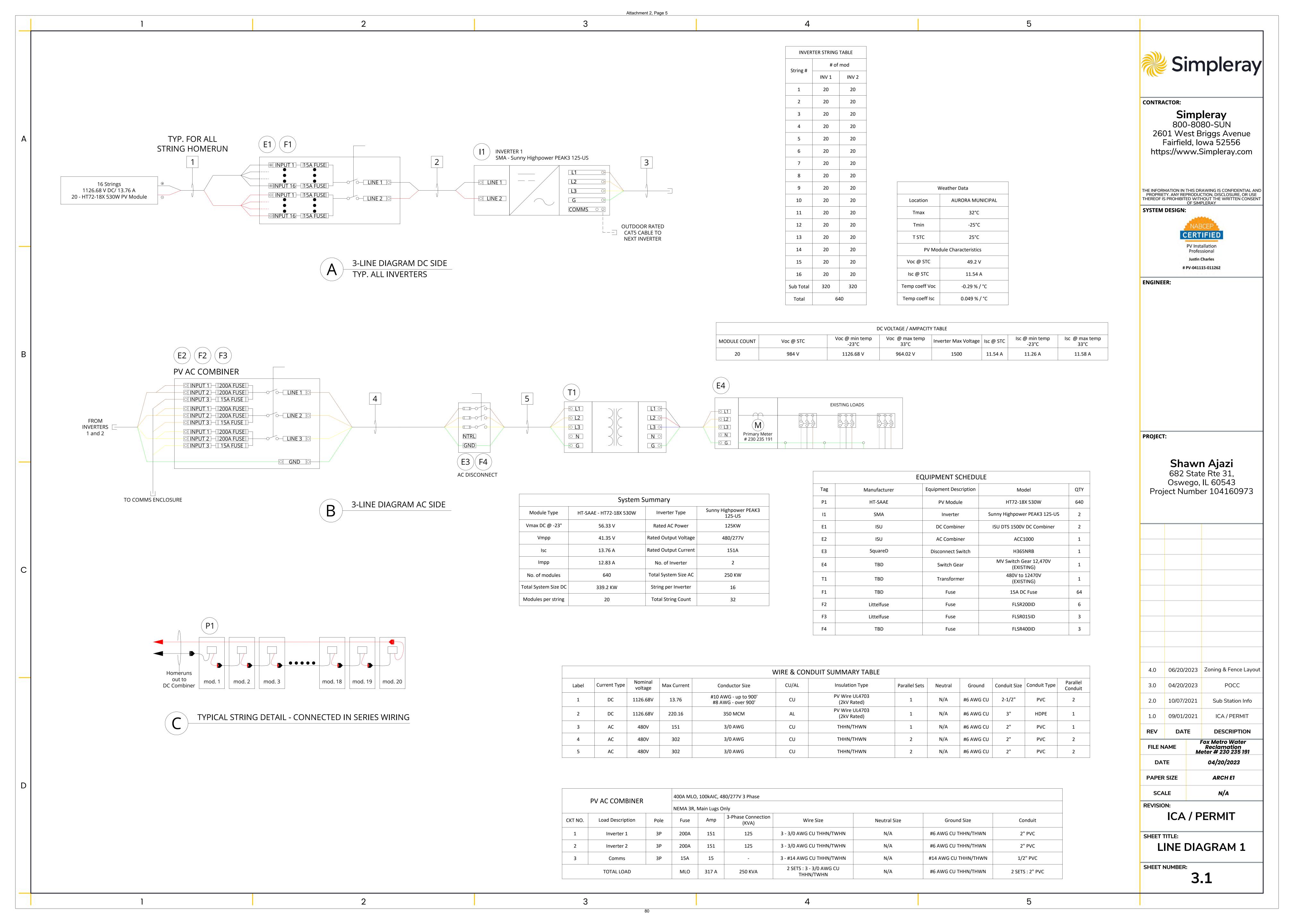
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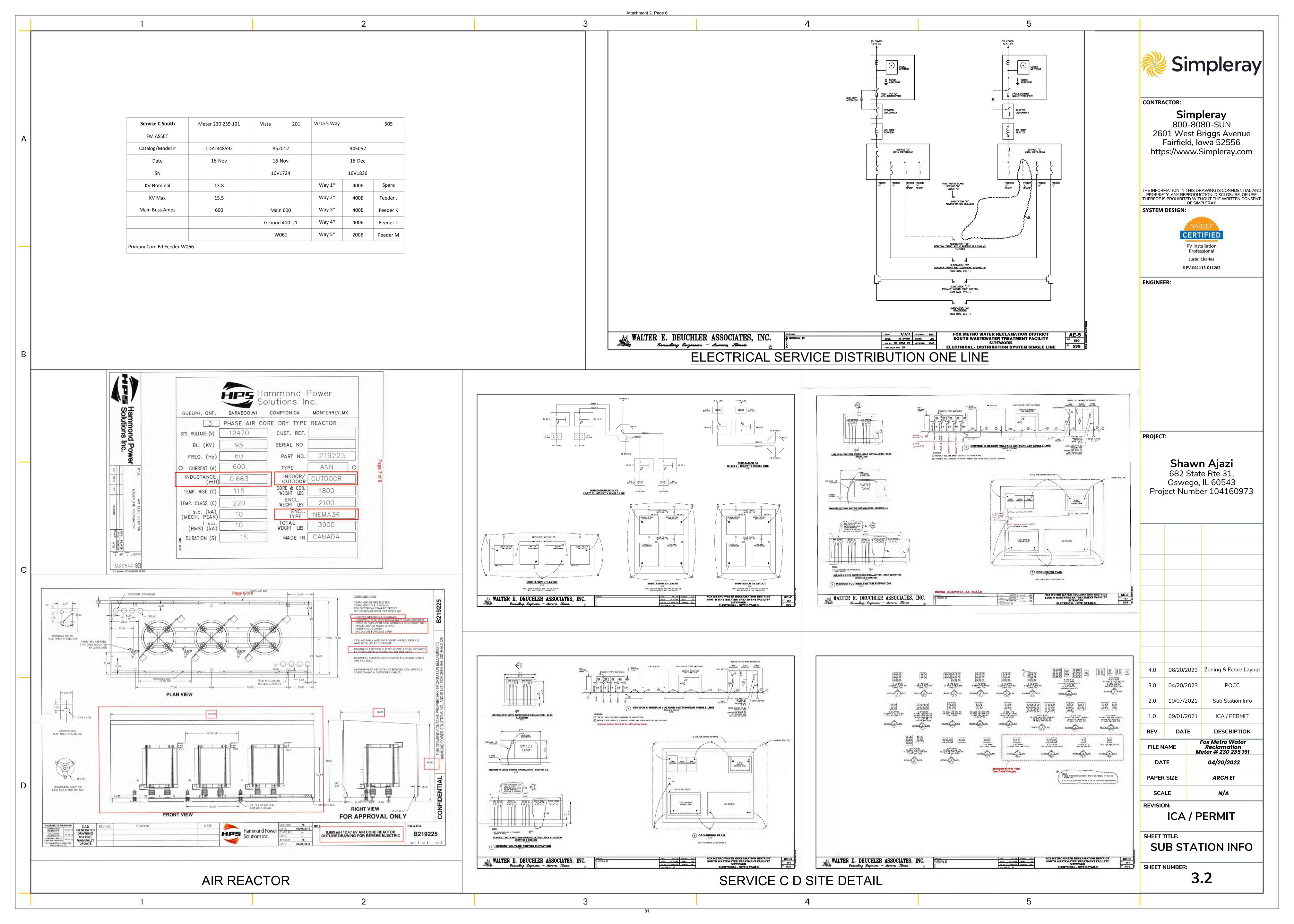
TOP SOLAR CONTRACTORS

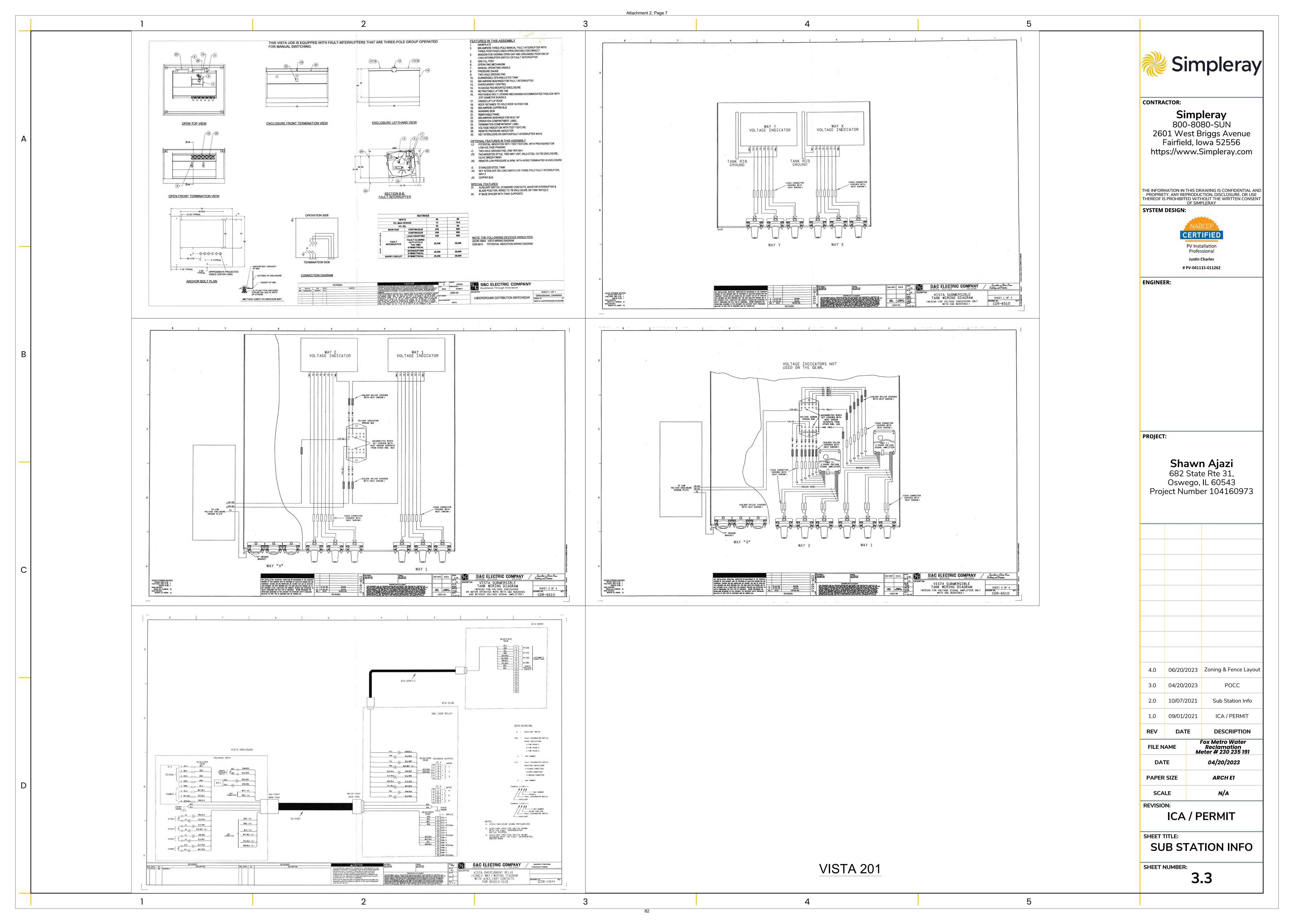


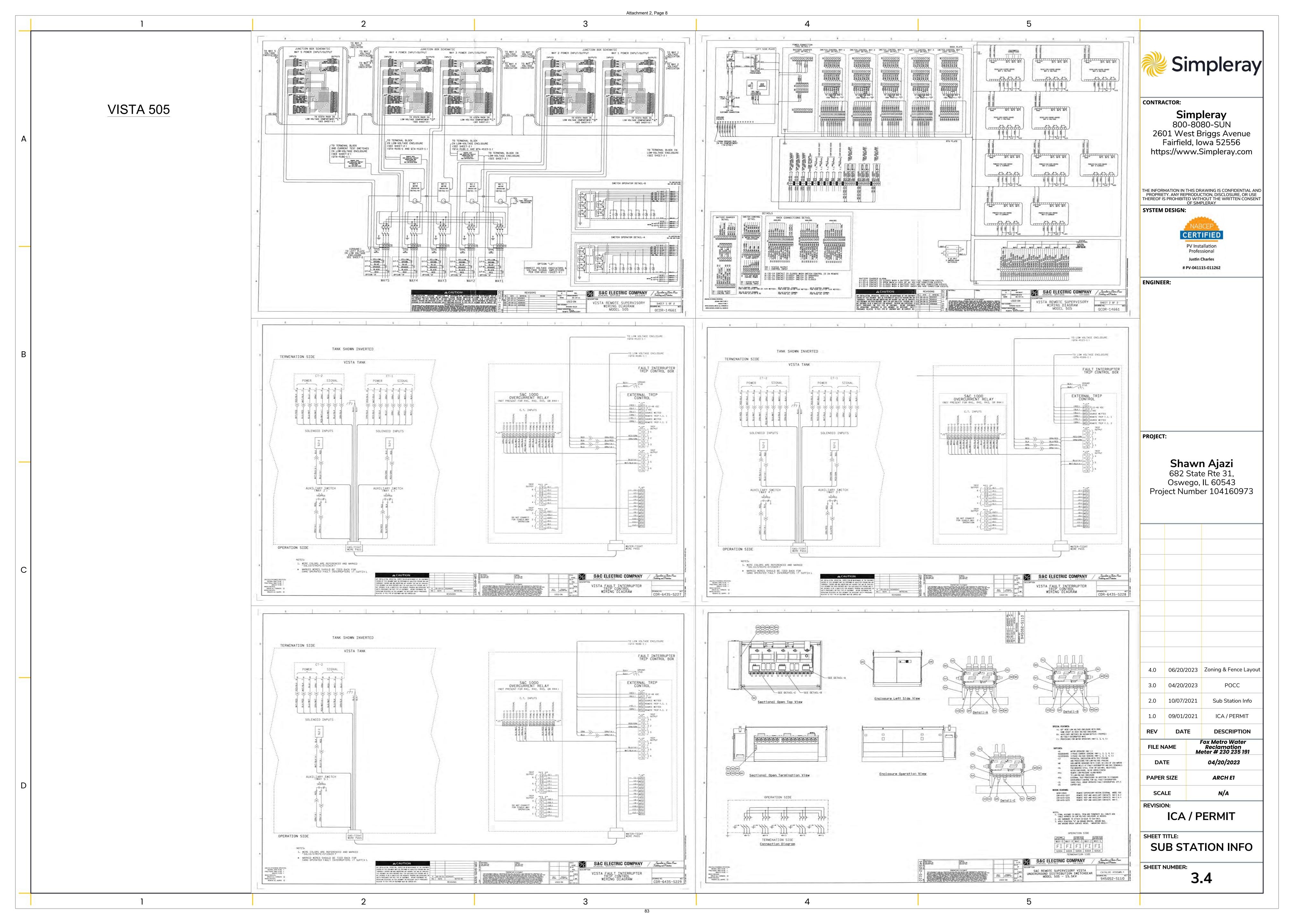












2601 West Briggs Avenue Fairffield, Ilowa 52556

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Shawn Ajazi 682 State Rte 31, Oswego, IL 60543

4.0 06/20/2023 Zoning & Fence Layout 04/20/2023 POCC 10/07/2021 Sub Station Info ICA / PERMIT Fox Metro Water

SCALLE.

PV LABELS

Project Number 104160973

1.0 09/01/2021

THE NAME Reclamation Meter # 230 235 191 04/20/2023

ARCH E1

ICA / PERMIT

INVERTERS 1 AND 2

PHOTOVOLTAIC SYSTEM DC DISCONNECT

OPERATING VOLTAGE 205A **OPERATING CURRENT** MAX SYSTEM VOLTAGE SHORT CIRCUIT CURRENT 220A

PV LABEL: 07-611 QTY: 02

• WARNING

ELECTRIC SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

PV LABEL: 07-346 QTY: 2

! WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

PHOTOVOLTAIC MODULES PRODUCE DC VOLTAGE

WHENEVER THEY ARE EXPOSED TO SUNLIGHT

PV LABEL: 07-102 QTY: 2

PV AC COMBINER BOX

! WARNING

PHOTOVOLTAIC SYSTEM COMBINER PANEL DO NOT ADD LOADS

PV LABEL: 07-355 QTY: 02

! WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

PV LABEL: 05-372 QTY: 02

! WARNING

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR **ELECTRIC SYSTEM**

PV LABEL: 07-411 QTY: 02

DC COMBINER PANEL

! WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION PHOTOVOLTAIC MODULES PRODUCE DC VOLTAGE WHENEVER THEY ARE EXPOSED TO SUNLIGHT

PV LABEL: 07-102 QTY: 10

DIRECT CURRENT PHOTOVOLTAIC POWER SOURCE

MAXIMUM VOLTAGE 1126 VDC MAX CIRCUIT CURRENT 220 AMPS

PV LABEL: 07-208

QTY: 10

PV AC DISCONNECT

PHOTOVOLTAIC SYSTEM **AC DISCONNECT**

OPERATING CURRENT OPERATING VOLTAGE 480 VOLTS

PV LABEL: 07-621 QTY: 01

WARNING ■

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

PV LABEL: 07-215 QTY: 01

EACH INVERTER

PV LABEL: 08-701

PV LABEL: 02-314

QTY: AS NEEDED

QTY: 2

(CHANGE ACCORDING

INVERTER 1

DC CONDUIT RACEWAY

WARNING: PHOTOVOLTAIC

POWER SOURCE

TO INVERTER NUMBER)

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

• WARNING

MV TRANSFORMER

(EXISTING)

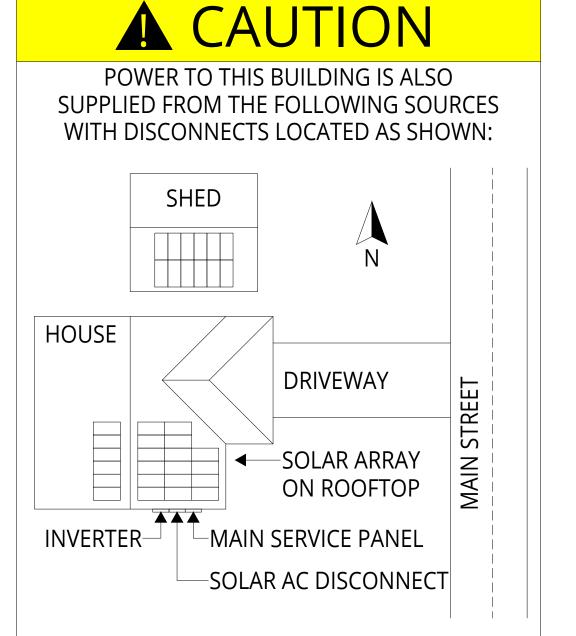
PV LABEL: 05-372 QTY: 01

! WARNING

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR **ELECTRIC SYSTEM**

PV LABEL: 07-411 QTY: 01

PV LABEL: 07-411



MAP WITH CUSTOM DETAILS OF

LOCATION TO BE INSTALLED

ON POINTS OF DISCONNECT

PV AC DISCONNECT

•MV TRANSFORMER

PV LABEL: 07-645 QTY: 02

UTILITY METER

! WARNING

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

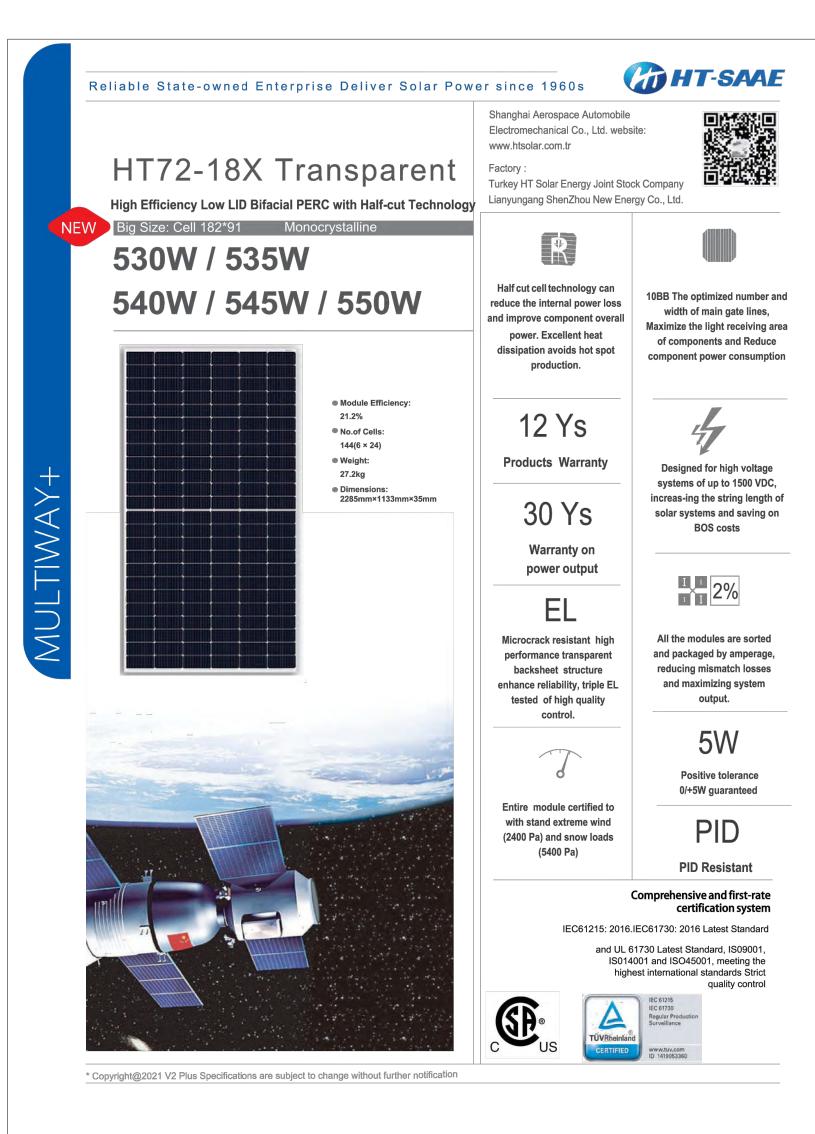
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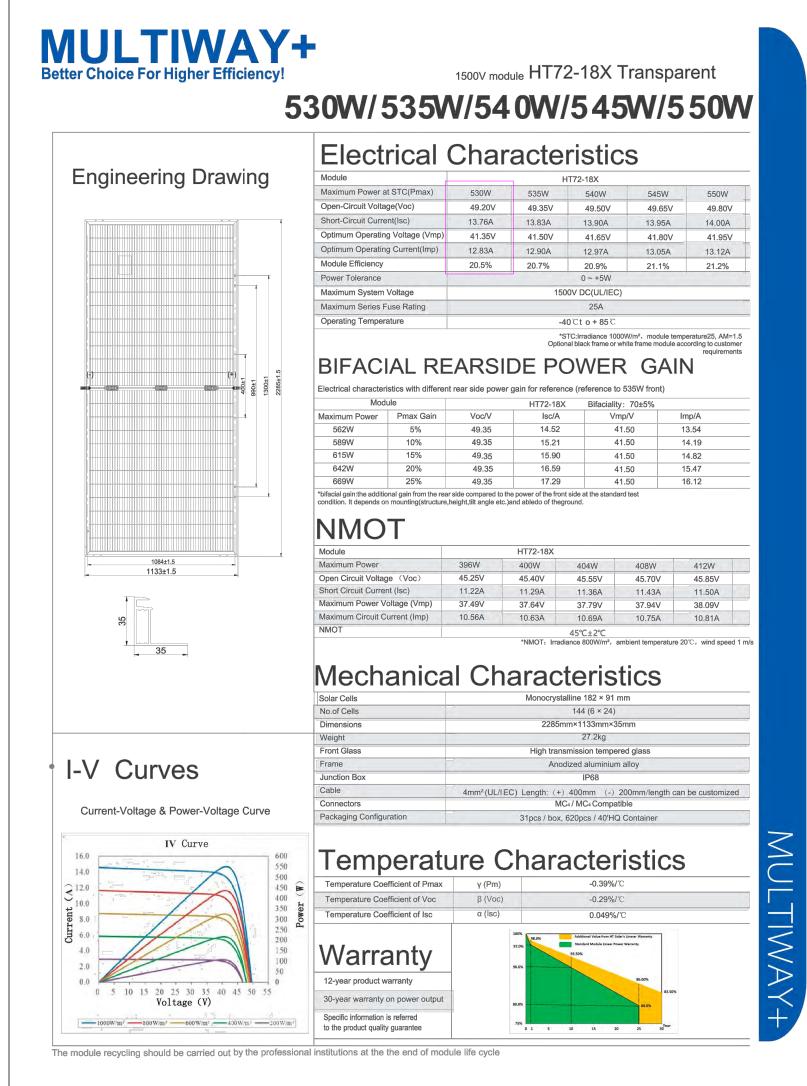
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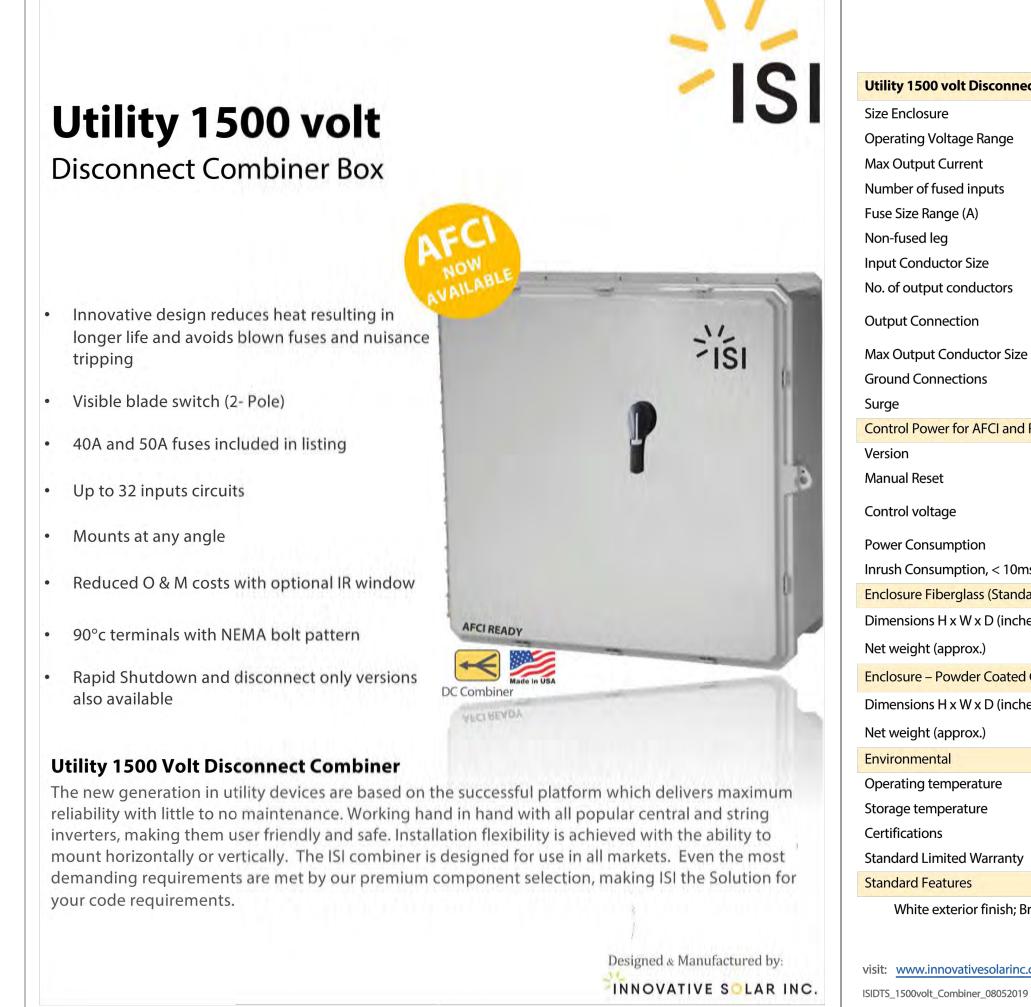
Simpleray 800-8080-SUN htttps://www.Sirmpleray.com

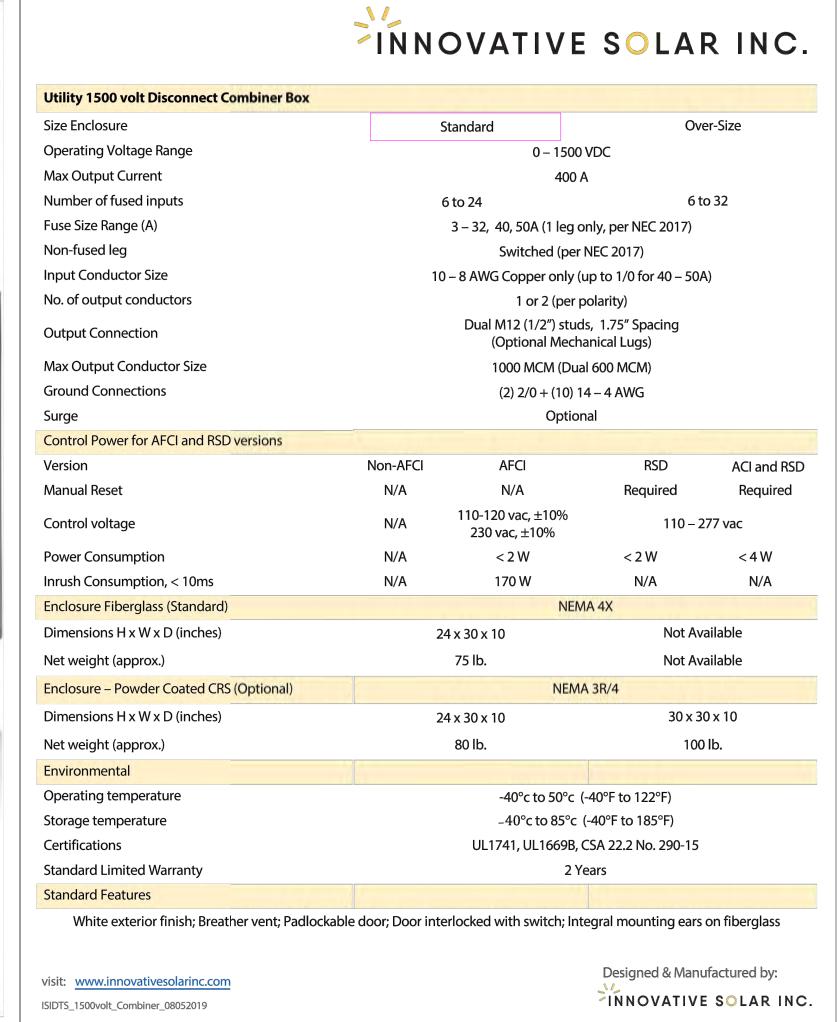
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CONTRACTOR:

Simpleray 800-8080-SÚN

2601 West Briggs Avenue Fairfield, Iowa 52556 https://www.Simpleray.com

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SYSTEM DESIGN:

CERTIFIED PV Installation Professional

Justin Charles

PV-041115-011262

ENGINEER:

Shawn Ajazi

Oswego, IL 60543

682 State Rte 31, Project Number 104160973

4.0 06/20/2023 Zoning & Fence Layout 3.0 04/20/2023 POCC 2.0 10/07/2021 Sub Station Info 1.0 09/01/2021 ICA / PERMIT **DESCRIPTION**

Fox Metro Water **FILE NAME** Reclamation Meter # 230 235 191

04/20/2023 **PAPER SIZE ARCH E1**

SCALE N/A

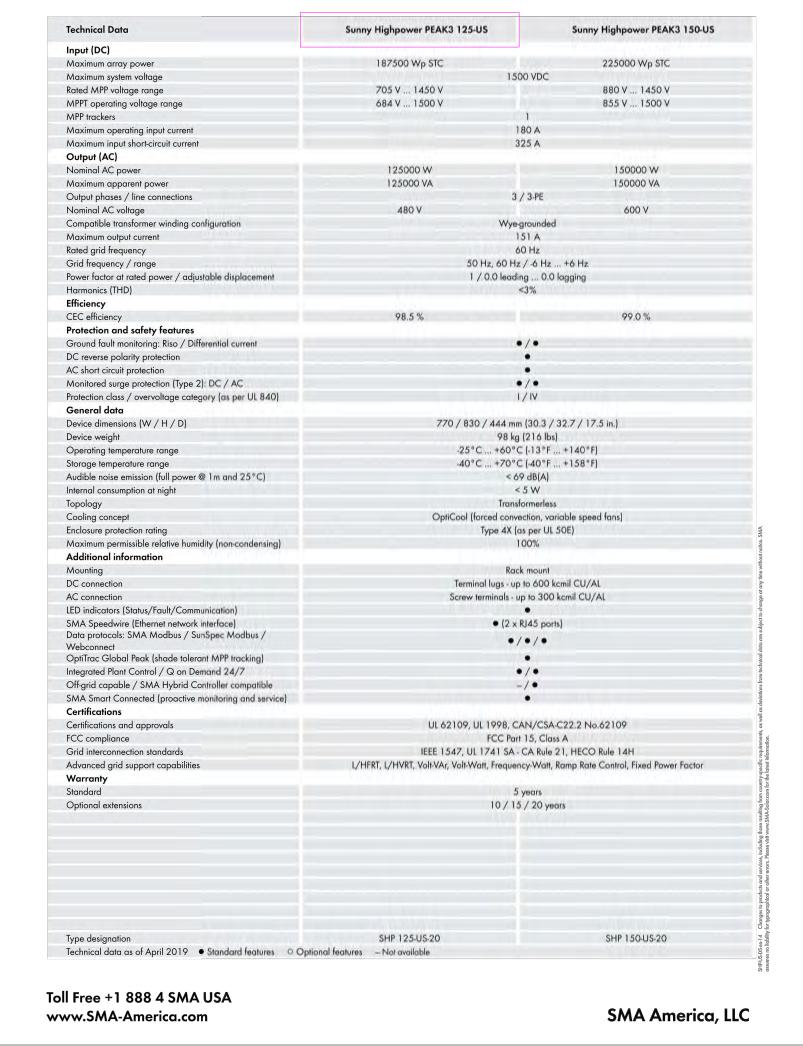
REVISION: ICA / PERMIT

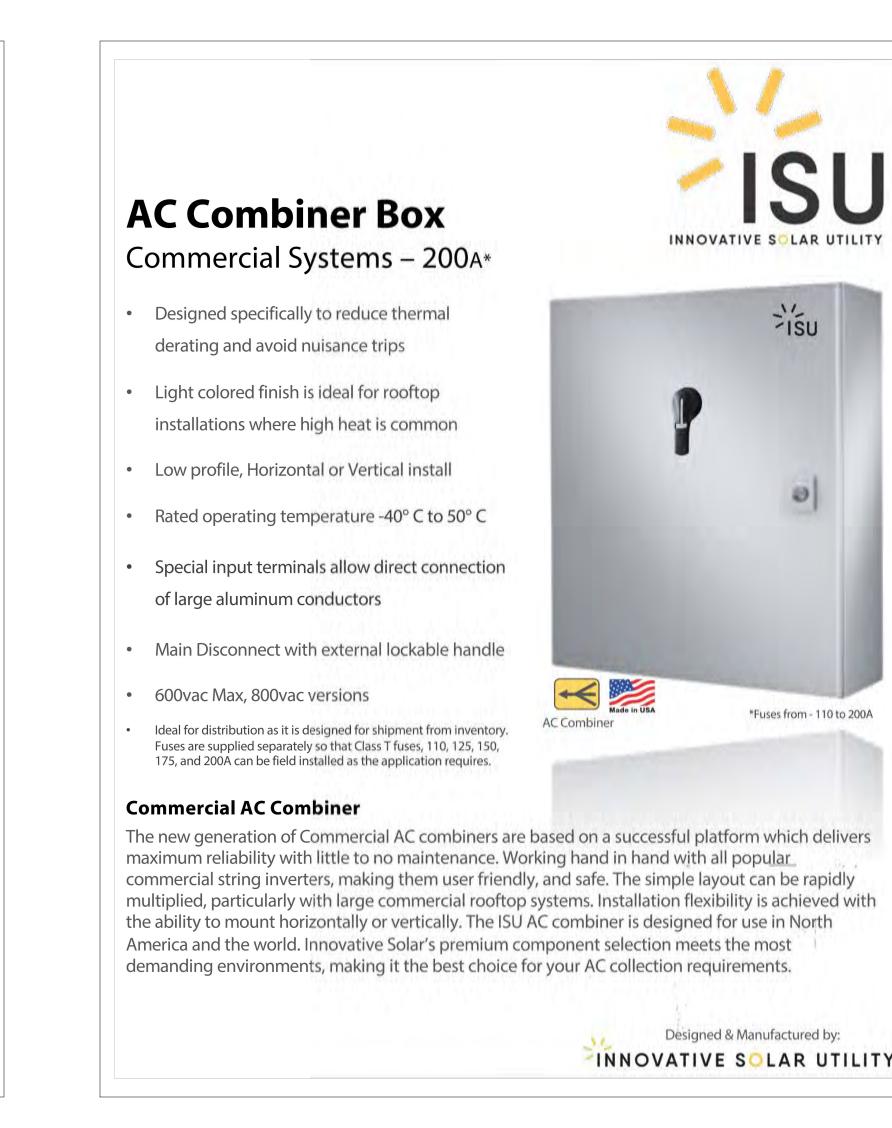
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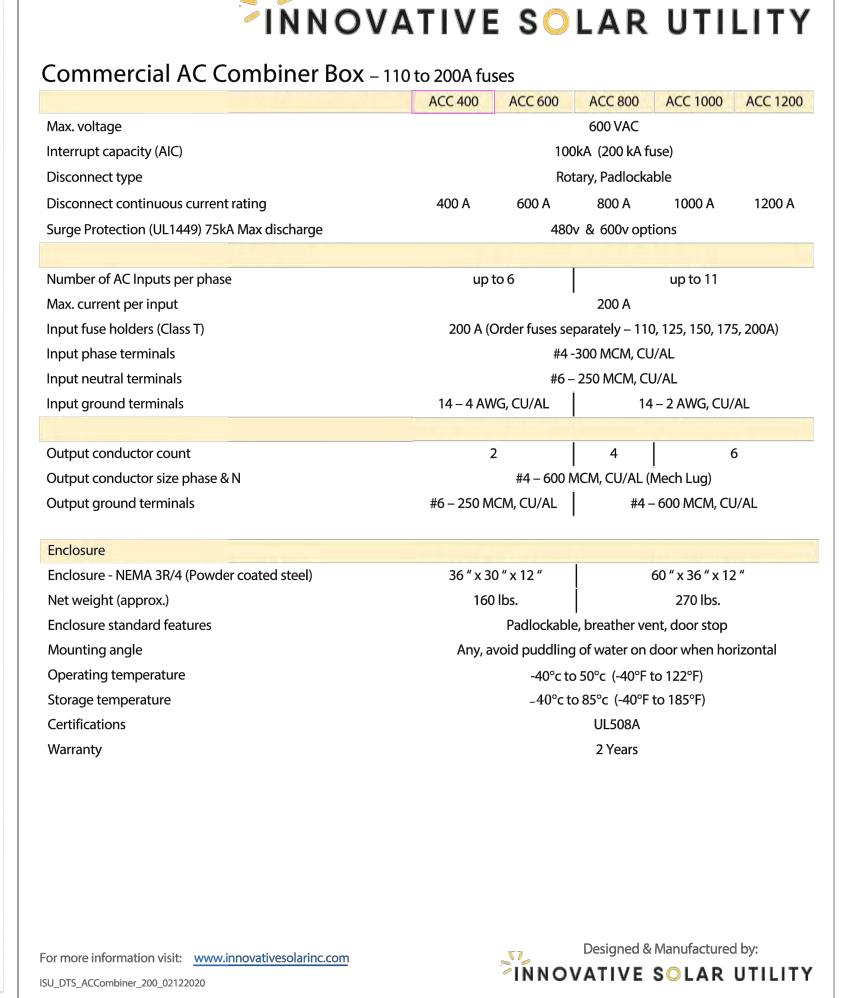
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(E1) ISU DTS 1500V DC Combiner











(E2) ISU - ACC1000

[1] SMA - Sunny Highpower PEAK3 125-US

(P1) HT-SAAE - HT72-18X 530W

SHEET NUMBER:

