ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC) September 3, 2024 – Approved Meeting Minutes

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

Present:

Matt Asselmeier – PBZ Department
David Guritz – Forest Preserve
Brian Holdiman – PBZ Department
Fran Klaas – Highway Department
Commander Jason Langston – Sheriff's Department
Alyse Olson – Soil and Water Conservation District
Seth Wormley – PBZ Committee Chair

Absent:

Meagan Briganti – GIS Department Greg Chismark – WBK Engineering, LLC Aaron Rybski – Health Department

Audience:

Tom Carroll, Jim Filotto, Katherine Rousonelos, Ray Jackinowski, and Dan Kramer

AGENDA

Mr. Guritz made a motion, seconded by Mr. Klaas, 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. Klaas, to approve the August 6, 2024, meeting minutes.

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

PETITIONS

Petition 24-24 James W. Filotto on Behalf of Oakland Avenue Storage, LLC

Mr. Asselmeier summarized the request.

Mr. Asselmeier noted that a revised site plan was submitted in response to comments from WBK Engineering.

On July 16, 2024, the Kendall County Board approved Ordinance 2024-26, rezoning the subject property to B-3 Highway Business District. On July 8, 2024, the Kendall County Planning, Building and Zoning Committee approved a conditional use permit for a contractor's office or shop (roofing contractor) where all storage of equipment and materials are inside a building.

The Petitioner is requesting site plan approval as required by Section 13:10 of the Kendall County Zoning Ordinance.

The application materials, improvement plans, landscaping plan, site plan, and the building elevations were provided.

The property is located between 276 and 514 Route 52 in Seward Township.

The property is approximately eleven (11) acres.

The County's Future Land Use Map calls for the property to be Commercial. The Village of Shorewood's Future Land Use Map calls for the property to be Mixed Use.

Route 52 is a State maintained Arterial Road.

There is a trail planned along Route 52.

There are no floodplains or wetlands on the property.

The adjacent properties are Agricultural, Single-Family Residential, and a Landscaping Business.

The adjacent properties are zoned A-1 and A-1 SU.

The County's Future Land Use Map calls for the area to be Public/Institutional, Suburban Residential and Commercial. The Village of Shorewood's Future Land Use Map calls for the area to be Mixed Use, a School, and Single-Unit Residential Detached.

The properties within one half (1/2) mile are zoned A-1, A-1 SU, B-2, B-3 SU, B-4, and Will County Zoning.

The A-1 special use permits to east are for a landscaping business and fertilizer plant.

The A-1 special use permit to the west is for a landing strip.

The B-3 special use permit to the east is for indoor and outdoor storage.

The property to the north of the subject property is planned to be a school.

EcoCAT Report submitted and consultation was terminated.

Petition information was sent to Seward Township on August 21, 2024.

Petition information was sent to the Village of Shorewood on August 21, 2024. Mr. Asselmeier read an email from the Village of Shorewood stating they had no comments.

Petition information was sent to the Minooka Fire Protection District on August 21, 2024. Mr. Asselmeier read a comment letter and turning radius information from the Minooka Fire Protect District.

The design standards were as follows:

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 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 property was rezoned to B-3 Highway Business earlier in 2024. The property drains towards the south. There are no floodplains or wetlands on the property and there are no excessive slopes.

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 site improvement plan shows one (1) access from Route 52, a twenty-four foot (24') wide asphalt drive. Based on the proposed use and the requirements of Section 11:04 of the Zoning Ordinance, one (1) parking space would be required per employee. The Petitioner indicated that six (6) full-time employees would report to the site for work. The site improvement plan shows nine (9) parking spaces, including one (1) ADA compliant parking space. There will be a maximum of four (4) employees at the property.

Conflicts between pedestrians and vehicular movements should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. No conflicts are foreseen.

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 proposal should not impact, shadow, noise, odor, traffic, or utilities on neighboring properties. The landscaping plan preserves the existing tree line along the western property line. The landscaping plan also shows vegetation added to the north side of the building and between the refuse area and the parking lot. The building elevations do not show any lights on the western side of the building and two (2) LED light fixtures on the north side of the building. The main entrance and parking are on

the east side of the building and the building will block lights from vehicles parked in the parking lot from the residential structure to the west. The business sign along Route 52 will be illuminated and will be required to follow Kendall County's signage regulations. Drainage concerns can be addressed in the stormwater management permit; WBK Engineering submitted a comment letter dated August 21, 2024, but the comments raised in the letter do not directly impact site layout. The proposed septic field is located north of the building and the proposed well is located between the building and parking lot, per the site improvement plan.

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. The building elevations propose a building with brick veneer, galvalume steel siding, metal doors, and aluminum fascia, gutters, and downspouts on a concrete foundation. The building's highest point will be twenty-eight feet, two inches (28', 2"). The building, including storage areas and offices, is proposed to be just under sixteen thousand (16,000) square feet in size.

Relationship to Surrounding Development-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. This is not an issue.

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 an issue. There is land available on the north end of the property for a trail, if a trail is installed in the future.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. The landscaping plan calls for the maintenance of the existing tree line along the western property line. The landscaping plan calls for the planting of four (4) deciduous shade trees, five (5) deciduous ornamental trees, three (3) evergreen trees, twenty-eight (28) deciduous shrubs, and fourteen (14) evergreen shrubs at various locations around the property. In addition, a seed mix is purposed around the building and detention pond. Mulch and compost are also planned around the site. Per the site improvement plan, a vinyl chain-link fence with an electronic gate is planned around an area south of the building. This fence will be eight feet (8') feet in height. The building elevations call for several LED light fixtures, mainly over the windows and doors. Lighting must follow the regulations in the Kendall County Zoning Ordinance. The conditional use permit prevents outdoor storage of materials or outdoor fabrication. Stormwater issues can be addressed in the stormwater management permit.

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

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. The site improvement plans show the mechanical equipment, a small condenser, south of the proposed office space. The building and the evergreen trees should screen the mechanical equipment from any of the neighboring properties that might be zoned residential in the future.

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. The Petitioner proposed an illuminated sign as depicted on the site improvement plan. The size and location of the sign will comply with the Kendall County Zoning Ordinance. Neither the parking lot nor the driving aisle will be illuminated. The elevations show eleven (11) LED light fixtures over various doors and windows. No doors, windows or light fixtures are proposed on the west side of the building.

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. One (1) refuse location is shown near the northeast corner of the fenced parking area. As required by the Kendall County Zoning Ordinance, plantings, in this case specifically three (3) evergreen trees will be planted to the east of the refuse area to provide screening, per the landscaping plan. The building and position inside the fence parking area, combined with the evergreen trees, should shield the refuse area from adjoining properties.

Pending review by ZPAC, Staff recommended approval of the site plan subject to the following conditions:

- 1. The site shall be developed substantially in accordance with the submitted improvement plans, landscaping plan, and building elevations.
- 2. If additional lighting is proposed in the future, an amendment to the site plan will be required.
- 3. If additional freestanding signage, other than directional or emergency related signage, is proposed in the future, an amendment to the site plan will be required. This requirement shall not apply if signage is added to the building.
- 4. Damaged or dead plantings shown on the landscaping plan shall be replaced on a timeframe approved by the Kendall County Planning, Building and Zoning Department.
- 5. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development.

Ray Jackinowski asked if there was a fence along the western property line. Mr. Asselmeier responded that no fence was planned along the western property line. The Petitioner was not required to install a fence along the western property line.

Mr. Guritz asked if there was a drainage easement on the eastern side of the property. Mr. Asselmeier said no drainage easement officially existed on the property. The site development would be on the west side of the property. Drainage would have to be examined again, if the east side of the property is developed.

Mr. Guritz asked why the site plan was revised. Mr. Asselmeier responded to reflect WBK's comments. Mr. Guritz asked if WBK was satisfied by the respond. Mr. Asselmeier said WBK has not responded, but he thought the site plan addressed WBK's concerns.

Commander Langston requested that the access code for the gate be given to KenCom.

Chairman Wormley asked about the septic system. Mr. Asselmeier said the septic system was designed based on the proposed use. The Petitioner was encouraged to work with the Health Department on their design for the septic system.

Mr. Holdiman asked about access. Mr. Asselmeier responded that a new access point was needed from IDOT.

Mr. Guritz made a motion, seconded by Mr. Klaas, to approve the proposal with the conditions proposed by Staff and adding a requirement that the code to the gate be given to KenCom.

Mr. Jackinowski asked about adding a fence to the western property line. A fence was not required. Discussion occurred regarding a fence around a nearby kennel. The fence request for privacy.

Mr. Jackinowski asked if the indoor storage was still required; this requirement is still in existence.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

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

Absent (3): Briganti, Chismark, and Rybski

The motion passed.

Petition 24-26 Timothy A. Tremain

Mr. Asselmeier summarized the request.

The Petitioners would like a map amendment rezoning approximately three point six more or less (3.6 +/-) acres located on north side of River Road between 11327 and 11209 River Road from R-1 One Family Residential District to R-3 One Family Residential District in order to build two (2) houses at the property.

The property was rezoned in 2007 by Ordinance 2007-03 and is Lot 1 of the Glen Nelson Subdivision.

The property is less than ten (10) acres in size as is eligible for rezoning under Section 8:07.H of the Kendall County Zoning Ordinance.

As of the date of this memo, the Petitioner has not indicated if they will be dividing the land through a Plat Act Exemption or if they will be pursuing a re-subdivision of the property.

The application materials and zoning plat were provided.

The property is approximately three point six (3.6) acres in size.

The County's Future Land Use Map calls for the property to be Rural Residential. The United City of Yorkville's Future Land Use Map calls for the property to be Estate/Conservation Residential.

River Road is a Township maintained Minor Collector.

The zoning plat shows a fifteen foot (15') trail easement along the southern portion of the property.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Wooded, Single-Family Residential, and a Private Road.

The adjacent properties are zoned A-1, R-1, and R-3.

The County's Future Land Use Map calls for the area to Rural Residential. The United City of Yorkville's Future Land Use Map calls for the area to be Estate/Conservation Residential.

Properties within one half (1/2) mile are zoned A-1, A-1 SU, and R-3 in the County and Residential inside Yorkville south of the Fox River.

The A-1 special use permits to the east is for a campground (PNA Camp).

EcoCAT Report submitted and consultation was terminated; there were protected resources in the area, but adverse impacts were unlikely.

The application for NRI was submitted on August 20, 2024.

Petition information was sent to Bristol Township on August 23, 2024. No comments were received.

Petition information was sent to the United City of Yorkville on August 23, 2024. Yorkville will be reviewing this Petition at their meetings in October.

Petition information was sent to the Bristol-Kendall Fire Protection District on August 23, 2024. No comments were received.

The Petitioners would like to rezone the property in order to build a maximum of two (2) houses on the property.

The site is currently vacant. Any future buildings would have to meet applicable building codes.

No utility information was provided.

The property fronts Glen Nelson Drive, which is a private road. The zoning plat (Attachment 2) notes that the property cannot access River Road.

Any parking would be for residential purposes.

Based on the proposed uses, no new odors are foreseen.

Lighting would be for residential purposes and would have to follow applicable ordinances.

Landscaping would be for residential uses.

Signage would be for residential purposes and would have to meet applicable regulations.

The owners of the property would have to follow applicable noise control regulations based on residential uses.

Stormwater control would be evaluated as part of the building permit.

The proposed Findings of Fact were as follows:

Existing uses of property within the general area of the property in question. The surrounding properties are used for agricultural purposes and single-family residential purposes.

The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1, R-1, and R-3. In particular, the properties immediate south of the subject property are zoned R-3.

The suitability of the property in question for the uses permitted under the existing zoning classification. One (1) single-family home could be built on the subject property under the present R-1 zoning classification. If a property owner wanted to construct additional homes, a map amendment to a zoning district that allows for small lots, such as the R-3 zoning classification, would be needed.

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

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The subject property is classified as Rural Residential on the Future Land Use Map and the R-3 Zoning District is consistent with this land classification.

Staff recommended approval of the proposed map amendment.

Dan Kramer, Attorney for the Petitioner, stated that the developer of the subdivision lives across from the Petitioner. Mr. Kramer explained the history of the subdivision. The Petitioner plans to build a house on the south lot. There would be no cuts on River Road. Mr. Kramer said that Yorkville was reviewing the proposal at their meetings in October and the proposal would go to the Planning Commission in October. He also said that neighboring property owners were fine with dividing the lot.

Mr. Guritz asked about the Estate/Conservation Residential designation. Mr. Asselmeier said that Yorkville designated the property that way in their Future Land Use Map. Mr. Kramer explained that the designation was assigned to properties where Yorkville had not undertaken large amounts of analysis of future land use.

Mr. Klaas asked when the subdivision was created. It was created around 2007. Mr. Klaas asked when the right-of-way dedication occurred. The dedication probably occurred at that time.

Mr. Guritz asked if the trail easement was held by the County. Mr. Asselmeier was unsure, but he thought it was held by Bristol Township. If it was held by Bristol Township, and the road was annexed, the trail easement would go to Yorkville.

The homes probably would not be constructed until 2025 at the earliest.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the map amendment.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

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

Absent (3): Briganti, Chismark, and Rybski

The motion passed.

The proposal goes to the Kendall County Regional Planning Commission on October 23, 2024.

Petition 24-27 Steve W. Jeffers on Behalf of Revolution Investments, LLC

Mr. Asselmeier summarized the request.

A ten foot (10') drainage and utility easement presently exists between Lots 110 and 111 in Whitetail Ridge Subdivision. The Petitioner own the subject lots and would like to construct a home in the center of the combined lots.

The properties are addressed as 5682 and 5834 Championship Court, Yorkville.

The lots are approximately one point five (1.5) acres in size.

The properties are zoned RPD-2.

The County Future Land Use Map calls for the property to be Rural Residential.

Championship Court is a Township Road classified as a Local Road.

There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Single-Family Residential and Open Space (Golf Course).

The adjacent properties are zoned RPD-2 and RPD-2 SU.

The County's Future Land Use Map calls for the area to be Single-Family Residential and Open Space (Golf Course).

The RPD-2 special use is for a golf course.

Na-Au-Say Township was emailed information on August 23, 2024. No comments received.

The United City of Yorkville was emailed information on August 23, 2024. No comments received.

The Bristol-Kendall Fire Protection District was emailed information on August 23, 2024. No comments received.

The application materials, plat of vacation, and topographic information were provided.

On August 22, 2024, Greg Chismark sent an email stating that he had no objections to the vacation from a drainage perspective. This email was provided.

On August 22, 2024, a representative from the Whitetail Ridge Homeowners' Association submitted an email stating the HOA had no objections to the requested easement vacation. This email was provided.

The Petitioner was still obtaining approvals from the utilities; they had approval from everyone except AT&T.

Staff recommended approval of the requested easement vacation provided that Lots 110 and 111 remain under the same ownership.

Mr. Guritz made a motion, seconded by Commander Langston, to recommend approval of the plat of vacation.

The votes were follows:

Ayes (7): Asselmeier, Guritz, Holdiman, Klaas, Langston, Olson, and Wormley

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

Absent (3): Briganti, Chismark, and Rybski

The	motion	passed.
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The proposal goes to the Kendall County Planning, Building and Zoning Committee on September 9, 2024.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

None

OLD BUSINESS/NEW BUSINESS

None

CORRESPONDENCE

None

PUBLIC COMMENT

Dan Kramer commended the Regional Planning Commission for honoring Larry Nelson.

ADJOURNMENT

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

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

The ZPAC, at 9:36 a.m., adjourned.

Respectfully Submitted, Matthew H. Asselmeier, AICP, CFM Director

Enc.



KENDALL COUNTY ZONING & PLATTING ADVISORY COMMITTEE SEPTEMBER 3, 2024

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)
Ten Jacobnowski		
Karha Marerael		
Jim Filotto		
Dan Keam		

Memorandum

Date: August 27, 2024

To: Matthew Asselmeier

Kendall County Planning, Building & Zoning

From: Thomas Carroll, P.E.

Re: Filotto Roofing – Site Plan

The enclosed Improvement Plans, calculations, permit applications, and supporting documents have been revised per your review letter, dated August 21, 2024. We offer the following responses (in bold) to the comments provided:

- 1. In the Stormwater Management Report, the Detention Tributary Area exhibit and detention calculations reflect the basin provides detention for the disturbed 2.87 acres, however, in proposed conditions the basin will accept runoff from an additional area between the proposed disturbance and possibly areas north of the proposed building. Please evaluate the overflow weir for this additional flow as to depth and velocity with the understanding overflow conditions will occur more frequently. The overflow weir calculations have been updated to include both the developed area and the undeveloped area that are both tributary to the proposed detention basin.
- 2. The weir coefficient is represented as two different values in the stormwater report. Verify the appropriate value. Also verify the weir length in the calculations matches the plans. **The stormwater calculations have been updated to reconcile the weir coefficients.**
- 3. Site Improvement Plans Please add dimensions to the restrictor manhole detail to verify the minimum 4" clearance will be met with the proposed top of wall elevation. Revise the grate type to maximize the overflow potential using a beehive type or "01" for EJIW products. The rim of the restrictor structure has been raised slightly to accommodate for the extra height of the beehive grate. Also, the restrictor structure detail has been updated to include dimensions to demonstrate that there will be adequate clearance for the top of the wall in the restrictor structure.
- 4. We understand the drainage swales along the east and west limits of the disturbed area are intended to capture flow from disturbed areas and route it to the stormwater basin. The definition of the swale is lacking in some areas. It is preferred that a typical minimum swale section be depicted that call out a minimum swale bottom side slope and depth to convey flows. Verify minimum depth with a channel capacity calculation. It is not necessary to revise all contours or include this additional area in the stormwater calculations, however we have no objection if that is done. Our primary concern is that the final field conditions will indicate clear capture and routing of the flows. Typical swale sections have been added to the Grading Plan. Also, Appendix 5 has been added to the Stormwater Report to demonstrate that the proposed swales have adequate capacity to convey the 100-year tributary flows to the detention basin.

- 5. Access to US 52 will require approval from IDOT. Acknowledged. We have submitted to IDOT and will forward approval once it is obtained.
- 6. An NPDES permit is needed for the project. **Acknowledged. NPDES permit approval will be submitted once obtained.**

Filotto Roofing August 27, 2024
GJN 21641 Page 2

SITE IMPROVEMENT PLANS FILOTTO ROOFING US ROUTE 52, MINOOKA



LOCATION MAP

WARNING

BENCHMARKS:

ELEV=630.89

COUNTY: SECTION: P.I.N.(S):

PROPERTY INFORMATION:

LEGAL DESCRIPTION:

SECTION 13-T35N-R8

REFERENCE: KENDALL COUNTY (SEWARD TOWNSHIP) BENCHMARKS 902,

SITE: RIM OF STORM DRAIN AT NORTHEAST CORNER OF PROPERTY.

UNINCORPORATED KENDALL COUNTY

WEST HALF OF THE NORTH 806.65-FT OF THE WEST 1296.0-FT (EXCEPT THE SOUTH 80.67-FT) OF THE SOUTHEAST QUARTER OF

09-13-400-011

U.S. ROUTE 52, WEST OF COUNTY LINE ROAD, MINOOKA



THE PUBLIC WORK & UTILITIES DEPARTMENTS AND BUILDING DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE START OF OR RESUMPTION OF WORK ON THE PROJECT

LEGEND PROPOSED WATER MAIN FIRE HYDRANT VALVE VAULT VALVE BOX STORM SEWER MANHOLE CATCH BASIN INLET FLARED END SECTION SANITARY SEWER MANHOLE STREET LIGHT

INDEX OF SHEETS

TITLE SHEET
 EXISTING CONDITIONS
 GEOMETRIC PLAN

4. GRADING/UTILITY PLAN5. STORMWATER POLLUTION PREVENTION PLAN

. EROSION CONTROL PLAN . CONSTRUCTION DETAILS

8. SPECIFICATIONS

OWNER: OAKLAND AVE STORAGE ILC

CLIENT: UNITED ARCHITECTS
ROBERT GEBEL

DRAINAGE & ENGINEER CERTIFICATE

I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF, OR; THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 27TH DAY OF AUGUST, 2024

THOMAS CARROLL, P.E.
ILLINOIS P.E. #
LICENSE EXPIRES 11.30.2025
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000165



SEAL/STAMP

EVISION
NITIAL SUBMITTAL
COUNTY REVIEW
ELLOCATE TRASH BIN
COUNTY REVIEW

7.23.24 INITIAL SUBMITTAL
1 7.29.24 COUNTY REVIEW
2 8.12.24 RELOCATE TRASH E
3 8.27.24 COUNTY REVIEW

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PROJECT NO. 21641

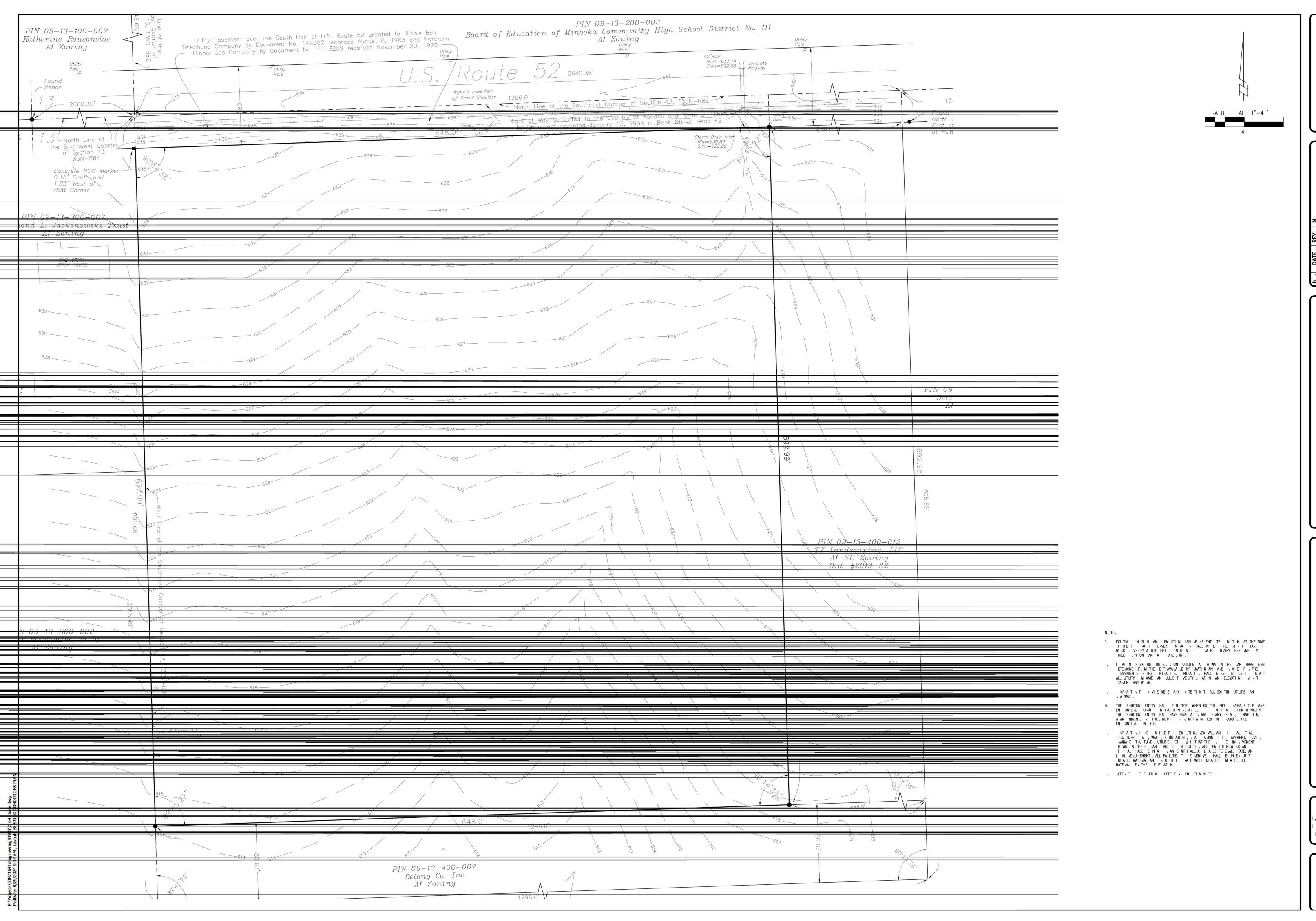
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CHECKED BY: CP

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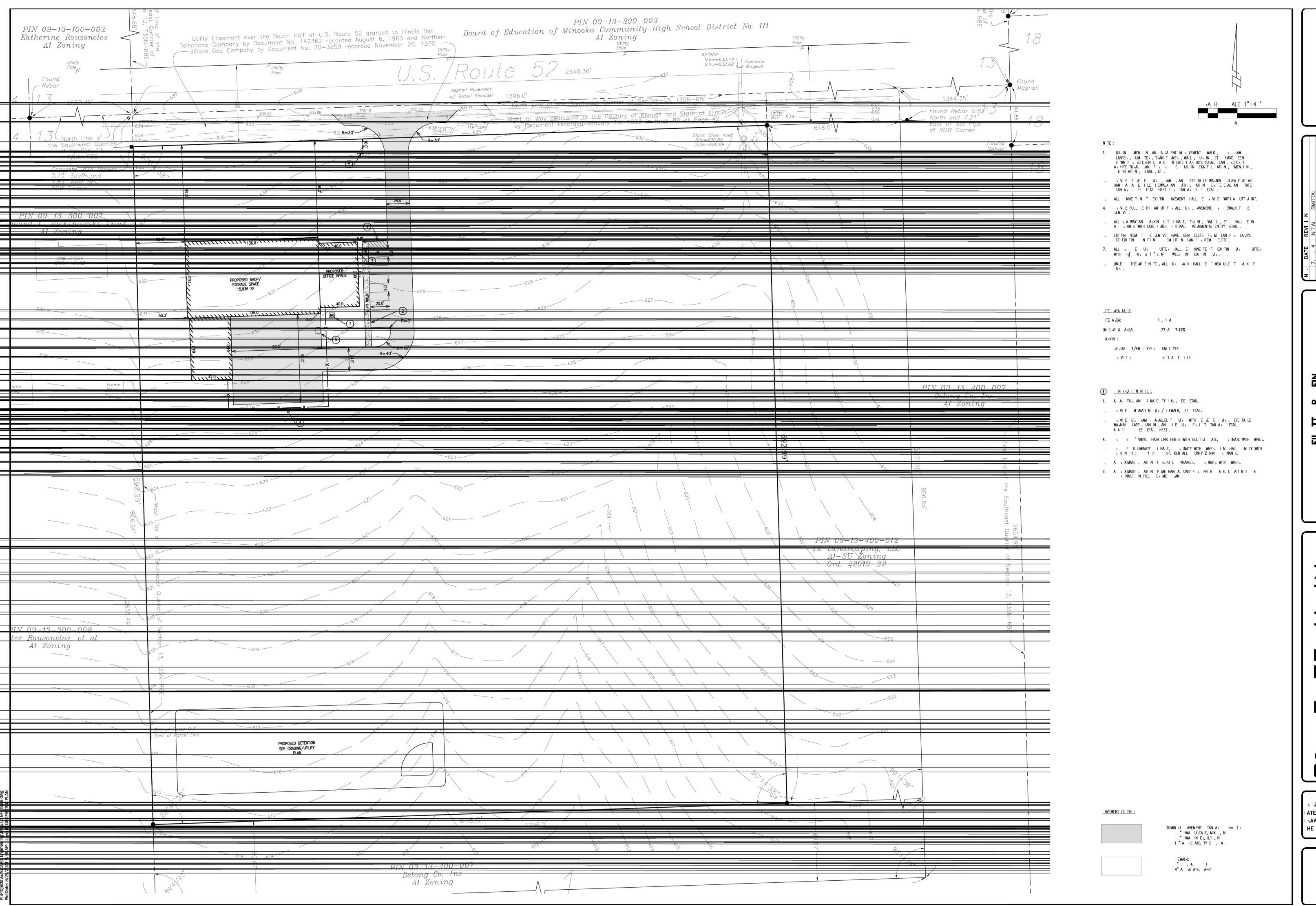
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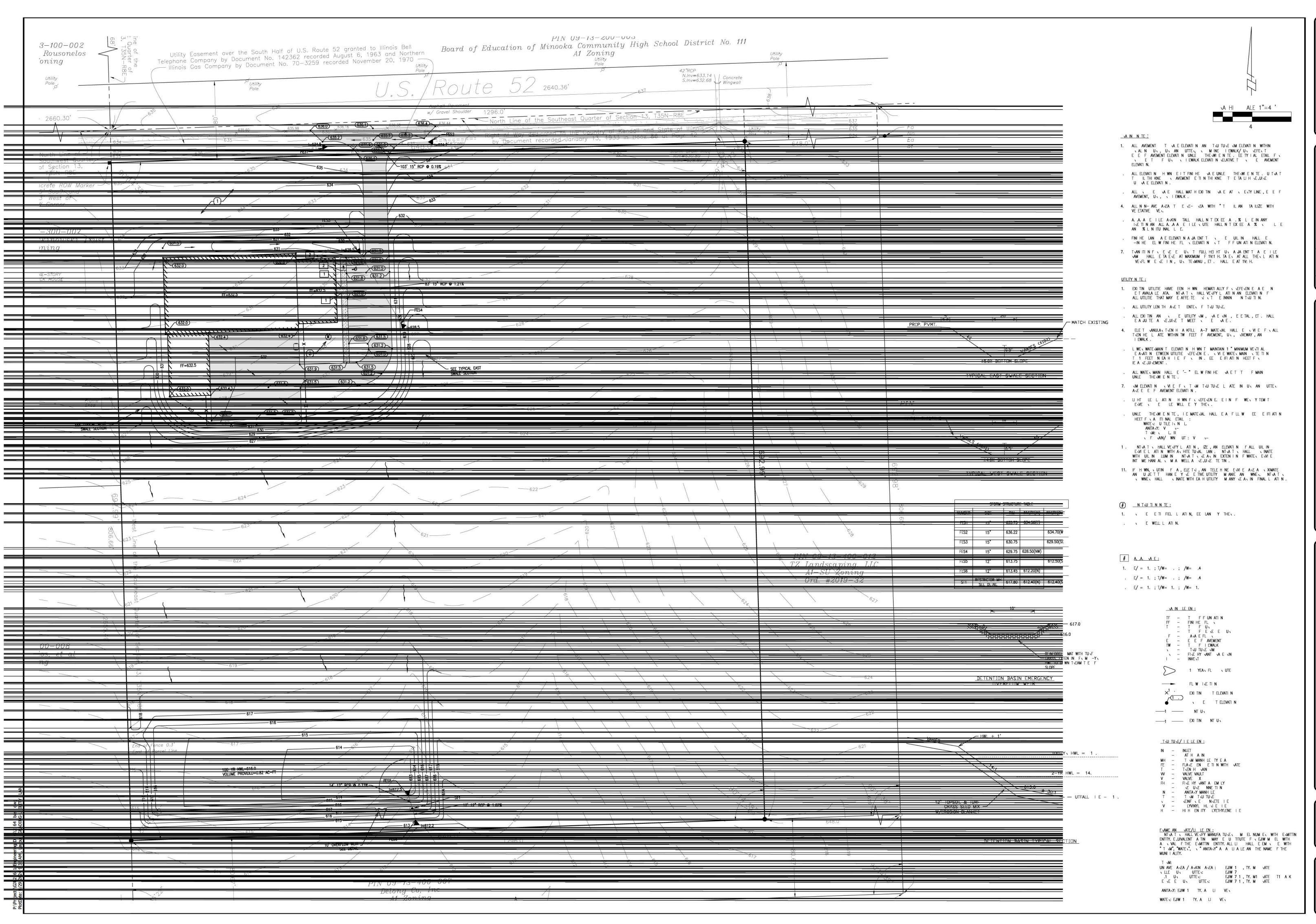


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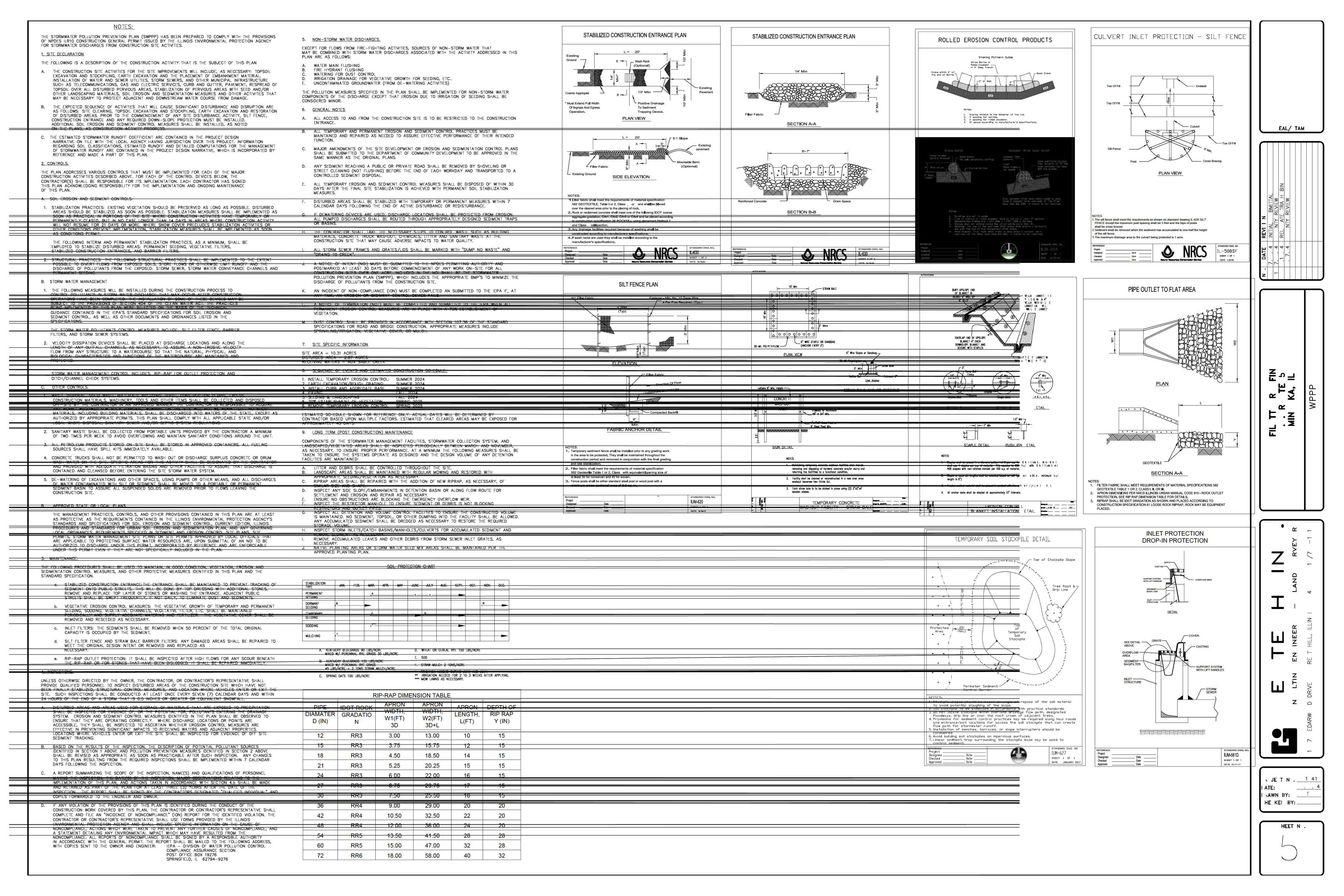
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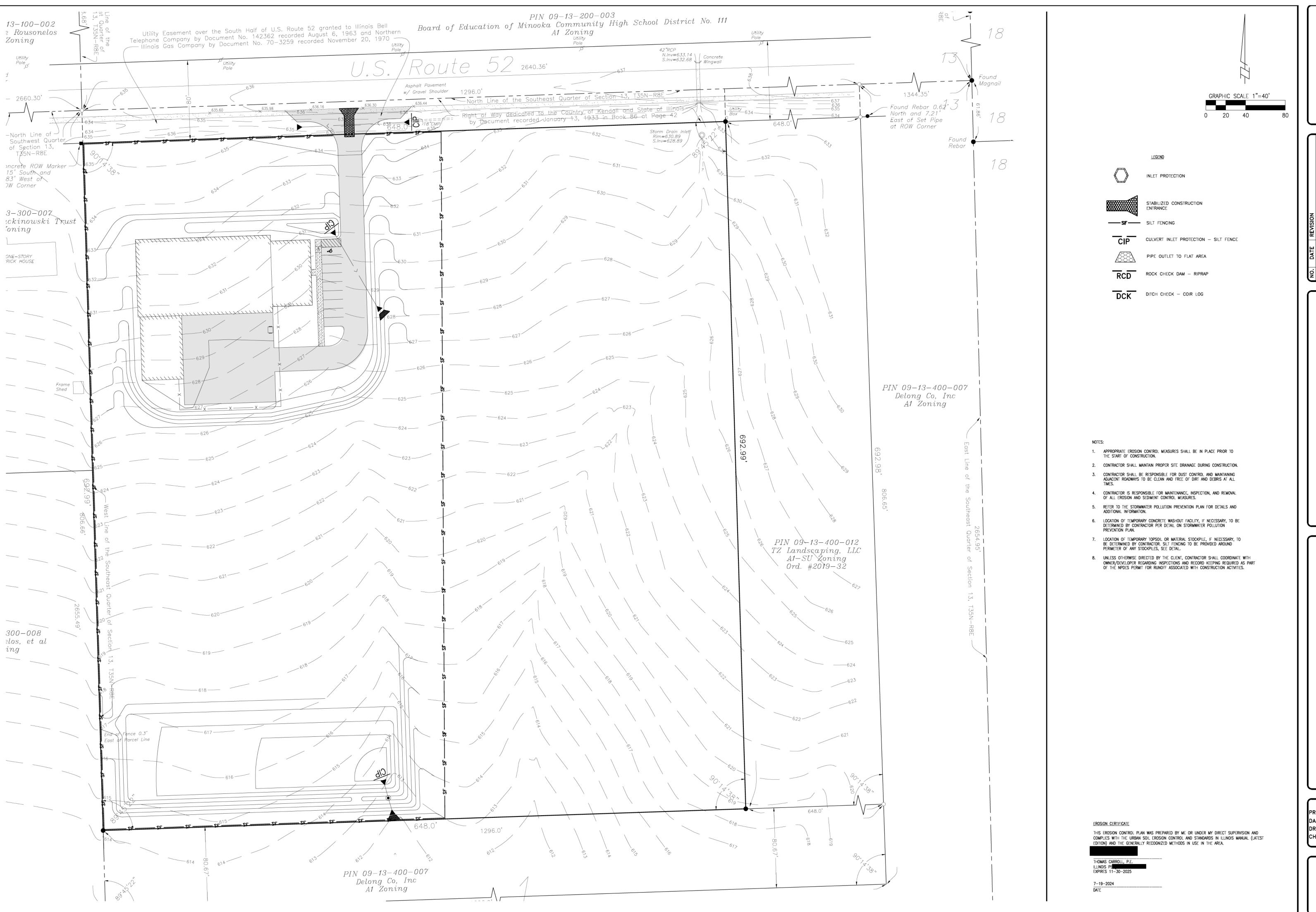


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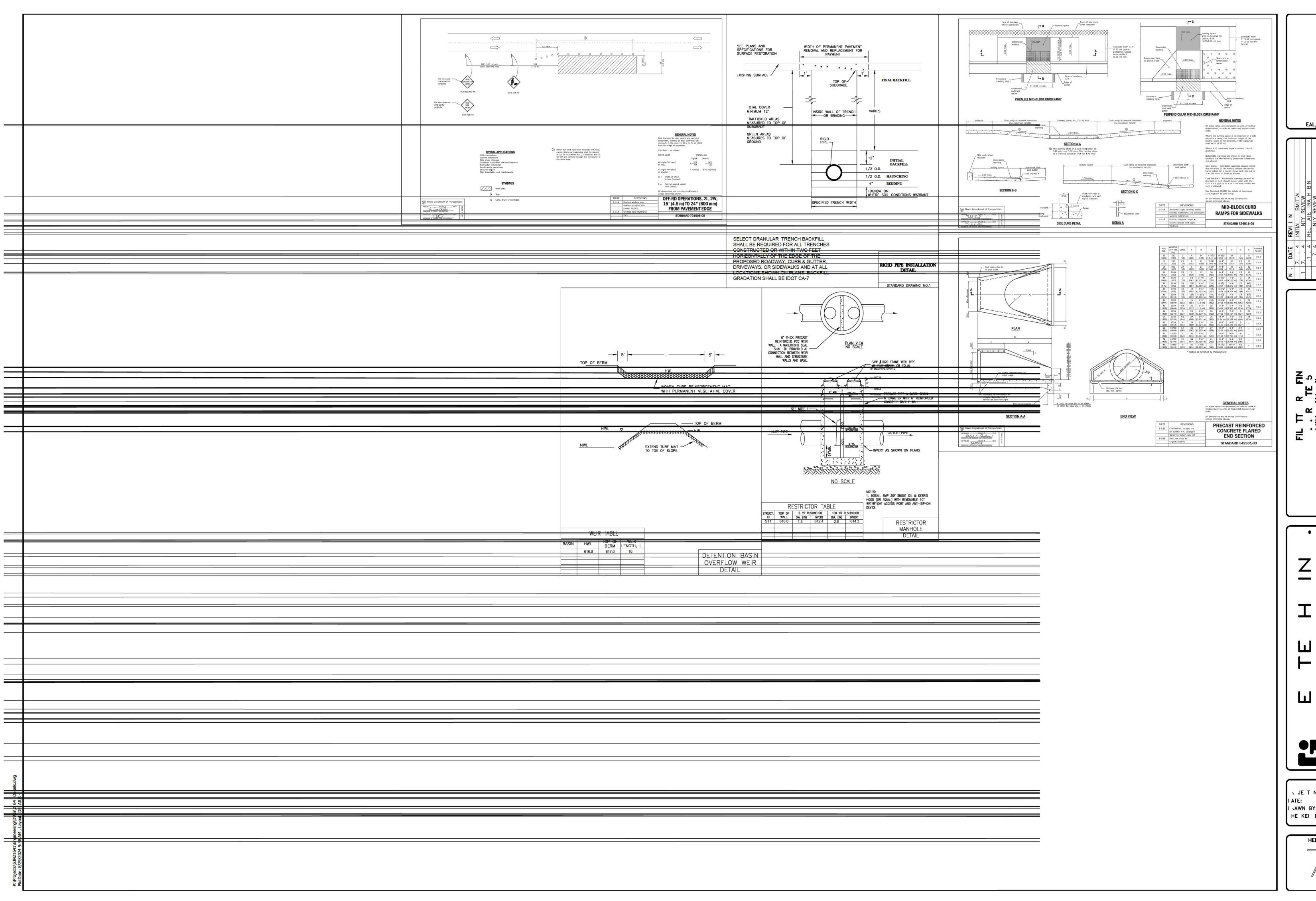




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PROJECT NO. 21641 5.30.24 DRAWN BY: TC CHECKED BY: CP

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DETAIL

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1. DEFINITION OF TERMS.	1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION WORK AN	ND DISPOSAL OF WASTE 1. SANITARY SEWER PIPE, INCLUDING SERVICES, SHALL BE POLITIVINE CHIORIDE (PVC) SEWER		RAINS IN AC AN EWITH E'TIN 41 FTHE
A. "CLIENT" SHALL MEAN THE PERSON OR ENTITY WITH WHOM GEOTECH INCORPORATED TO PREPARE CIVIL ENGINEERING PLANS AND SPECIFICATIONS. B. "ENGINEER" SHALL MEAN GEOTECH INCORPORATED	HAS CONTRACTED WITH 2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL OF ALL ST FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILIT	TRUCTURES, PADS, WALLS, 2. WHERE WATER MAIN QUALITY PIPE AND JOINTS ARE REQUIRED, SANITARY SEWER PIPE SHALES. ETC. SUCH THAT THE ASTM D2241, SDR 26, WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 A		TRUCTION IN ILLIN I A F LL W:
B. ENGINEER SHALL MEAN GEOTIECH INCORPORATED C. "PLANS" SHALL MEAN THE CIVIL ENGINEERING PLANS AND SPECIFICATION PREPARED E D. "CONTRACTOR" SHALL MEAN ANY PERSON OR ENTITY PERFORMING ANY WORK DESCRI E. "JURISDICTIONAL ENTITY" SHALL MEAN ANY MUNICIPAL, COUNTY, STATE, OR FEDERAL 1	BY THE ENGINEER. IMPROVÉMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE	E-RÉMOVED SHALL BE 3 MANHOLES SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND CONSTRUCTED.	PER THE STANDARD LIGHTEEN (18) INCHES ABOVE THE CR	DWN OF ITHE VAIN VEWEV WHENEVEV WATER
FROM WHOM AN APPROVAL, PERMIT, AND/OR REVIEW IS REQUIRED FOR ANY ASPECT. 2. CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE USE AND RELIANCE OF THE PLANS IS	OF THE PROJECT. J. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS,	TO TAILS. MANTOT FIDS SHALL BE SETT—SEALING, WAITRIGHT FIDS WHIT CONCLAILD FICK "SANITARY" AND THE NAME OF THE JURISDICTIONAL FNTHY. PIPE CONNECTIONS SHALL BE ROADWAYS, DRIVES, PAVEMENT RUBBER WATERTIGHT PIPE SETEVES PER ASTM C923. EXTERNAL CHIMNEY SEALS SHALL BE BLE COMPACTED MATERIAL ALL. SANITARY MANHOLES AND MANHOLES SHALL BE WATERTIGHT.	PROVIDED ON ALL WITHIN THE (TO) FEET HORIZONTALLY WALLE MAIN PIPE SHALL BE CENTERED	AINED FOR THAT OF N F THE WATE OF MAIN LEARLY SEWEOOD OF THE WATE OF MAIN OF THE WATE OF MAIN LEARLY SEWEO THE WATE OF MAIN LEARLY SEWEO THE OF THE WATE OF MAIN LEARLY SEWEO THE WATE OF THE WATE OF MAIN LEARLY SEWEO THE WATE OF THE
CONSIDERATION FOR CONTRACTOR'S COVENANTS STATED HEREIN. J. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKE	EXISTING UTILITY LINES UNDER PROPOSED LANDSCAPE AREAS SHALL BE LEFT IN PLASTRUCTURES. ALL EXISTING STRUCTURES SHALL BE REMOVED AND BACKFILLED WITH MATERIAL, CONTRACTOR SHALL COORDINATE ACTIVITIES WITH THE APPROPRIATE UTILITY.	SUITABLE COMPACTED 4. AN EXTERNAL DROP MANHOLE SHALL BE PROVIDED WHERE THE DIFFERENCE BETWEEN INVE	EQUIDISTANT FROM THE SEWER OF DRA	NN. Shall be NT\UTE FLI—N\MEH
AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE C VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH	ONTRACTOR MUST 4. CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND UTILITY COMPANIE WHAT IS SHOWN ON SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND CHARGES ASSOCIA	ATED WITH DISCONNECTION OF	TO WATER MAIN STANDARDS OF CONST	RUCTION WHEN:
WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISATE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL SECUNSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AND	AGREEMENT BETWEEN S. REMOVAL AND/OR ABANDONMENT OF ANY WELLS, SEPTIC TANKS AND/OR FIELDS, AN	SEWER, AT A 1.0% MINIMUM SLOPE. ALL SERVICE STUBS SHALL BE CAPPED WITH A WATER SECURED TO WITHSTAND THE REQUIRED TEST PRESSURES. ALE INTITY	RTIGHT PLUG, PROPERLY (B) THE WATER MAIN PASSES LINDER	
OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE COI PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DI	NSIDERED TO HAVE NS ARISING WITH 6. CONTRACTOR SHALL DEVELOP AND MAINTAIN A DUST CONTROL PLAN IN ACCORDANCE	SANITARY SEWER SERVICE RISERS SHALL BE INSTALLED WHERE THE MAINLINE SEWER DEPT	H IS GREATER THAN NOTES:	VAIIN.
4. ALL WORK HEREIN PROPOSED SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENT.	6. CONTRACTOR SHALL COORDINATE WITH JURISDICTIONAL ENTITY AND CLIENT TO ENSUR MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND PROVIDE STOR		NFILTRATION OR THE SEWER IN WATER MAIN FOUI	ain or se we (i e i a e ta le in lieu f Valent pipe.
JURISDICTIONAL ENTITY, AND ALL SUCTI PERTINENT LAWS, DIRECTIVES, ORDINANCES AND THE CONSIDERED TO BE A PART OF THESE FLANS. IF A DISCREPANCE IS NOTED BETWEEN THE REQUIREMENTS OF ANY JURISDICTIONAL ENTITY, THE CLIENT AND/OR CONTRACTOR SHALL IMENGINEER.	FLANS AND	9. SANITANT SEWERS SHALL BE DELICION ITSED IN ACCORDANCE WHITE THE "STANDARD SEWER CONSTRUCTION", LATEST EDITION, DEFLECTION SHALL NOT EXCEED THE RECOMMENDED DEFLECTION LIMITS OR MAXIMUM OF 5% OF THE INTERNAL DIAMETER OF TH	(2) THE STORM SEWER CAN BE CON: FIGUREATIONS FOR SEWER CAN BE CON: MANUFACTURER'S SEWER WITH WATER MAIN FOUTVALIBLE DIDE WILLD/CD IS	CODI, C44 IN TEA F N T U TIN THE
5. CONSTRUCTION OF WORK PROPOSED BY THE PLANS SHALL BE COMPLETED IN ACCORDANCE USED SHALL BE IN COMPLIANCE WITH, THE METHODS AND MATERIALS REQUIRED IN THE API	WITH, AND MATERIALS I. COPIES OF SOIL BORINGS AND REPORTS. IF SUCH BORINGS WERE TAKEN BY THE C	MORE STRING HE.	DRAIN AND THE CROWN OF THE WATER	MAIN ŚHA LL E MAINTAINE WHELE A WATEL N
THE LATEST EDITIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRU TRANSPORTATION, STATE OF ILLINOIS" AND "STANDARD SPECIFICATIONS FOR WATER AND SEW IN ILLINOIS".	WARRANTY REGARDING THE NUMBER LOCATION SPACING OR DEPTH OF BORINGS THE RESULTS THEREOF. COPIES OF SOIL BORINGS AND REPORTS. IF SUCH BORINGS WERE TAKEN BY THE COMMISS AND REPORTS. IF SUCH BORINGS AND REPORTS. IF S	RE PRESENTED FOR WHATEVER O REPRESENTATIONS OR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES" OR ASTM C1244 — "STANDARD TEST METHOD FOR CONCRETE SEWER PIPE LINES DE	OF INSTALLED PRECAST HIR AKING HIL MAIN, AS SHOWN ON H HE SEWER MANHOLE BY 4. CONSTRUCTION OF WATER MAIN OF	FIANS A A VE Y THE EN INEE \.
6. WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF EXISTING UNDER UTILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO TH	GROUND FACILITIES AND FURTHER, THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY E APPROXIMATE THE SOIL AND CROUNDWATER CONDITIONS MAY BE DIFFERENT THAN INDICATED NEITHER.	THER DOES THE ENGINEER "REQUIREMENTS OF THE JURISDICTIONAL ENTITY PRIOR TO FINAL ACCEPTANCE, COPIES OF T	E WITH APPLICABLE DRAIN LINE IS AT LEAST TEN (10) FEI	DISTANCE TO M THE WATE MAIN TO THE EWE
LOCATION AND ELEVATION OF SUCH FACILITIES AND UTILITIES. AT THE LOCATIONS WHEREIN I THESE FACILITIES AND UTILITIES BECOME NECESSARY FOR NEW CONSTRUCTION, INCLUDING A CONNECTION, THE CONTRACTOR SHALL FURNISH ALL LABOR AND TOOLS TO VERILY OR DEFI	ASSUME RESPONSIBILITY FOR VARIATIONS OF SOIL AND GROUNDWATER AT LOCATIONS ALL POINTS OF CONTRACTOR MAY AT THEIR DISCRETION AND COST OBTAIN ITS OWN BORINGS EXPL	S BETWEEN BORINGS. THE PROVIDED TO THE JURISDICTIONAL ENTITY. ORATIONS, AND OBSERVATIONS 12. CONNECTIONS TO EXISTING SEWER MAIN SHALL BE TO AN EXISTING SERVICE STUB. WIE. TO	HORIZONTAL SEPARATION: EE. OR MANHOLE WHERE I WATER MAINS SHALL BE LOCATED A	TEAST TEN 1 FEET H VIZ NTALLY F. M AN
NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IF ANY DISCREPANCIE INFORMATION OR CONFLICTS WITH EXISTING UTILITIES EXIST. ENGINEER ASSUMES NO RESPON	ISIBILITY WHATEVER WITH OR SPECIFIED BY THE CLIENT TREES DESIGNATED TO REMAIN SHALL BE PROTECTED		FT/BOOT (RESILIENT SERVICE CONNECTION. 2. WALLE MAINS MAY HE LOCALED CLO	SEWER, SANITARY EWER, MINE EWER RESERVED TO SERVE SERVED TO SERVE SERVED TO SERVE SERVED TO SERV
LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, NOR THE MANNER IN WHICH THEY ALL ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION TO N COMPANIES OF THE INTENT TO BEGIN CONSTRUCTION AND TO VERIFY THE ACTUAL LOCATION	RE REMOVED OR 3 UPON COMPLETION OF DEMOLITION AND SITE CLEARING, ALL TOPSOIL ORGANIC MAT	MATERIAL SHALL BE PLACED IN MANHOLE SHALL BE MADE WITH A CIRCULAR SAW—CUL OF THE SEWER MAIN BY PROPER I	STUB, WYE, TEE, OR TOOLS (SEWER-TAP (A) LOCAL CONDITIONS PREVENT A LA	IFRAL SEPARATI N F TEN 1 FEET; AN
TAGETHES AND UTILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITIES WORKING SCHEDULE FOR REMOVING OR ADJUSTING THESE FACILITIES.	NOT REQUIRING STRUCTURAL FILL. EXCESS STRIPPED MATERIAL SHALL BE COMPLETE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.		(B) THE WATER MAIN INVERT IS AT L. SEWER; AND	ASTERIGHTEEN 1 IN HE A VE THE \ WN
7. THE PLANS HAVE BEEN PREPARED BY THE ENGINEER BASED ON THE ASSUMPTION THAT EX- SOIL CONDITIONS ARE SUITABLE TO SUPPORT THE PROPOSED IMPROVEMENTS SHOWN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IF ANY OBSTRUCTIONS OR UNSUITAL	BLE MATERIÁL ARE OMPAGIED IN FILE ANCAS. COMINACION STALL INCLODE ALL DEWATERING, TEMPON		(C) THE WATER MAIN IS FITHER IN A UNDISTURBED EARTH SHELF LOCA	TED TO ONE LE FTHE EWE.
DISCOVERED THAT PREVENTS THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE AT THEIR DISCRETION SHALL RETAIN A GEOTECHNICAL ENGINEER, TO ENSURE THE SOIL CON TO SUPPORT THE PROPOSED IMPROVEMENTS.	PLANS, THE CLIENT,	OJECT LIMITS AND TO THE JOINTS CONFORMING TO AWAY C151 WITH ONE LIFTS NOT AND FUTURES SHALL BE DUCTUE IRON CONFORMING IN LOOSE LIFTS NOT AND FUTURES SHALL BE CEMENT LINED IN CONFORMANCE WITH AWAY C104	TO AWWA C110 PIPE SEWER SHALL BE CONSTRUCTED OF S	<u>ÍP≕UN ÚK</u> ME HÀNIAL JINTAT \ U TILE <u>OR PYC P</u> IEE UIVALENTT WATE \MAIN TAN
8. DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CO GROUND WATER MOVEMENT, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MANAGEN ASSOCIATED WITH SUBGRADE CONSTRUCTION. UNDERGROUND UTILITIES, BASEMENTS, OR OTH	OMPACTION. IN AREAS REQUIRING STRUCTURAL FILL, FILL MATERIAL SHALL NOT BE	PLACED OVER TOPSOIL OR 2. UNLESS OTHERWISE REQUIRED BY THE JURISDICTIONAL ENTITY, ALL WATER MAIN SHALL BE IN CONFORMANCE WITH AWWA C105. POLYETHYLENE MATERIAL SHALL CONFORM TO THE RE	POLYETHYLENE ENCASED SURCHARGE HEAD BEFORE BACKFILLING EGULATIONS OF THE	
CONSTRUCTED BELOW FINISHED GRADE ARE AT THE RISK OF THE CLIENT. CLIENT SHALL CO CONTRACTOR, ARCHITECT, AND/OR SOILS ENGINEER TO MITIGATE THE POTENTIAL IMPACT OF PROPOSED IMPROVEMENTS	ORDINATE WITH 6. COMPACTION OF EXCAVATED MATERIAL AND OTHER SUITABLE MATERIAL SHALL BE AT PROCTOR DRY DENSITY WITHIN STRUCTURAL FILL AREAS (BUILDING PAD, PAVEMENT,	SIDEWALK, ETC.) AND 90% OF 3. INSTALLATION OF PIPE AND FITTINGS SHALL BE PER AWWA C600. PIPE SHALL BE INSTALLE	PAVEMENT, CURB & GUTTER, AND WALKS:	
TREES NOT SCHEDULED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. TREES SHALL UNLESS REQUESTED BY THE CLIENT.	THE STANDARD PROCTOR DRY DENSITY FOR NON-STRUCTURAL AREAS (GRASS, LANG NOT BE REMOVED. 7. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE PAVEMENT AND BUILDING CONSTRUCTION. IF ENCOUNTERED BELOW NORMAL TOPSOIL	FOR THE SUPPORT OF 4. WATER MAIN FITTINGS (I.E. BENDS, FI BOWS, TEFS, REDUCERS, FTC.) MAY NOT BE SPECIFIC	CALLY REFERENCED ON SUBGRADE ELEVATIONS SHOWN ON THE PLANTAGE COST OF THE	A E MATINAN LEAVATINT
10. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, EQUIPMENT, AND PERSONNEL NECESSARY TO EFFICIENT TRAFFIC FLOW IN ALL AREAS WHERE WORK WILL INTERRIBE INTERFERE OR LANS	PROVIDE FOR SAFE AND CONCULTANT THE DECISION TO DEMONE CAID MATERIAL AND TO WHAT SYTEM SHALL BE REMOVED AND REPLACED WITH MATERIAL APPRIL	OVER BY THE SOILS WHER MAIN. WHER MAIN.	Z CORT AND SOUTH SHALL HE AS SPECIAL DEPARTMENT	
FORM THE CONDITIONS OF TRAFFIC FLOW THAT EXISTED PRIOR TO THE START OF WORK, EN ACCESS SHALL BE MAINTAINED AT ALL TIMES. 11. THE CONTRACTOR, HIS AGENTS AN EMPLOYEES, AND ALL FOUIPMENT, MACHINERY AND VEHIC	8. THE CLIENT SHALL, AT THEIR DISCRETION, EMPLOY A SUILS CONSULTANT AND TEST	R251 SERVICE SIZES 3-INCH AND LARGER SHALL BE DLICTLE IRON	PLANS AND IDOT STANDARDS	HALL BE HOT-MIX A HALT HMA F TY E AN M
THE CONTRACTOR. HIS AGENTS AN EMPLOYEES, AND ATT EQUIPMENT, MACHINERY AND VEHICLE THEIR WORK WITH THE BOUNDARIES OF THE PROJECT OR WORK AREA. THE CONTRACTOR STEED DAMAGE CAUSED BY THEIR ACENTS, EMPLOYEES, EQUIPMENT, MACHINERY, AND VEHICLE PROPERTIES OR AREAS OUTSIDE DESIGNATED WORK AREAS.	HALL BE SOLELY LIABLE PROPOSED IMPROVEMENTS. S ON ADJACENT	THE SOIL TO SUPPORT THE PLUGS, BENDS, FIG. 7. WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVE CONFORMING TO AWWA C509 AND	PAVING MATERIALS AND MIXES SHALL BE IDO	CFRTIFIED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO ARRANGE FOR THE RELOCATION OR BRACING POLES THAT MAY BE WITHIN THE WORKING LIMITS OF THE CONTRACT, ALL WORK AND COST	OF EXISTING UTILITY DEPTH OF THREE FEET BELOW THE SUBGRADE AND GRANULAR OR SANDY SOILS SH DEPTH OF THREE FEET BELOW THE SUBGRADE AND REPLACED WITH AN IMPERMEABLE ADJACENT TO AND UNDER STORM SEWER INLETS AND OUTLETS. IT IS THE INTENT OF		GLOSE BY TURNING 4. FOR THE FINISHED WITH A BROOM FINISH.	
RELOCATION OR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CLIENT OR CONTRACT 13. RESTORATION OF DAMAGE TO PUBLIC OR PRIVATE PROPERTY OUTSIDE THE LIMITS OF THE P	OR. CONTRACTOR SHALL PREPARE THE POND BOTTOMS, SIDE SLOPES, AND COMPACTION ROJECT SHALL BE PONDS WILL MAINTAIN THE PROPOSED NORMAL WATER LEVELS.	THEREOF CHOLL THAT THE	CTED PER THE S. CONTRACTOR SHALL SAW—CULLINE EXPOSED CTED IN CONFORMANCE PAVEMENT, APRON, SIDEWALK, CURB AND GUL OF LOOSE MATERIAL A PROPER TRANSITION	TER, OR SIMILA T VI E A M TH, LEAN E E
PERFORMED IMMEDIATELY UPON COMPLETION OF THE WORK, AREAS SHALL BE RESTORED AS TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL INCLUDE BUT NOT LIMITED TO: MAINT RIGHT—OF—WAYS, ROADWAYS, DITCHES, SIDEWALKS, PAVEMENTS, LANDSCAPING, TREES, FENCE WATER MAINS, ETC.	AINFD LAWNS AND TO. THE CONTRACTOR SHALE. TO. THE CONTRACTOR SHALE. THE CONTRACTOR SHALE.	S FIRE HITTERANTS SHALL CONFORM TO AWAY (502 (DRY BARREL) AND THE REQUIREMENTS	OF THE JURISDICTIONAL 6. THE ESTING OF THE SURGEON AGGINGATE WORK SHALL BE RE	HASI CATURE E, ITUMIN U A E U. E, IN E.
14. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF T SAFELY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE B		MAIN RELATED APPLICATIONAL TO A PRINCIPLE AND		S ACTIVILLS , A \ F-\ LL F THE U - \A HA
APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR ALL APPLICABLE LAWS AND REGULATIONS RELATING TO THE SAFETY OF PERSONS OR PROPERTY FROM DAMAGE, INJURY, OR LOSS, AND SHALL ERE	RIY, OR IO THE D. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST MOISTURE (CLAND MAINTAIN ALL ACHIEVING THE SPECIFIED COMPACTION	CONTENT FOR THE PURPOSE OF 11 ALL WATER MAIN SHALL BE TESTED BY MEANS OF A DRESSIDE TEST AND LEAVAGE TEST	PASSING THE PROOF - NOTE SHALL HE REMEDIATED APPROVED BY THE OWNER ANY REMEDIATED	THE AS RE MMEN E Y THE IL / E TE HNI AL
NECESSARY SAFEGUARDS FOR SUCH SAFETY AND PROTECTION. THE DUTIES OF THE ENGINEE REVIEW OF THE ADEQUACY OF THEIR THE CONTRACTOR'S OR THE GENERAL PUBLIC'S SAFE THE CONSTRUCTION SITE.	R DO NOT INCLUDE.	THE PLACEMENT OF DASE THE PLACEMENT OF DASE REQUIREMENTS. THE PLANS.		SHALL BE MATE AN LEALE T WITHIN .1
15. CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF CONSTRUCT MATERIAL TRASH ON SAND OTHER MISCELLANFOUS ITEMS ADJACENT ROADWAYS SHALL RE AND DEBRIS AL ALL TIMES. UTILITY STRUCTURES AND CURB FLOW TIMES SHALL BE CLEANED.	KEPT FREE OF MIID	LTANT AND CLIENT. 12. AFTER COMPLETION OF THE WATER MAIN TESTING, THE MAIN AND RELATED APPURTANANCE CLEAN AND DISINFECTED (CHIORINATED) IN ACCORDANCE WITH THE ""STANDARD SPECIFICA CLIENT AND JURISDICTIONAL SEWER CONSTRUCTION", AWAR LOUD, AND APPURABLE DESIGNATIONAL PROTOCOLOGY.	TIONS FOR WATER AND	
16. FOR DISTURBANCES EXCEEDING ONE ACRE, A NOTICE OF INTENT SHALL BE SUBMITTED BY	HE ENGINEER TRUCTION SITE	DIAND REPLACED WITH SUITABLE 13. LINERS OTHERWISE NOTED, CONNECTION(S) TO AN EXISTING WATER MAIN SHALL BE MADE PER THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONS	BL À PRESSURE TÀP PRIMING MALERIAL SEIALL BE APPLIED PER SI STRUCTION IN ILLINOIS. GALLONS PER SQUARE YARD.	SPECIFICATION . A LEATE HALL E LEAN AN CHON 40.5 F THE I TERRET IN AT A LATE
ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENA CONTROL MEASURES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL INSPECTIONS AN REQUIRED AS PART OF THE NPDES PERMIT.	NCE OF ALL EROSION SEWER AND WATER MAIN GENERAL NOTES. O RECORD KEEPING	PRESSURE CONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE REPRESENTATIVE JURISDICTIONAL ENTITY	10 PRIOR TO INSTALLATION OF SURFACE COURSE AREAS IN THE BINDER COURSE, CURB AND G	N ETE AVEMENT T THE ATI FA TI
17. CONTRACTOR SHALL ADJUST ALL STRUCTURES TO EITHER EXISTING OR PROPOSED ELEVATION BE CONSIDERED INCIDENTAL. ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CO		LATEST EDITIONS OF THE	GRADE CONTRACTOR SHALL CLEAN AND PRIM YARD.	
ANY ADDITIONAL ADJUSTMENTS AS REQUIRED DURING FINAL INSPECTION. 18 THE VILLAGE CITY SHALL BE NOTIFIED WHEN EXISTING FIELD DRAINAGE THES ARE ENCOUNTED DURING CONSTRUCTION REGARDLESS OF CONDITION OR FUNCTIONALITY. THE VILLAGE CITY STATEMENT OF THE		1. STORM SEWER PIPE SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING NON THE PLANS:	MATERIALS AS SPECIFIED II. CONCRETE SIDEWALK SHALL BE CONSTRUCTED SHALL BE THICKENED TO A MINIMUM OF 6 7 LATRICEL II. ON AN ASSISTMENT DATE AS SHOW	TALL DRIVE WAY . ALL I EWALK HALL E I T LA
FINAL APPROVAL OF ANY REPAIR. CONNECTION, ABANDONMENT, OR OTHER METHODS FOR MEXISTING DRAINAGE TILES ENCOUNTERED ON SITE, CONTRACTOR SHALL KEEP A RECORD OF LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILES.	TIGATING TRENCHES LYING THREE EVICTING OR PROPOSED STREETS DRIVEWAYS PARKING TO	TO, CURD AND GUTTER, SECTION 550 OF IDOT SPECIFICATIONS WITH A MINIMUM OF CLASS III IN NON-STRUCTURE PARKWAYS, ETC.) AND A MINIMUM OF CLASS IV IN OR WITHIN ZONE OF INFLUENCE	UCTURAL AREAS (CRASS, MAXIMUM DU TUUT INTERVALS AND ADJACENT	TE G PRE — M L E FI E
19. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UN SPECIFIED.	ILESS OTHERWISE 3. TRENCH EXCAVATION, BEDDING, HAUNCHING, AND INITIAL BACKETH (IDOT CA-7) FOR IN ACCORDANCE WITH THE APPLICABLE TRENCH SECTION DETAIL AND SHALL BE CON COST OF THE PIPE.	AREAS (RÓADWAYS, PARKING LOTS, CURB, SIDEWALKS, ETC.) R. TRENCHES SHALL BE PROVIDED B. POLYVINYL CHLORIDE (PVC) PER ASIM D3034, SDR 26, WITH ELASTOMERIC CASKET NSIDERED INCIDENTAL TO THE C. HIGH DENSITY POLYETHYLENE PIPE (HDP.) AND JOINTS SHALL CONFORM TO AASHTO	JOINTS PER ASTM D3212 LZ. PAVEMENT MARKING SHALL BE FURNISHED AN	TINSIALIFO IN A AN EWITH ETIN 7 FT
20. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGE DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY	R NEEDED. ANY STAKES 4. UNSUITABLE SOIL CONDITIONS BELOW THE DEPTH OF THE TRENCH BEDDING, AS DET THE ENGINEER AT GEOTECHNICAL ENGINEER, ENCOUNTERED DURING TRENCH EXCAVATION SHALL BE RE	MOVED AND REPLACED WITH 2. WHILL WALLY WALLY FIFE SHALL		ned in acc \ an e with the Illin a e ility nes.
CONTRACTOR'S COST. 21. ANY EXISTING SIGNS, LIGHT STANDARDS, AND/OR UTILITY POLES WHICH INTERFERE WITH CO		AL ENGINEER OR A. REINFORCED CONCRETE PIPE, ASTM C361, WITH "O"—RING GASKET JOINTS PER AST CLASS PER SECTION 550 OF IDOT SPECIFICATIONS WITH A MINIMUM CLASS III IN N	TM C443 AND C361. PIPE ION—STRUCTURAL AREAS LIGHTING:	
AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, WHILL CONSIDERED INCIDENTAL ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED. AT THEIR EXPENSE. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE	RY THE CONTRACTOR 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWALERING ANY TRENCH EXCAVATIONS IN THE CONTRACTOR SHALL BE RESPONSIBLE.	FOR THE INSTALLATION OF GRASS PARKWAYS FTC.) AND MINIMUM CLASS IV IN OR WITHIN 70NF OF INFLHEN AREAS (ROADWAYS, PARKING LOTS, CURB, SIDEWALKS, ETC.) B. POLYVINYI CHLORIDE (PVC.) PER ASTM D2241 SDR 26 WITH FLASTOMERIC GASKET	NCE OF ALL STRUCTURAL L. ALL WORK SHALL CONFORM WITH THE NATION.	
22. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDER THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN O	ERED EXTRA WORK. IN	WHEN CONNECTING SEWER AND F477 C. HIGH DENSITY POLYETHYLENE PRESSUE PIPE (HUP) WITH SMOOTH WALL INTERIOR A		
ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON CLIENT AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF T	THOM OF THE PIPE AND CANTARY WHITE FOR CTORY AND RIVE FOR WATER CONTRACTOR CHAIL KEEP AC	DE PAINTED CREEN FOR	TE THE REPORT OF THE PROPERTY SHEET AND A THE CONTROL OF THE PROPERTY OF THE P	ALL COSIS A LATE WITH THE EIN, ENMITTIN
23. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE ENGINEER BY ANY EM	CLAIMS, DAMAGES.	C. ETO, CHAIL DE ADMISTED	STANDARD 542301. LAISTING VIK PROPUSTO POWER TO THE SHE	
OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE ENGINEER BY ANY EM CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR AN CONTRACTOR MAY BE LIMITED IN A LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR F	IYONE WHOSE ACTS THE TO TWO(2) TOTALING NOT MORE THAN EIGHT (8) INCHES IN HEIGHT.	JECESSARY, SHALL BE LIMITED IDOT STANDARD 542311.	D. IF LIGHTING STSTEM IS CONSIDERED A PUBLIC	IMPROVEMENT, LIENT AN / \ NT A T \ HALL
UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BEN 24. CONTRACTOR SHALL MAINTAIN COMPREHENSIVE GENERAL LIABILITY INSURANCE, WORKER'S CO	ALL SANITARY SEWERS, STORM SEWERS, WATER MAIN AS WELL AS THEIR SERVICES APPURTENANCES SHALL BE THOROUGHLY CLEANED PRIOR TO INSPECTION AND TEST	AND OTHER RELATED LOCATIONS SHOWN ON THE PLANS	JURISDICTIONAL ENTITY.	
EMPLOYER'S LIABILITY INSURANCE, AND COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE TO PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMAN ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHI	D PROVIDE 10. CONTRACTOR SHALL COORDINATE INSPECTIONS, TESTING, AND TELEVISING WITH THE POSE ACTS THE ENTITY. THE COST OF CLEANING, TESTING, AND TELEVISING SHALL BE CONSIDERED I	APPLICABLE JURISDICTIONAL 6. CONNECTION OF STORM SEWER TO EXISTING STRUCTURES OR SEWER MAINS SHALL BE MACHINE. SEWER SHALL BE CONNECTED USING NON—SHRINK MORTAR. SEWER SHALL BE	ADE WITH A SEWER TAP	
CONTRACTOR MAY BE LIABLE. THE ENCINEER SHALL BE NAMES AS ADDITIONAL INSURED ON	THE POLICIES. II. ALL DEFICIENCIES AND DEFECTS OBSERVED AS WELL AS ANY NECESSARY CORRECTION RESULT OF TESTING OR TELEVISION INSPECTION SHALL BE PERFORMED BY THE COM-	INSIDE WALL OF THE EXISTING STRUCTURE OR SEWER MAIN. NTRACTOR AT NO ADDITIONAL		
THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER THE CONTRACTOR THE FINGINEER HAVE THE ALITHORITY OVER THE RESPONSIBILITY FOR THE MEANS, METHODS, SEQUENCES, OR PROCEDURES SELECTED BY THE CONTRACTOR TO COMPLETE THE WORK, ET DE RESPONSIBLE FOR THE SAFETY PREGATIONS AND PROGRAMS INCIDENTAL TO THE WORK	NGINEER SHALL NOT OF PIPE. UPON COMPLETION THEREOF, THE SEWER SHALL BE RETESTED AND/OR R	ACING THE INVOLVED SECTIONS		
OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH THE LAWS, RULES, REGULATIO CODES, OR ORDERS APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THEIR		D STEEL REINFORCING RODS		

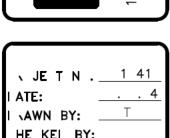
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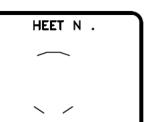
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MINOOKA FIRE PROTECTION DISTRICT

"A Culture of Excellent Service

P.O. Box 736 7901 E. Minooka Road Minooka, Illinois 60447

Ph: 815-467-5637 Fx: 815-467-5453 www.minookafire.com

July 6,2024

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

Re:

Kendall County Zoning Petition 24-12

PIN: 09-13-400-011

Dear Mr. Asselmeier:

A review of Petition 24-12 has been completed and the Fire District has the following stipulations:

- All codes for this building will fall under 2021 International Fire Code, NFPA 2022 and Minooka Fire Protection District Ordinance's
- An automatic sprinkler system that complies with the 2021 International Fire Code, NFPA 13 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's sprinkler contractor submit plans for review and approval prior to beginning installation of the automatic sprinkler system.
- 3. Please ensure the fire pump room has both a direct access outside door and is also accessible from the inside of the building
- 4. A fire alarm system that complies with the 2021 International Fire Code, NFPA 72 and Minooka Fire Protection District Ordinance's is required for the proposed building. Have the Petitioner's fire alarm contractor submit plans for review and approval prior to beginning installation of the fire alarm system.
- 5. A contract for wireless fire alarm monitoring through our dispatch center WESCOM is required.
- 6. A Knox Box will be required at the front of the building.
- 7. The address for this property will need to be properly marked at the street.
- 8. Please provide an auto turn analysis for the associate parking area using the following details: ladder truck length: 42 feet with a wheelbase of 234 inches.
- Please have all fire protection contractors register with and send system inspection reports to The Compliance Engine at https://www1.thecomplianceengine.com/

No guarantee is rendered as to the completeness of the zoning change application review, and the responsibility for full compliance with both state and locally adopted codes, standards and regulations rests with the owner or his authorized agent or subcontractor. Subsequent discovery of errors or

omissions shall not be construed as authority to violate, cancel or set aside any provision of any applicable codes.

Thank you for the opportunity to review and comment on your application. Should you have any questions or concerns, please feel free to contact me at 815-467-5637 ext. 113.

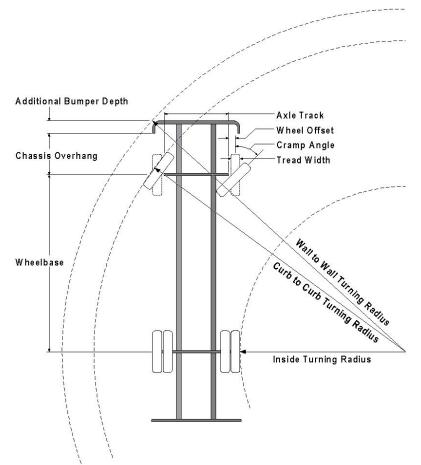
Respectfully,

Matt Feinberg, Fire Inspector Minooka Fire Protection District

Turning Performance Analysis

Bid Number: 16074TR Chassis: Dash-2000 Chassis, Aerials/Tankers Tandem 48K

Department: MINOOKA **Body:** Aerial, HD Ladder 105', Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	259.50 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 6 in.	
Curb to curb:	36 ft. 11 in.	
Wall to wall:	41 ft. 3 in.	

Comments:

Category:	Option:	Description:
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/Enf/Qtm/AXT
Wheels, Front	0019611	Wheels, Frt, Alum, Alcoa, 22.50" x 12.25" (425/ & 385/)
Tires, Front	0001647	Tires, Michelin, 425/65R22.50 20 ply XTE2, Hiway Rib
Bumpers	0012245	Bumper, 19" extended - Sab/CC
Aerial Devices	0026900	Aerial, 105' Heavy Duty Ladder

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

Inside CrampAngle Maximum turning angle of the front inside fire.

Axle Track King-pin to King-pin distance of front axle.

Tread Width Width of the tire tread.

Chassis Overhang Distance of the center line of the front axle to the front edge of the cab. This does not include the

bumper depth.

Additional Bumper Wheel Depth that the bumper assembly adds to the front overhang.

Wheelbase Distance between the center lines of the vehicles front and rear axles.

Inside Turning Radius Radius of the smallest circle around which the vehicle can turn.

Curb to Curb Turning Radius Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb

height of 9 inches.

Wall to Wall Turning Radius Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into

account any front overhang due to chassis, bumper extensions and or aerial devices.

Matt Asselmeier

From:

Engel_Natalie < nengel@shorewoodil.gov>

Sent:

Thursday, August 22, 2024 10:55 PM

To:

Matt Asselmeier

Subject:

[External] RE: Kendall County Petition 24-24

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

Thanks for the update. We do not have any comments.

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>

Sent: Wednesday, August 21, 2024 2:18 PM

To: Pete Fleming <marquetteprop@sbcglobal.net>; Scott Cryder <sewardtwp@gmail.com>; Sheila Trost (sewardclerk21@gmail.com) <sewardclerk21@gmail.com>; Tim O'Brien <sewtow@aol.com>; Matt Feinberg

<feinbergm@MinookaFire.com>; Al Yancey <yanceya@minookafire.com>; Engel_Natalie <nengel@shorewoodil.gov>;

Lona Jakaitis < ljakaitis@shorewoodil.gov> Subject: Kendall County Petition 24-24

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender, can confirm their contact information, were expecting the communication, and know the content is safe.

To All:

The Kendall County ZPAC will meet on Tuesday, September 3, 2024, at 9:00 a.m., in the County Boardroom, at 111 W. Fox Street, Yorkville to consider the following Petition:

Petition 24 – 24 – James W. Filotto on Behalf of Oakland Avenue Storage, LLC

Request:

Site Plan Approval

PIN:

09-13-400-011

Location:

Between 276 and 514 Route 52, Minooka in Seward Township

Purpose:

Petitioner Wants Site Plan Approval for a Roofing Contractor Business; Property is Zoned B-3 Highway Business District with a Conditional Use Permit for a Contractor's Office Where All Storage is Indoors

Petition information is attached.

The Petitioner's Engineer is Tom Carroll and he can be reached at tcarroll@geotechincorp.com.

If you have any questions, please let me know.

Thanks,

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