

**KENDALL COUNTY  
REGIONAL PLANNING COMMISSION**

*Kendall County Office Building  
Rooms 209 and 210  
111 W. Fox Street, Yorkville, Illinois*

**Meeting Minutes of August 24, 2022 - 7:00 p.m.**

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

**ROLL CALL**

Members Present: Bill Ashton, Dave Hamman, Karin McCarthy-Lange, Larry Nelson, Ruben Rodriguez, Claire Wilson, and Seth Wormley

Members Absent: Tom Casey and Bob Stewart

Staff Present: Matthew H. Asselmeier, Senior Planner

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

**APPROVAL OF AGENDA**

Member Rodriguez made a motion, seconded by Member Wilson, to approve the agenda. With a voice vote of seven (7) ayes, the motion carried.

**APPROVAL OF MINUTES**

Member Nelson made a motion, seconded by Member McCarthy-Lane, to approve the minutes of the of the June 22, 2022, meeting.

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

**PETITIONS**

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

Mr. Asselmeier summarized the request.

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

The application materials and site plan were provided.

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

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

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

The unit is zoned B-3.

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

Boulder Hill Pass is a Township maintained local road.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

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

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

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

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

Greater Redhorse

River Redhorse

Adverse impacts were unlikely and consultation was terminated.

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

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

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

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

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

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

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

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

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

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

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

A change in occupancy would be required.

The property is served by public water and sewer.

No new impervious surface is proposed.

The property fronts Boulder Hill Pass.

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

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

No exterior lighting was planned.

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

No information was provided regarding security.

No changes to the existing landscaping was planned.

No information was provided regarding noise control.

No odor causing activities are foreseen at the property.

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

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Provided the operators of the use follow applicable building codes, no threats to the public health, safety, morals, comfort, or general welfare are foreseen.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The subject property is mostly surrounded by business uses with multi-family uses found to the east. Provided a restriction is placed in the special use permit regarding noise, no injury should be caused to neighboring properties. No information has been

provided showing that the existing place of worship in Boulder Hill Market has negatively impacted property values or the use and enjoyment of other properties in the immediate vicinity.

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

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the Future Land Use Map calls for this property to be Suburban Residential and the property has been zoned for commercial uses since 1956. According to the definition of Suburban Residential found on page 6-45 of the Land Resource Management Plan, "Compatible governmental, educational, religious, and recreational uses also may be permitted in these areas." Governmental, educational, religious, and recreational uses can be found adjacent to the subject property. The proposed use would enhance and complement the existing uses in the area.

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

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

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

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

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

4. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use, including, but not limited to, the signage regulations contained in the Kendall County Zoning Ordinance.
5. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

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

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

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

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

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

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

The votes on were as follows:

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

Nays (0): None

Absent (2): Casey and Stewart

Abstain (0): None

The motion carried.

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

### **Petition 22-16 Lydia Ramirez**

Mr. Asselmeier summarized the request.

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

The application materials, Ordinance 2019-3, revised proposed site plan, proposed landscaping plan, proposed photometric plan, and the revised proposed engineering plans were provided. The site plan, landscaping plan, and engineering plans were revised after ZPAC to address concerns from WBK Engineering and the most update versions of these documents were presented.

In particular, the following changes were proposed:

1. The northern driveway from the parking lot to Schlapp Road was eliminated.
2. The total number of parking spaces was reduced from one hundred fifty-one (151), including seven (7) handicapped parking spaces, to one hundred fifty parking (150), including six (6) handicapped parking spaces. The parking lot would also be divided into two (2) phases with ninety-nine (99) parking spaces

in the first phase and fifty-one (51) parking spaces in the second phase. The location of the handicapped parking spaces within the parking lot was also adjusted.

3. The future building east of the parking lot was increased from one thousand five hundred (1,500) square feet to two thousand five (2,500) square feet.
4. One (1) additional asphalt walkway between the parking lot and barn (western walkway) was added. The walkway is approximately twelve feet (12') in width and encompasses one thousand ninety (1,090) square feet.
5. The eastern gravel walkway was reduced from twelve feet (12') to eight feet (8') in width.
6. The gravel walkway south of the barn was also reduced from twelve feet (12') to eight feet (8') in width.
7. The three (3) grain bins, tent area north of the proposed barn, and outdoor concrete pad areas on the east and west side of the barn were removed and replaced with a lean to building and concrete pad areas.
8. The proposed barn was increased from a four thousand nine hundred fifty (4,950) square foot structure to a five thousand two hundred eighty (5,280) square foot structure, not including the one thousand two hundred (1,200) square foot lean to building.
9. The location and configuration of the septic system was changed.
10. The wet bottom detention pond was made approximately two feet (2') deeper and the foot print of the pond shrunk.
11. A wild flower and prairie seed mix was added to the bio-swale west of the berm.
12. A dry mesic prairie mix was added around the pond.
13. The number of understory trees was decreased from ten (10) to five (5).
14. The location of some of the deciduous bushes around the proposed barn was adjusted to reflect the new dimensions of the barn.
15. The location of lights along the driveway were adjusted to reflect having one (1) entrance/exit. Accordingly, the number of "A2-5" lights was reduced from five (5) to four (4) and the number of "A1-3" lights was increased from two (2) to three (3).
16. Eighteen (18) new lights were proposed along the walkways from the parking lot to the proposed barn and walkways around the barn.

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

- A. The site shall be developed substantially in accordance with the attached site plan attached hereto as Exhibit C, the attached landscaping plan attached hereto as Exhibit D, and the attached lighting plan attached hereto as Exhibit E. The previously listed plans may be altered to meet the right-of-way dedication mentioned in condition B. Trees shall be a minimum five feet (5') in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such location as to provide a complete screening within five (5) years of approval of this ordinance.

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

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

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

**EXEMPTION: Powered Equipment:** Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.
- K. No music shall originate outside of any building. This exemption shall not apply to non-amplified music used or performed as part of a wedding ceremony. All speakers shall be pointed towards the inside of buildings.
- L. The hours of operation shall be between 9:00 a.m. and Midnight on weekends and between 9:00 a.m. and 10:00 p.m. on weekdays. The owners of the business allowed by this special use permit shall be allowed an additional two (2) hours after each event for the purposes of cleanup. Setup for events shall occur during the hours of operation. For the purposes of this special use permit ordinance, the term

“weekend” shall mean Fridays, Saturdays, the day prior to any Federal or State holiday, and any Federal or State holiday that falls on a Thursday. The term “weekday” shall mean the other days of the week not included in the definition of “weekend.”

- M. A new certificate of occupancy must be issued for all buildings.
- N. The operator(s) of the banquet facility acknowledge and agree to follow Kendall County’s Right to Farm Clause.
- O. The special use permit for the residential unit of a stable employee, previously granted by Ordinance 1999-10 and amended by Ordinance 1999-20, shall be repealed.
- P. No patrons, employees, or other individuals associated with events at the banquet facility allowed by this special use permit may park along Schlapp Road.
- Q. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall plant a thirty foot (30’) strip of wild flowers and prairie grasses along the entire eastern property line.
- R. Prior to the commencement of business operations, the owners of the banquet facility allowed by this special use permit shall erect “No Trespassing” signs near the eastern property line.
- S. The operator(s) of the banquet facility allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business.
- T. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
- U. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

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

The property is approximately nine point seven (9.7) acres in size.

The current land use is Agricultural.

The future land use is Rural Residential (Max 0.60 DU/Acre).

Schlapp Road is a Township maintained minor collector.

There were no trails planned in the area.

There were no floodplains or wetlands on the property.

The adjacent land uses were Agricultural and Farmstead.

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

The Future Land Use Map called for the area to Rural Residential (Max 0.60 DU/Acre) and Rural Estate Residential (Max 0.45 DU/Acre).

The properties within a half (1/2) mile were zoned A-1, A-1 SU, R-1 and R-3.

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

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

EcoCat submitted on July 13, 2022, consultation was terminated.

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

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

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

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

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

At the ZPAC meeting, the Petitioner agreed to the above conditions. The revised auto turn exhibit was provided. The Oswego Fire District's response was provided. The auto turn exhibit was updated following the comments from the Oswego Fire Protection District.

The Village of Oswego was emailed information on July 21, 2022. No comments received.

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

WBK submitted comments on the proposal on August 2, 2022. These comments were provided. Tebrugge Engineering's response letter was also provided.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare, provided that the site is developed in accordance with an approved site plan, landscaping plan, and lighting plan. Proper

buffering and noise controls are included in the plan to prevent noise from negatively impacting neighboring properties.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. The proposed use could be injurious to the enjoyment of other property in the immediate vicinity due to noise and light created from the proposed use. Some of the negative impacts of the proposed use on properties in the immediate vicinity could be mitigated by restrictions related to hours of operation, number of events, and buffering within the ordinance granting the special use permit.

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

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

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 3-3 of the Kendall County Land Resource Management Plan which states as an objective “Encourage Agriculture and Agribusiness.”

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

1. Condition 2.A of Ordinance 2019-3 is deleted and replaced with the following: “The site shall be developed substantially in accordance with the submitted site plan, landscaping plan, photometric plan, engineering plans, and auto turning exhibit. The wall to wall specs shall be forty-four feet seven inches (44’ 7”) (**Amended after ZPAC**). Trees shall be a minimum five feet (5’) in height at the time of planting as measured from the top of the root ball to the top of the tree. The trees shall be planted in such locations as to provide a complete screening within five (5) years of approval of this amendment. The specific dimensions of the pond shall be governed by the stormwater management permit.”
2. Installation of the vegetation shown in the landscaping plan shall be completed by June 1, 2023. The Planning, Building and Zoning Committee may extend the deadline to install the vegetation upon request of the property owner or operator of the business allowed by the special use permit.
3. The parking lot and driveway shall be constructed in a manner so that it can be maintained in drivable and accessible condition year-round for emergency response vehicles (**Added after ZPAC**).
4. The remaining conditions and restrictions contained in Ordinance 2019-3 shall remain valid and effective.

5. Failure to comply with one or more of the above conditions or restrictions or the conditions or

restrictions contained in Ordinance 2019-3 could result in the amendment or revocation of the special use permit.

6. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
7. This major amendment to an existing special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

Chairman Ashton noted that, when the Petition was reviewed originally, a neighbor had some concerns related to noise and the pond. Mr. Asselmeier noted that requirements were placed in the original special use permit pertaining to screening and “no trespassing” signs.

Member Rodriguez asked if the Petitioners could have used the original special use permit. Mr. Asselmeier responded the original special use permit passed from the original property owner to the Petitioner. The reason the amendment was required was because the Petitioner proposed changes to the site plan, landscaping plan, and lighting plan.

Member Rodriguez asked why the Petitioner wanted the change. The response was the Petitioners wanted to save money.

Member Hamman asked where the entrance would be on Schlapp Road in relation to the hill. The response was the entrance was on the hill.

Member Wilson requested clarification of some of the drawings on the site plan. The drawings were trees.

Chairman Ashton asked if the Petitioner was agreeable to having the structures sprinklered. The response was yes.

Discussion occurred regarding the nearest residences. The nearest home was located over one thousand feet (1000') from the use with screening around both properties.

Construction would start at the beginning of 2023.

Member Rodriguez made a motion, seconded by Member Hamman, to recommend approval of the amendment to an existing special use permit.

The votes on the amendment were as follows:

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

Nays (0): None

Absent (2): Casey and Stewart

Abstain (0): None

The motion carried.

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

#### **CITIZENS TO BE HEARD/PUBLIC COMMENT**

None

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 22-06, 22-12, and 22-13 were approved by the County Board. The Planning, Building and Zoning Committee was requiring the Petitioner for Petition 22-01 to obtain a stormwater management permit; that proposal has not yet gone to the County Board.

**OTHER BUSINESS/ANNOUNCEMENTS**

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

**ADJOURNMENT**

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

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

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

Enc.

# ENGINEERING PLANS FOR HERITAGE FARM - BANQUET CENTER

SECTION 34, TOWNSHIP 37 NORTH , RANGE 8 EAST  
5139-5199 S SCHLAPP ROAD  
OSWEGO, IL 60543  
KENDALL COUNTY  
AUGUST, 2022

| LEGEND    |                               |                    |                |
|-----------|-------------------------------|--------------------|----------------|
| ---       | PROPERTY BOUNDARY             |                    |                |
| -600-     | EXISTING CONTOUR LINE         |                    |                |
| STM       | EXISTING STORM SEWER          |                    |                |
| SAN       | EXISTING SANITARY SEWER LINE  |                    |                |
| W         | EXISTING WATERMAIN            |                    |                |
| UE        | EXISTING UNDERGROUND ELECTRIC |                    |                |
| OHE       | EXISTING OVERHEAD ELECTRIC    |                    |                |
| GAS       | EXISTING GAS SERVICE          |                    |                |
| T         | EXISTING TELEPHONE            |                    |                |
| 673       | PROPOSED CONTOUR LINE         |                    |                |
| W         | PROPOSED WATERMAIN            |                    |                |
| STM       | PROPOSED STORM SEWER          |                    |                |
| SAN       | PROPOSED SANITARY SEWER LINE  |                    |                |
| GREASE    | PROPOSED GREASE SERVICE LINE  |                    |                |
| VENT      | PROPOSED VENT LINE            |                    |                |
| F         | EXISTING FENCELINE            |                    |                |
| SF        | PROPOSED SILT FENCE           |                    |                |
| x 686.00  | EXISTING SPOT SHOT            |                    |                |
| x 686.00  | PROPOSED SPOT GRADE           |                    |                |
| EXIST     | PROP                          |                    |                |
| WATER:    | ○                             | B-BOX              |                |
|           | ⊕                             | HYDRANT            |                |
|           | ⊕                             | VALVE              |                |
|           | ⊕                             | VALVE VAULT        |                |
| STORM:    | ▨                             | INLET-CURB         |                |
|           | ○                             | INLET OR MANHOLE   |                |
|           | ▽                             | FLARED END SECTION |                |
| SANITARY: | ⊕                             | CLEANOUT           |                |
|           | ⊕                             | MANHOLE            |                |
| ⊗         | R.O.W. MONUMENT               | ○                  | UTILITY POLE   |
| APP       | PROPERTY PIN                  | →                  | GUY WIRE LOC.  |
| ▲         | P.K. NAIL                     | □                  | UTIL. CABINET  |
| ■         | CHISELED MARK                 | □                  | UTIL. PEDESTAL |
| ■         | BENCHMARK                     | ⊙                  | LIGHT POLE     |
| ⊕         | HUB & TACK                    | ⊕                  | TRAFFIC SIGNAL |
| ⊕         | SOIL BORING                   | ⊕                  | ELECTRIC VAULT |
| →         | OVERLAND RELIEF               | ⊕                  | GAS VALVE      |
| →         | FLOW DIRECTION                |                    |                |

SURVEY COMPLETED BY:  
**Phillip D Young**  
& ASSOCIATES, INC.  
LAND SURVEYING - TOPOGRAPHIC MAPPING  
Lic.# [REDACTED]  
1107B SOUTH BRIDGE STREET, YORKVILLE, IL 60560  
PHONE: 630-553-1580 EMAIL: PHILYOUNG@COMCAST.NET



Know what's below.  
Call before you dig.

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

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

INDEX TO SHEETS

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

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

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

GIVEN UNDER MY HAND & SEAL THIS 3<sup>RD</sup> DAY OF AUGUST, 2022



[REDACTED]  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
NO. 012345678 EXPIRES NOV. 30, 2023

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



PROJECT LOCATION

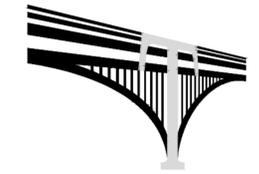
BENCHMARKS:

- BM#1 -- SURVEY SPIKE AT SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 729.43
- BM#2 -- MAGNAIL AT EDGE OF PAVEMENT NEAR NORTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 730.63

PLANS PREPARED FOR:

LYDIA RAMIREZ  
[REDACTED]

CIVIL ENGINEER:



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

INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM

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



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

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

PREPARED FOR:  
**LYDIA RAMIREZ**

**HERITAGE FARM – BANQUET CENTER**  
**EXISTING CONDITIONS & DEMOLITION PLAN**

PROJECT NO. **22 533 01**    SHEET NO. **2**  
 SCALE: **1" = 30'**  
 DATE: **JUNE 14, 2022**    OF 6 SHEETS

TYPICAL SOIL PROTECTION CHART

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

A - Kentucky Bluegrass - 90 lbs/acre mixed with perennial ryegrass - 30 lbs/acre  
 B - Kentucky Bluegrass - 130 lbs/acre mixed with perennial ryegrass - 45 lbs/acre  
 C - Spring Oats - 100 lbs/acre  
 D - Wheat or Cereal Rye - 150 lbs/acre  
 E - Sod  
 F - Straw Mulch - 2 tons/acre  
 \* Watering needed in June and July  
 \*\* Water for 2-3 weeks after sodding

| SOIL EROSION / SEDIMENT CONTROL OPERATION TIME SCHEDULE                         |     |     |     |     |     |     |     |     |     |     |     |     |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE |     |     |     |     |     |     |     |     |     |     |     |     |
| CONSTRUCTION SEQUENCE   | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| TEMPORARY CONSTRUCTION EXITS  |     |     |     |     |     |     |     |     |     |     |     |     |
| TEMPORARY CONTROL MEASURES  |     |     |     |     |     |     |     |     |     |     |     |     |
| SEDIMENT CONTROL BASINS   |     |     |     |     |     |     |     |     |     |     |     |     |
| ROUGH GRADE   |     |     |     |     |     |     |     |     |     |     |     |     |
| STORM FACILITIES  |     |     |     |     |     |     |     |     |     |     |     |     |
| SITE CONSTRUCTION   |     |     |     |     |     |     |     |     |     |     |     |     |
| PERMANENT CONTROL STRUCTURES  |     |     |     |     |     |     |     |     |     |     |     |     |
| FOUNDATION / BUILDING CONSTRUCTION  |     |     |     |     |     |     |     |     |     |     |     |     |
| FINISH GRADING  |     |     |     |     |     |     |     |     |     |     |     |     |
| LANDSCAPING / SEED / FINAL STABILIZATION  |     |     |     |     |     |     |     |     |     |     |     |     |

1) CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.  
 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.

BEST MANAGEMENT PRACTICE NOTES

- SEE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 14' IN WIDTH AND 50' IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXIT PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION. REMOVAL OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBED AREA AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE IP6 PROTECTION. UPON INSTALLATION OF THE GATE, IP3 OR IP5 PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF THE LID. THE CONTRACTOR SHALL NOTE THE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 2" SHEET OF PLYWOOD THAT EXTENDS 6" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DE-WATERED PRIOR TO REMOVING THE BULKHEAD.
- PERMANENT EROSION CONTROL FABRIC SHALL BE APPLIED TO ALL SLOPES 4:1 OR GREATER. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL NOTE ALL AREAS WHERE FABRIC HAS BEEN INSTALLED RELATIVE TO AS-BUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST.
- PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- STOCKPILE SHOULD BE LOCATED IN AREAS THAT DO NOT HAVE HIGH POTENTIAL FOR CONTRIBUTING SEDIMENTS TO STORMWATER FACILITIES.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCK PILES NOT ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

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

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

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

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

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

CONTRACTOR'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THE CERTIFICATION.

CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

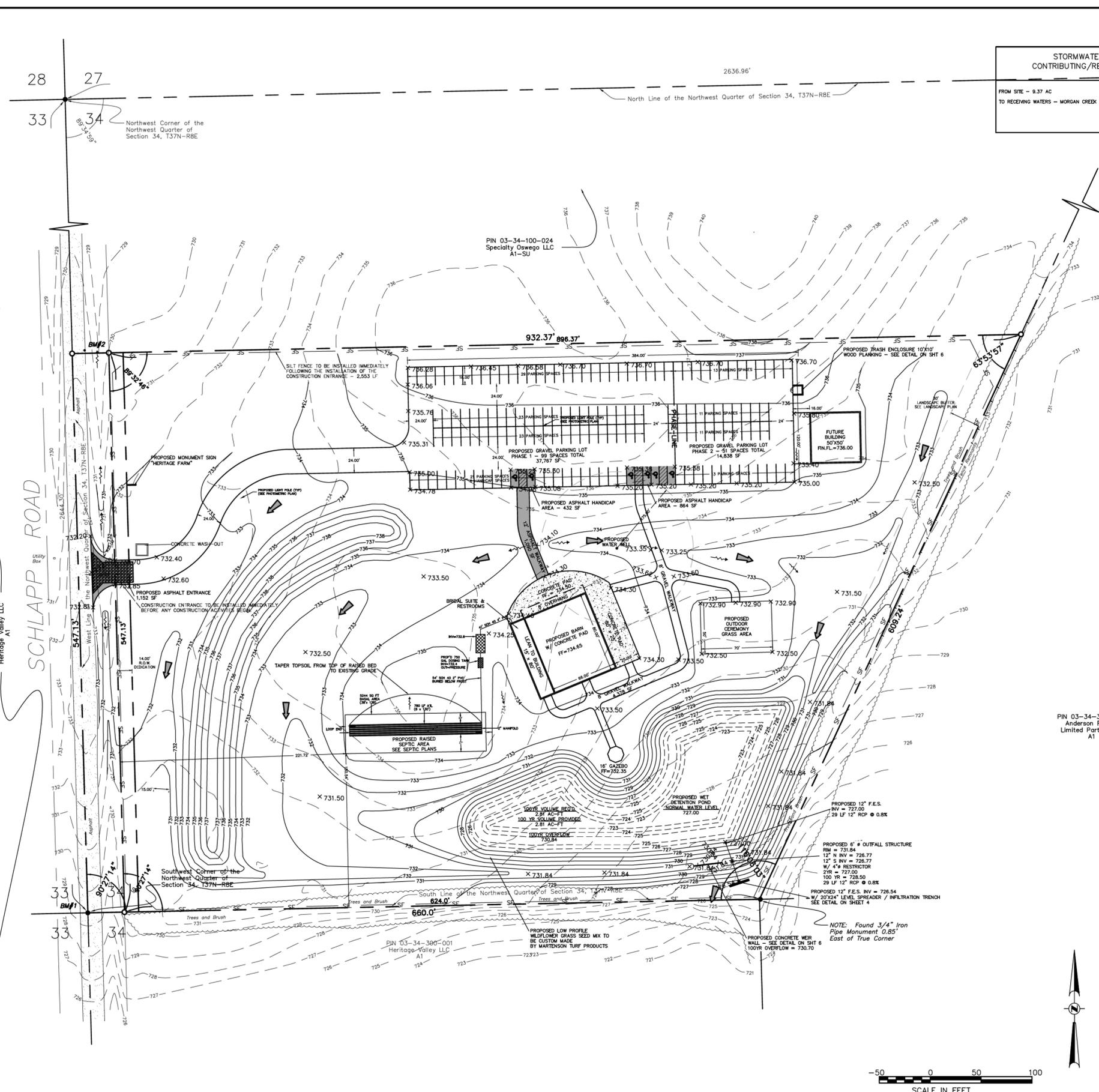
CONTRACTOR NAME & TITLE:  
 ADDRESS:  
 PHONE #:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ACREAGE SUMMARY

NOTICE OF INTENT (NOI)  
 LYDIA RAMIREZ

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



1. GENERAL NOTES & DESCRIPTIONS

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

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

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

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

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

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

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

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

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

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

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

- 1. Notice of Intent signed in accordance with ILRIO.
2. Permit Authorization from the Illinois Environmental Agency (IEPA).
3. Construction Site Notice.
The location of the SWPPP must be clearly visible.

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

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

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

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

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

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

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

See Section VII on this sheet for further reporting requirements.

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

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

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

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

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

2. INTRODUCTION

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

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

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

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

3. PROJECT DESCRIPTION

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

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

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

Phase I
1. Install stabilized construction entrance and SWPPP Entrance Sign.
2. Install all fence(s) on the site (clear only those areas necessary to install site fence).
3. Prepare temporary parking and storage areas.
4. Install and stabilize hydraulic control structures (dikes, swales, check dams, etc.).
5. Begin grading the site.
6. Start construction of building pad and structures.

Phase II
7. Temporarily seed, throughout construction, denuded areas that will be inactive for 14 days or more.
8. Install utilities, underdrains, storm sewers, curbs and gutters.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Permanently stabilize areas to be vegetated as they are brought to final grade.
11. Prepare site for paving.
12. Pave site.
13. Install appropriate inlet protection devices for paved areas as work progresses.
14. Complete grading and installation or permanent stabilization over all areas including outlots.
15. Call Engineer after the site appears to be fully stabilized for paving.
16. Remove all temporary erosion and sediment control devices after approval of the Engineer and stabilize any areas disturbed by the removal of the devices.

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

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

4. SITE DESCRIPTION

- 1. Site description
Site construction activities consist of general site clearing of trees and stumps, general grading of lot construction of retention pond, parking lot & building pads.
2. Total area of site is 9.37 acres.
Total disturbed area on site = 9.37 acres
3. Estimated site runoff coefficient after construction activities are complete: CN=72
4. Site map included indicating existing & proposed slopes across site is included in SWPPP.
5. Site drainage is received by MORGAN CREEK

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

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

A. EROSION AND SEDIMENT CONTROLS

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

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

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

2. Structural Controls
a) Silt Fence - Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (50-foot maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended soils before the storm water flows through the fabric and discharges off-site. Silt fence shall be located on the contour to capture overland, low-velocity sheet flows. The Contractor may utilize triangular silt dike and/or non-wire backed silt fence as intermediate BMPs. Install silt fence at a fairly level grade along the contour with the ends curved uphill to provide sufficient upstream storage volume for the anticipated runoff. Drainage areas shall not exceed 1/2 acre per 100 feet of silt fence for slopes less than 2 percent.

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

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

All site access must be confined to the Construction Exit(s). Barricade, sufficient to prevent use, any locations other than Construction Exit(s) where vehicles or equipment may access the site.

c) Storm Sewer Inlet Protection - Curb and grate inlets are protected from the intrusion of sediment through a variety of measures as shown on the details included in the Construction drawings. The primary mechanism is to place controls in the path of flow sufficient to slow the sediment-laden water and allow settlement of suspended solids before discharging into the storm sewer. It is possible that as construction progresses from storm sewer installation through paving that the inlet protection devices should change. All inlet protection devices create ponding of storm water. This should be taken into consideration when deciding on which device or devices should be used.

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

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

B. OTHER POLLUTANT CONTROLS

This section includes the controls of pollutants other than sediment and additional requirements of the General Permit.

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

2. Solid Waste Disposal
No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site. Covers for the containers will be provided as necessary to meet State and Local requirements. The location of solid waste receptacles shall be shown on the Site Maps.

Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. An exception to this rule shall be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed of so that it will not flow from the site or enter groundwater, even if this requires removal, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

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

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

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

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

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

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

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

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

Any spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA shall be immediately reported to the EPA National Response Center (1-800-424-8902). In addition, 35 ILCS Admin. Code 750.410 requires notification of IEPA (1-800-782-7860). Reportable chemical spill quantities are those listed for hazardous substances under Superfund, or as extremely hazardous substances under the Superfund Reauthorization and Amendments Act of 1986 (SARA), the emergency planning statute which also establishes threshold planning quantities should be included in the SWPPP. Oil spills are reportable if they must be reported under the Federal Water Pollution Control Act. This generally includes spills that are in excess of 25 gallons and/or may be harmful to the public health or welfare (40 CFR 110). Harmful discharges include those that (1) violate applicable water quality standards, or (2) have or may have a deleterious effect on the water or adjoining shorelands or cause a sludge or other material to be deposited beneath the water's surface or on adjoining shorelands. The reportable quality for hazardous materials can be found in 40 CFR 302, or by contacting the IEPA (1-800-785-9888).

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with storm water, the following steps will be implemented:

- a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, additives for soil stabilization, concrete, curing compounds and additives, etc.) will be stored in a secure location, under cover, when not in use.
b) The minimum practical quantity of all such materials will be kept on the job site and scheduled for delivery as close to time as possible.
c) A spill control and containment kit (containing for example, absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.
d) All of the products in a container will be used before the container is disposed of. All such containers will be triple rinsed, with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with State and Federal regulations and will not be allowed to mix with storm water discharges.

e) All products will be stored in and used from the original container with the original product label.

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

g) The disposal of excess or used products will be in strict compliance with instructions on the product label.

8. Long Term Pollutant Controls
Storm water pollutant control measures installed during construction, that will also provide storm water management benefits after construction, include turf areas in sufficient quantity so as to provide a site impervious ratio (ISR) of 0.76.

C. CONSTRUCTION PHASE "BEST MANAGEMENT PRACTICES" (BMPs)

During the construction phase, the Contractor shall implement the following measures:

- 1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from erosion control structures. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.
2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by temporary perimeter berms, shall not contain 150 feet of any water, water body or wetland, and in areas located as far as practical from storm water inlets.
3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).
4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical waste management facility applicable to such sites.

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

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

4. LOCAL PLANS

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

5. INSPECTIONS AND SYSTEM MAINTENANCE

Between the time this SWPPP is implemented and final Notice of Termination has been submitted, all disturbed areas and pollutant controls must be inspected weekly and within 24 hours of the end of a storm event 0.5 inches or equivalent snowfall. The purpose of site inspections is to assess performance of pollutant controls. The inspections will be conducted by the Contractor's Site Superintendent. Based on these inspections, the Contractor will decide whether it is necessary to modify this SWPPP, add or relocate controls, or revise or implement additional Best Management Practices in order to prevent pollutants from leaving the site via storm water runoff. The Contractor has the duty to cause pollutant control measures to be repaired, modified, supplemented, or take additional steps as necessary in order to achieve effective pollutant control.

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

A. CONSTRUCTION EXIT AND TRACK OUT
Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented with additional rock as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall NOT be washed into storm sewer systems.

B. SEDIMENT CONTROL DEVICES
Sediment barriers, traps and basins must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent. All material excavated from behind sediment barriers or in traps and basins shall be incorporated into on-site soils or spread out on an upland portion of the site and stabilized. Additional sediment barriers must be constructed as needed.

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

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

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

The Inspection Report Form must identify all deficiencies, any corrections, whether they are identified during the current inspection or have occurred since the previous inspection, and any additional comments. Based on inspection results, any modification to this SWPPP to increase effectiveness or to bring the SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be complete and additional information should be included in the SWPPP to the extent necessary to address the aspect of the inspection report. If the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site is in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

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

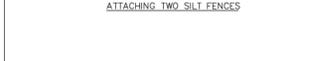
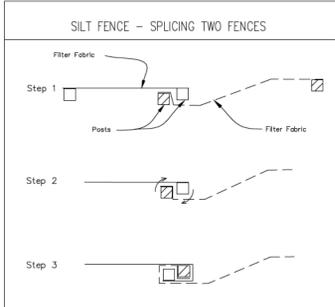
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall use forms provided by the IEPA and shall include specific information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted in noncompliance. All reports of noncompliance shall be signed by a responsible authority in accordance with Part V.G of the General Permit. The report of noncompliance shall be mailed to the following address:

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

Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, localized concentrations of runoff could make it necessary to install additional sediment barriers. Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing responsibility of the Contractor until the site achieves final stabilization. Any modifications, additions or deletions of sediment control devices must be approved by the Engineer through written communications.

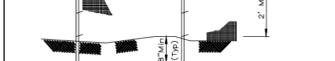
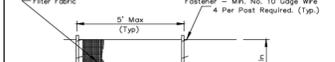
CONCRETE WASHOUT NOTE

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



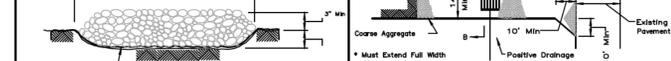
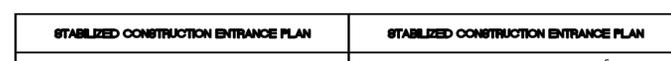
- 1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" pipe.
4. Drive both posts a minimum of 18 inches into the ground and bury the ends.
5. Connect boards (particularly at splices) completely to prevent stormwater piping.

Table with columns for Project, Date, and Approved. Includes a signature line and a date stamp.



- NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1, II or IV with equivalent opening size of at least 30 for non-woven and 40 for woven.
3. Filter fabric shall be stored or transported in a new area with a minimum cross-sectional area of 3.0 sq. ft.

Table with columns for Project, Date, and Approved. Includes a signature line and a date stamp.



- NOTES:
1. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1, II or IV and shall be placed over the cleared area prior to the leveling of rock.
2. Rock or red-mixed concrete shall meet one of the following D90 coarse aggregate gradations: CA-1, CA-2, CA-3 or CA-4 with equivalent opening size to construction specification 25 ROCKFILL using placement method 1.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. All wash rocks are used they shall be installed according to the manufacturer's specifications.

Table with columns for Project, Date, and Approved. Includes a signature line and a date stamp.

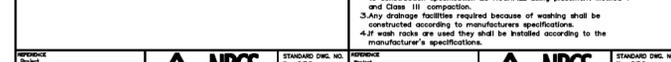
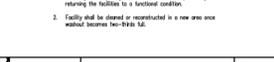


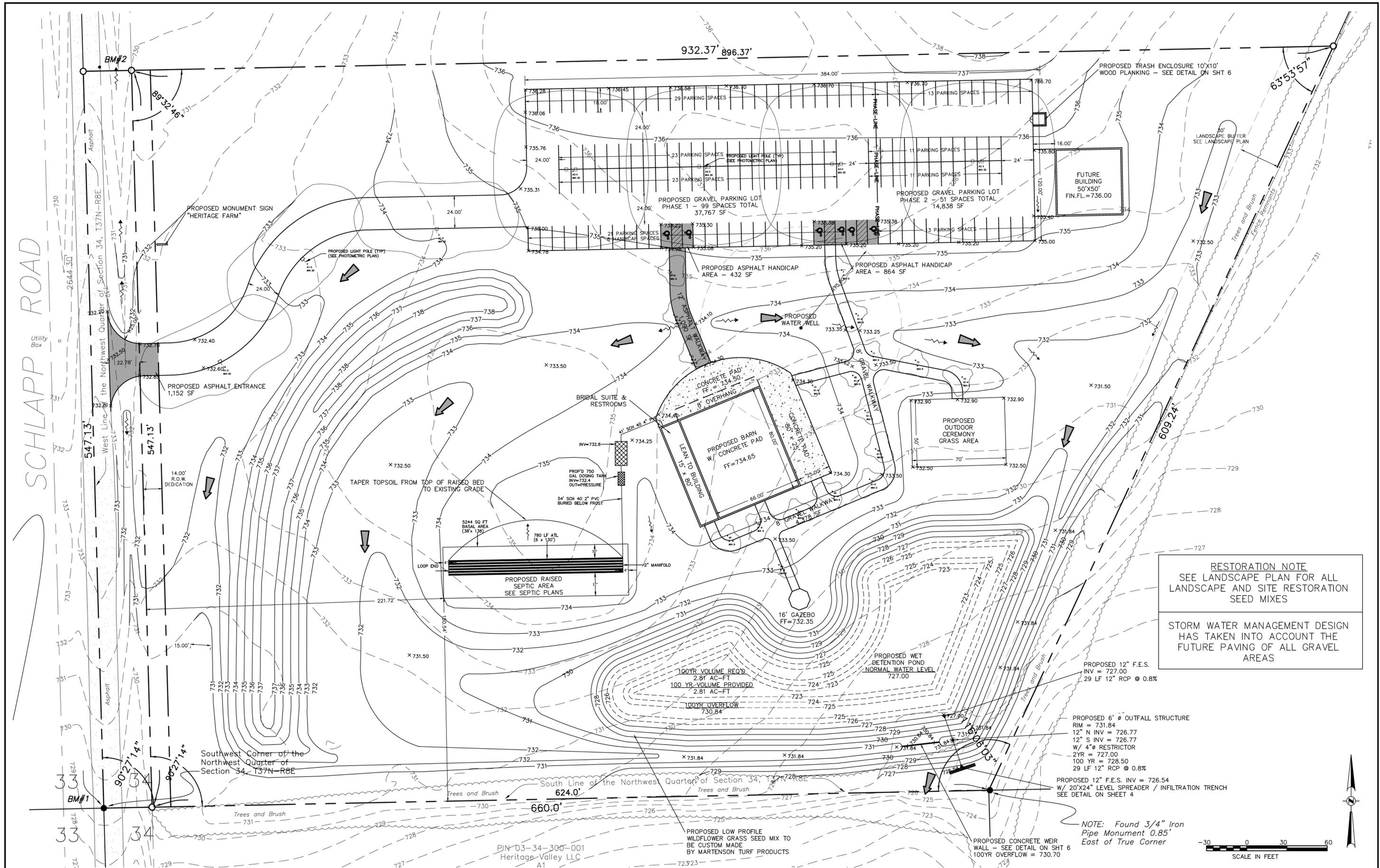
Table with columns for Project, Date, and Approved. Includes a signature line and a date stamp.



- NOTES:
1. Washing temporary concrete washout facilities shall include retaining and disposal of trapped concrete and/or slurry and debris in the filter fabric.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1, II or IV with equivalent opening size of at least 30 for non-woven and 40 for woven.
3. Filter fabric shall be stored or transported in a new area with a minimum cross-sectional area of 3.0 sq. ft.

Table with columns for Project, Date, and Approved. Includes a signature line and a date stamp.





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

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

PROPOSED 6" Ø OUTFALL STRUCTURE  
 RIM = 731.84  
 12" N INV = 726.77  
 12" S INV = 726.77  
 W/ 4" Ø RESTRICTOR  
 2YR = 727.00  
 100 YR = 728.50  
 29 LF 12" RCP @ 0.8%

PROPOSED 12" F.E.S. INV = 726.54  
 W/ 20"x24" LEVEL SPREADER / INFILTRATION TRENCH  
 SEE DETAIL ON SHEET 4

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



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

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

PREPARED FOR:  
**LYDIA RAMIREZ**

**HERITAGE FARM – BANQUET CENTER**  
**CIVIL SITE PLAN**

PROJECT NO. **22 533 01**  
 SCALE: **1" = 30'**  
 DATE: **JUNE 14, 2022**  
 SHEET NO. **5**  
 OF 6 SHEETS

**GENERAL CONDITIONS**

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.
9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-75 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEEHAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEEHAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEEHAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEEHAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL TO THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLE, STORM STRUCTURE, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

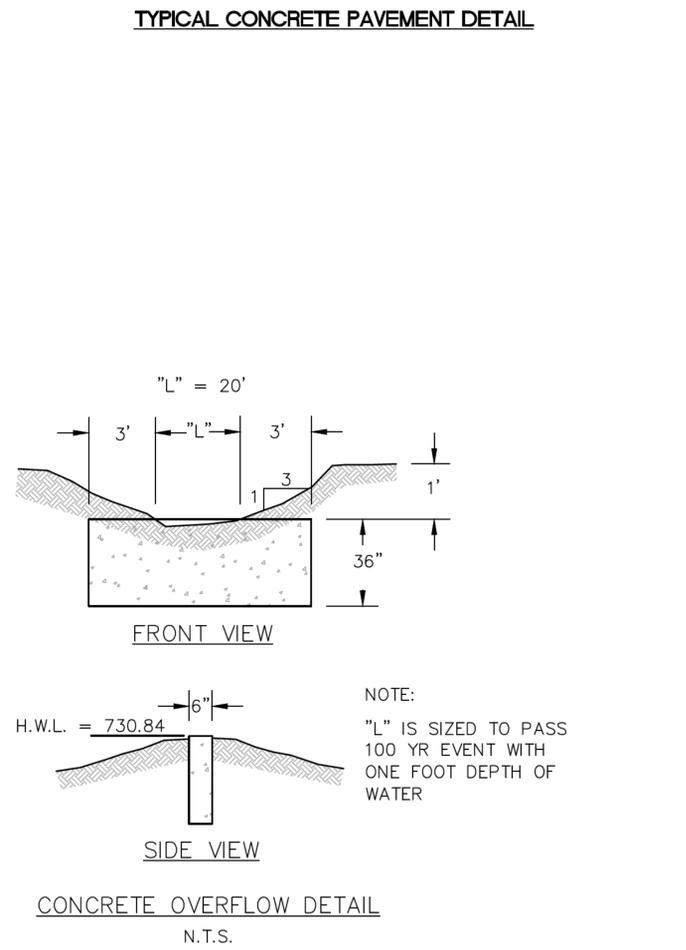
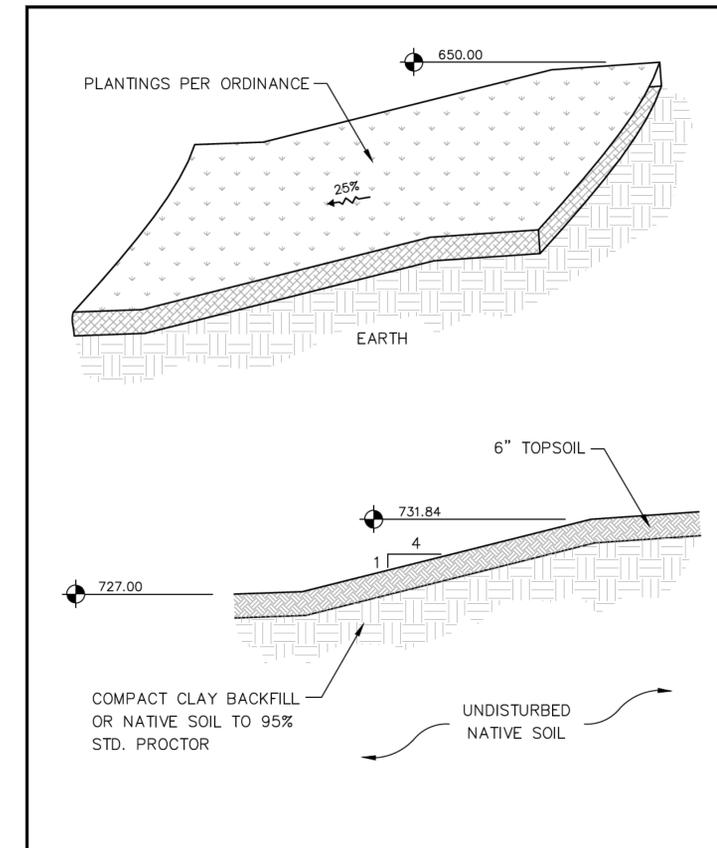
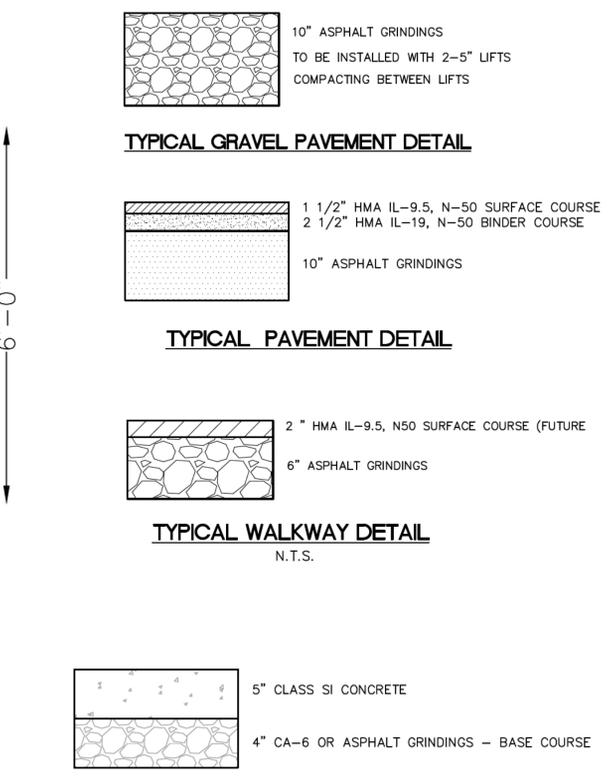
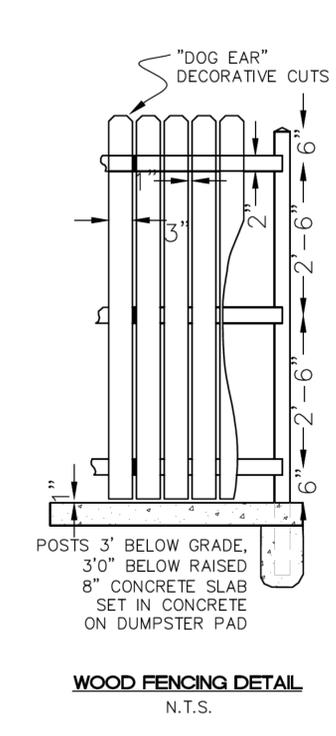
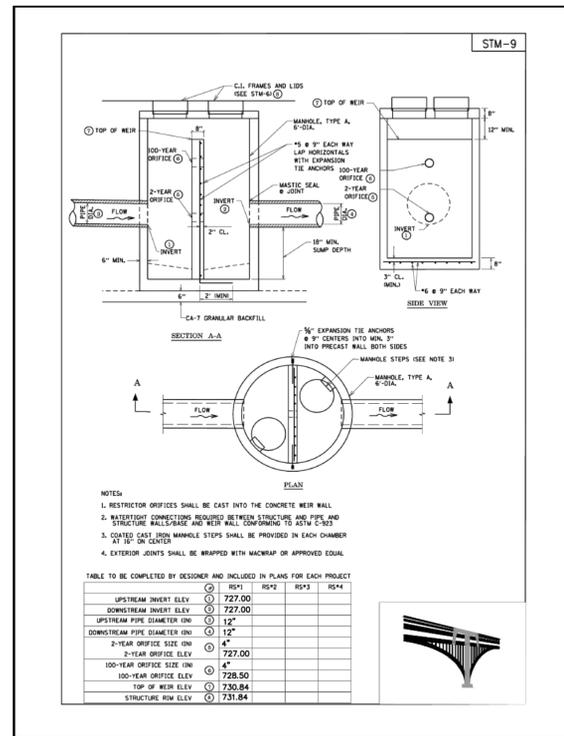
**EARTHWORK**

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL BORING CONTROL SPECIFICATIONS. INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).
11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.
13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

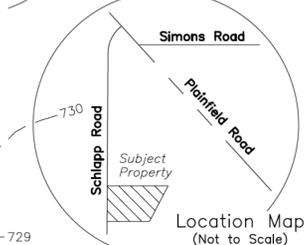
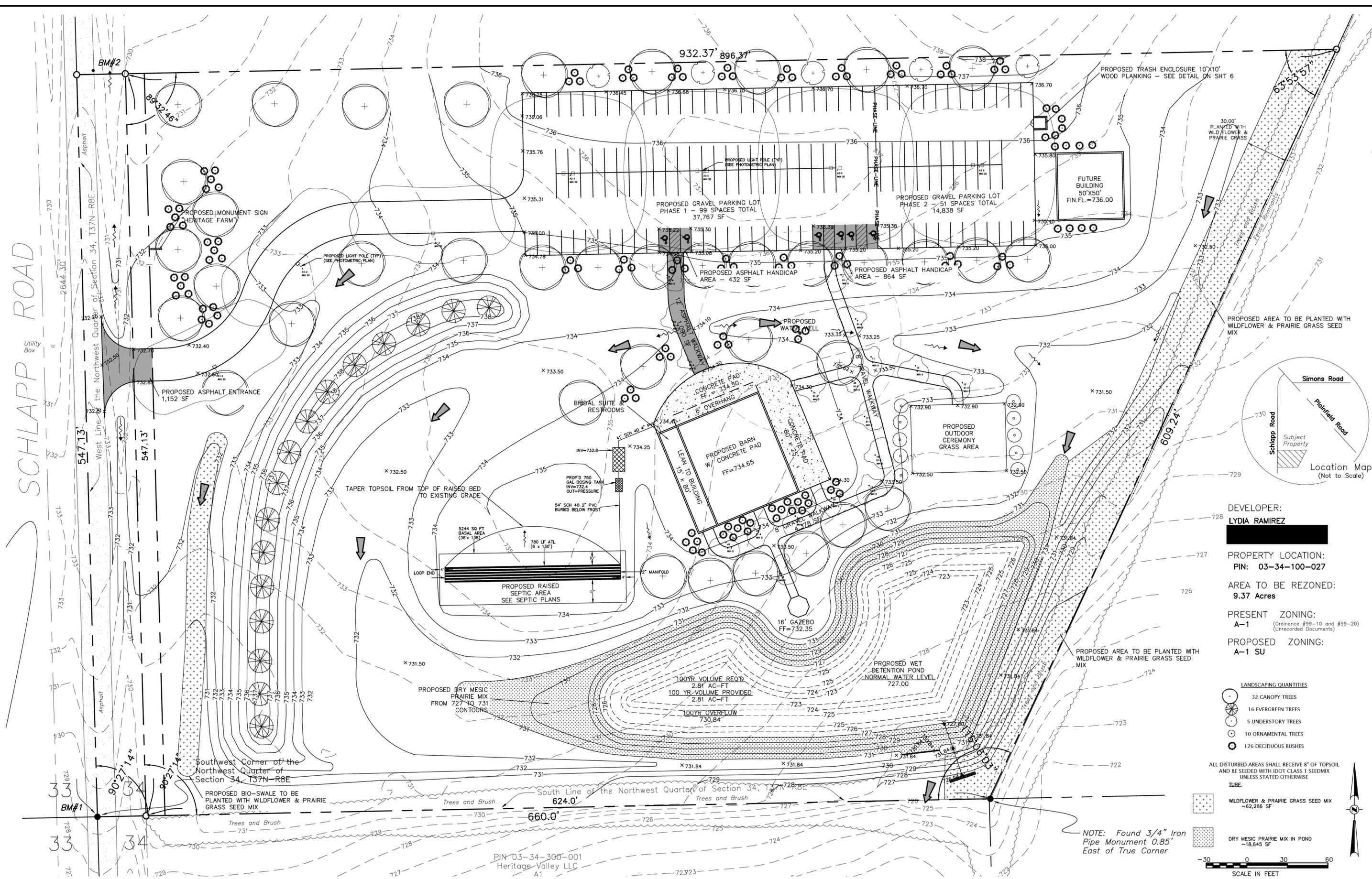
**PAVING & WALKS**

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 17-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.
13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION. ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

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



|                      |                                     |       |          |
|----------------------|-------------------------------------|-------|----------|
| TEBRUGGE ENGINEERING | TITLE:                              | DATE: | 10/10/06 |
|                      | <b>DETENTION POND CROSS SECTION</b> | DATE: |          |
|                      |                                     | DATE: |          |
|                      |                                     | DATE: |          |



DEVELOPER:  
**LYDIA RAMIREZ**

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

AREA TO BE REZONED:  
 9.37 Acres

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

PROPOSED ZONING:  
 A-1 SU

- LANDSCAPING QUANTITIES**
- 32 CANOPY TREES
  - 16 EVERGREEN TREES
  - 5 UNDERSTORY TREES
  - 10 ORNAMENTAL TREES
  - 126 DECIDUOUS BUSHES
- ALL DISTURBED AREAS SHALL RECEIVE 8" OF TOPSOIL AND BE SEEDED WITH IDOT CLASS 1 SEEDMIX UNLESS STATED OTHERWISE
- TURF**
- WILDFLOWER & PRAIRIE GRASS SEED MIX ~82,286 SF
  - DRY MESIC PRAIRIE MIX IN POND ~18,645 SF
- SCALE IN FEET

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

|  |     |        |  |
|--|-----|--------|--|
| TEBRUGGE ENGINEERING<br>410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548<br>PHONE: (815) 786-0195 • TEBRUGGEENGINEERING.COM | NO. | DATE   | NOTES                                    |
|  | 1   | 8.3.22 | KENDALL COUNTY REVIEW COMMENTS #1 8.3.22 |

PREPARED FOR:  
**LYDIA RAMIREZ**

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

## HERITAGE FARM – BANQUET CENTER LANDSCAPE PLAN

|                       |             |
|-----------------------|-------------|
| PROJECT NO. 22 533 01 | SHEET NO. 1 |
| SCALE: 1" = 30'       | OF 2 SHEETS |
| DATE: JUNE 14, 2022   |             |

**LANDSCAPE NOTES**

**PART 1 - GENERAL**

**1.01 DESCRIPTION**

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

1. SOIL PREPARATION
2. FERTILIZATION
3. SEEDING
4. TREES, SHRUBS, AND GROUNDCOVERS
5. MULCH AND PLANT ACCESSORIES
6. MAINTENANCE AND GUARANTEE
7. CLEANING UP WORK AREAS

**1.02 QUALITY ASSURANCE**

- A. COMPLY WITH APPLICABLE LOCAL REGULATIONS.
- B. SOD: COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIAL.
- C. PLANT NAMES INDICATED COMPLY WITH "STANDARD PLANT NAMES" AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES NOT LISTED CONFORM GENERALLY WITH NAMES ACCEPTED BY THE NURSERY TRADE. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGALLY TAGGED.
- D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
- E. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS.

**1.03 SUBMITTALS**

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

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. SEED: DELIVER SEED AND FERTILIZER MATERIALS IN ORIGINAL UNOPENED CONTAINERS, SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- B. SOD: DELIVER AND INSTALL SOD CUT WITHIN 48-HOUR PERIOD.
- C. DELIVER FERTILIZER MATERIALS IN ORIGINAL UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETERIORATION.
- D. TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FALLS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL; THE CERTIFICATE SHALL BE FILLED WITH THE LANDSCAPE ARCHITECT. PROTECT ALL PLANTS FROM DYING OUT. IF PLANTS CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, PROPERLY PROTECT THEM WITH SOIL, OR MULCH. WATER HEEL-IN PLANTINGS REGULARLY.
- E. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WINDBURN, WHEN IN LEAF.

**1.05 PROJECT CONDITIONS**

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

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

**1.06 GUARANTEE**

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

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

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

**PART 3 - EXECUTION**

**3.01 INSPECTION**

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

**3.02 PREPARATION**

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

**3.03 SEED INSTALLATION**

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

**3.04 PLANT INSTALLATION**

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

**E. PRUNING:**

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

**3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE**

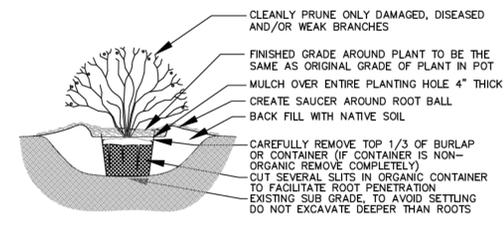
- A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
- B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS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

**3.06 CLEANING**

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

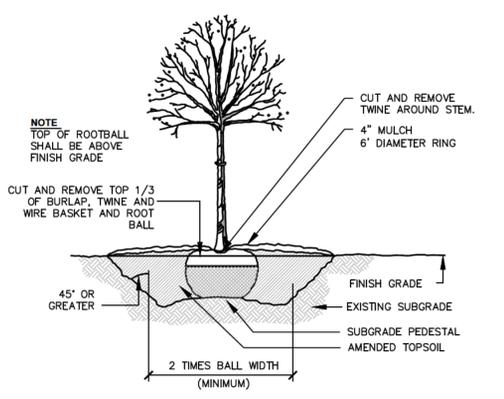
**4.01 MISC. NOTES**

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



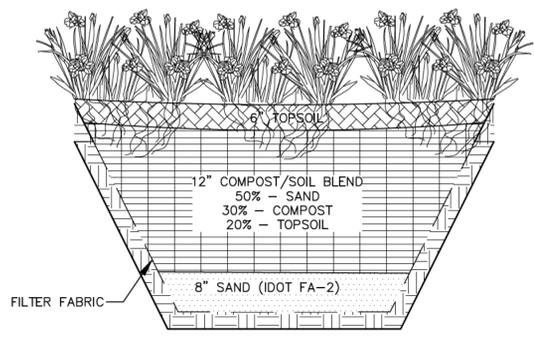
- NOTES:**
1. WATER THOROUGHLY AFTER INSTALLATION.
  2. USE EXISTING SOIL AS BACK FILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.
  3. ALL SHRUBS TO BE MULCH OVER ENTIRE PLANTING HOLE.

**SHRUB DETAIL - CONTAINER OR B&B**

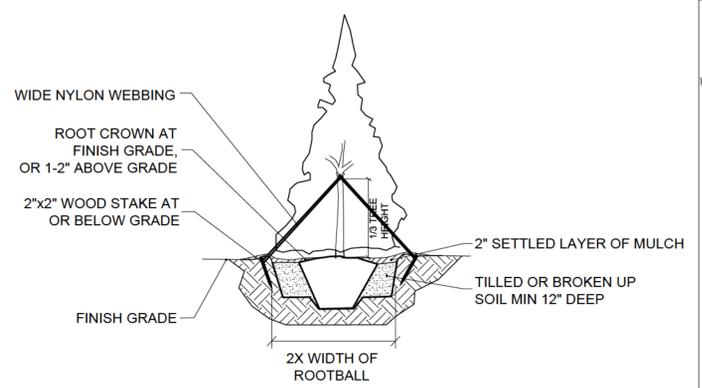


**TREE DETAIL**  
N.T.S.

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



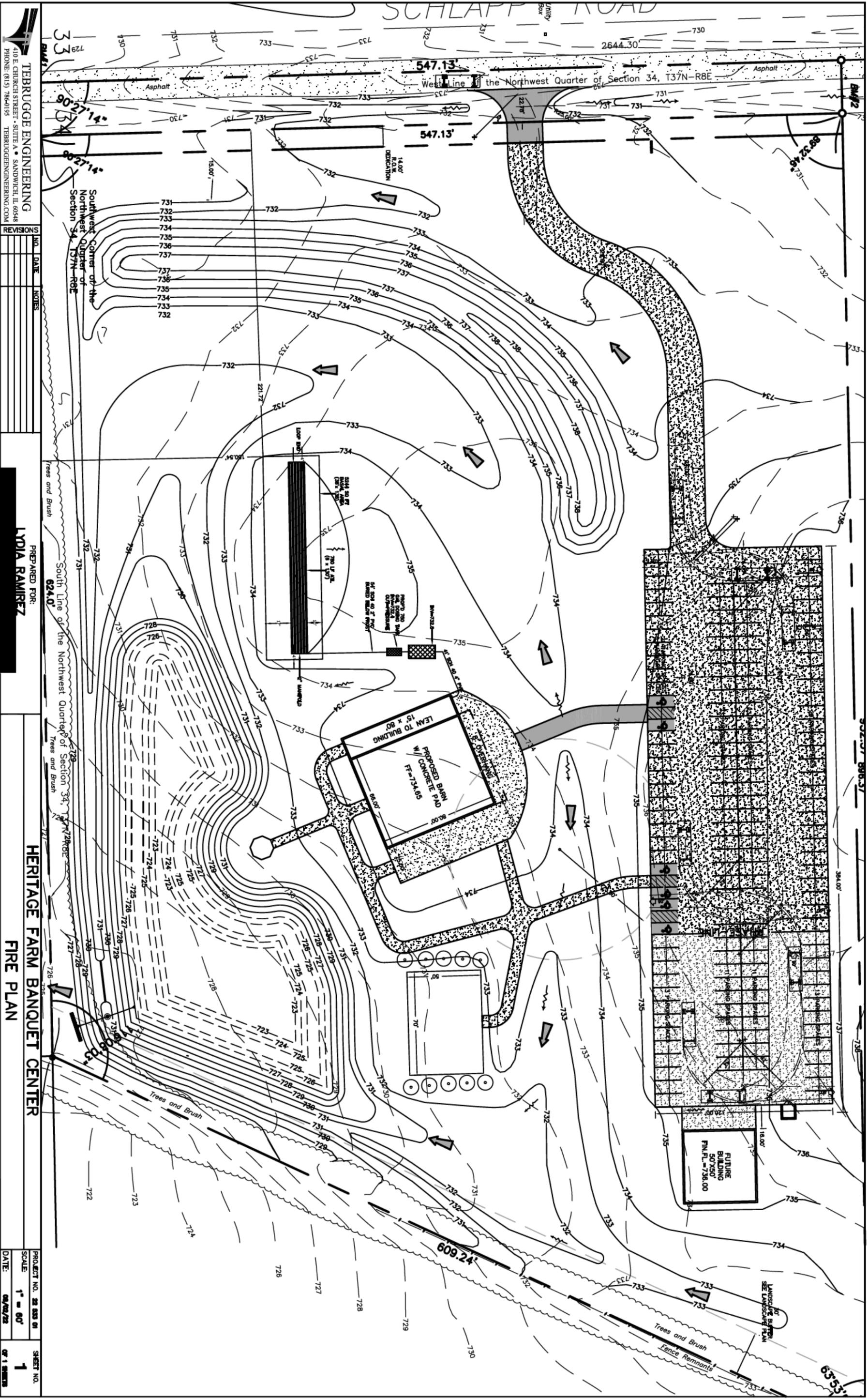
**BIO SWALE DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING**  
NOT TO SCALE

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

| NATIVE ECOSYSTEMS                              |           |
|--|-----------|
| MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE      |           |
| Temperature Cover                              | 100.0     |
| Avena sativa (seed oats)                       | 22.0      |
| Lolium multiflorum (annual ryegrass)           | 10.0      |
| Perennial Grasses                              |           |
| Andropogon gerardii (big bluestem)             | 1.5       |
| Andropogon scoparius (foxtail bluestem)        | 2.0       |
| Bouteloua curtipendula (side oats grama)       | 0.125     |
| Panicum virgatum (prairie switch grass)        | 1.25      |
| Sorghastrum nutans (Indian grass)              | 0.125     |
| Sporobolus heterolepis (prairie dropseed)      | 0.125     |
| Perennial Forbs                                |           |
| Aster spicatus (seed plant)                    | 0.125     |
| Aster novae-angliae (new england aster)        | 0.063     |
| Aster laevis (blue aster)                      | 0.063     |
| Andropogon furcatus (common milkweed)          | 0.063     |
| Ergatis foeniculata (wild yam)                 | 0.063     |
| Carex lasiocarpa (prairie sedge)               | 0.062     |
| Carex crinita (fringed sedge)                  | 0.062     |
| Carex acutata (yellow fruited sedge)           | 0.062     |
| Chamaecrista fasciculata (partridge pea)       | 0.125     |
| Echinacea purpurea (purple coneflower)         | 0.6       |
| Eryngium yuccifolium (sandstone aster)         | 0.063     |
| Heliopsis helianthoides (scaly milkweed)       | 0.125     |
| Lepachium spicatum (swallowtail bush clover)   | 0.125     |
| Liatris aspera (rough blazing star)            | 0.125     |
| Liatris pycnostachya (spiral blazing star)     | 0.125     |
| Moronegia flexilis (wild bergamot)             | 0.125     |
| Parthenium integrifolium (wild quinone)        | 0.125     |
| Trichostema purpuraceum (purple prairie daisy) | 0.063     |
| Rudbeckia hirta (black eyed susan)             | 0.310     |
| Rudbeckia hirta (black eyed susan)             | 0.6       |
| Rudbeckia subtomentosa (black eyed susan)      | 0.125     |
| Siphium laciniatum (cornflower plant)          | 0.188     |
| Siphium laciniatum (cornflower plant)          | 0.063     |
| Solidago rigida (stiff goldenrod)              | 0.063     |
| Solidago rigida (stiff goldenrod)              | 0.063     |
| Solidago canadensis (blue goldenrod)           | 0.063     |
| Veronica asatica (hearty veronica)             | 0.063     |
| Veronica asatica (hearty veronica)             | 0.180     |
| Veronica asatica (hearty veronica)             | 3.6       |
| MIXTURE TOTAL                                  |           |
|  | 56.8 lbs. |



**TEBRUGGE ENGINEERING**  
 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60448  
 PHONE: (815) 786-0195 • TEBRUGGEENGINEERING.COM

| NO. | DATE | NOTES |
|-----|------|-------|
|     |      |       |
|     |      |       |
|     |      |       |
|     |      |       |

PREPARED FOR:  
**LYDIA RAMIREZ**

**HERITAGE FARM BANQUET CENTER**  
**FIRE PLAN**

PROJECT NO. 22 833 01  
 SCALE: 1" = 60'  
 DATE: 04/02/22  
 SHEET NO. 1 OF 1 SHEETS

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

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

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

Asphalt

Utility Box

14.00' RADIUS SECTION

PROPOSED BARN W/ CONCRETE P.D. FT=134.65

LEAN TO BUILDING 15' x 90'

FUTURE BUILDING 50'x50' FIN.F.L.=738.00

2644.30'

547.13'

547.13'

609.24'

655.3'

8932.46'

8927.14'

8927.14'

624.0'

730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800

Trees and Brush

Fence Remnants

LANDSCAPE BARRIER SEE LANDSCAPE PLAN

## Matt Asselmeier

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**From:** Matt Asselmeier  
**Sent:** Tuesday, August 23, 2022 3:44 PM  
**To:** Boyd Ingemunson  
**Cc:** Stephanie Olson; Scott Koeppel; Scott Gengler; Jackie Kowalski (jkowalski@thevillageofmillbrook.com)  
**Subject:** RE: [External]Jellystone

Boyd:

I reviewed the materials submitted in the Yogi Bear special use permit amendment and variance request and offer the following comments and questions:

1. Please provide the order from the court releasing the court's jurisdiction as outlined in Case #80-MR-9, the court order dated September 24, 1999, and the court order dated August 30, 2006.
2. Pursuant to Section 7:01.D.46.a.5, please provide the existing zoning of all adjacent properties.
3. Pursuant to Section 7:01.D.46.a.6.vii, please provide the location of water and sewer lines. The representatives of Yogi Bear indicated today that some of the sites have sewer service.
4. Pursuant to Section 7:01.D.46.a.6.viii, please provide the plans and specifications of all buildings to be constructed within the campground.
5. Pursuant to Section 7:01.D.46.a.6.ix, please provide the plans and specifications of the water supply, refuse and sewage disposal facilities, pet exercise, and sanitation areas.
6. Pursuant to Section 7:01.D.46.a.6.xiii, .xiv, and .m, please provide stormwater calculations in order to determine the quantity of stormwater runoff prior to and after improvements to the park, in order to determine erosion control, and in order to determine runoff rates.
7. Pursuant to Section 7:01.D.46.a.6.xiv, please provide a landscaping plan.
8. The representatives from Yogi Bear indicated the improvements will occur in phases. Accordingly, pursuant to Section 7:01.D.46.b, please provide a phasing plan.
9. Please provide buffer and screening information to determine that the requirement of Section 7:01.D.46.f is met.
10. The representatives from Yogi Bear indicated they may install additional refuse locations in the future. Accordingly, pursuant to Section 7:01.D.46.g, please finalize a litter control plan, including the location(s) and dimension(s) of refuses areas and related fencing.
11. The site plan shows 9 tent site less than 1,500 square feet. Pursuant to Section 7:01.D.46.dd, please either increase the size of these sites or request a variance to this requirement.
12. Please provide the location and dimensions of any signs, including whether or not the sign will be illuminated.
13. The proposed infrastructure changes mentions an internet tower. I did not see the tower on the plans. Please identify the location and height of the tower.
14. No information was provided regarding specific variances. Please request applicable variances in writing.
15. Please submit Findings of Fact for the variance portion of the request.

The application will be considered complete when the above items are addressed.

Though not required for application completion, please verify that the Petitioners are agreeable to the other conditions contained in Section 7:01.D.46 (i.e. no parking on interior streets, the property cannot be used as a permanent place of abode except for caretakers, etc.)

If you have any questions, please let me know.