United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, August 6, 2024
6:00 p.m.
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: July 2, 2024

New Business:

1. EDC 2024-49 Building Permit Report for June 2024
2. EDC 2024-50 Building Inspection Report for June 2024
3. EDC 2024-51 Property Maintenance Report for June 2024
4. EDC 2024-52 Economic Development Report for July 2024
5. EDC 2024-53 Yorkville Renewables Solar (Nexamp) – Rezone, Special Use, and Variance
6. EDC 2024-54 Kendall County Petition 24-07 – 1.5 Mile Review (7789 Route 47)
7. EDC 2024-55 Eldamain and Solar Farm Setbacks

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, August 6, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. July 2, 2024
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. EDC 2024-49 Building Permit Report for June 2024
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2024-50 Building Inspection Report for June 2024
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2024-51 Property Maintenance Report for June 2024
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2024-52 Economic Development Report for July 2024
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2024-53 Yorkville Renewables Solar (Nexamp) – Rezone, Special Use, and Variance
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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6. EDC 2024-54 Kendall County Petition 24-07 – 1.5 Mile Review (7789 Route 47)
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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7. EDC 2024-55 Eldamain and Solar Farm Setbacks
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

ADDITIONAL BUSINESS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – July 2, 2024

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
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UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, July 2, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

In Attendance:
Committee Members
Vice Chairman Chris Funkhouser
Alderman Seaver Tarulis
Alderman Dan Transier

Absent: Alderman Joe Plocher

Other City Officials
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos

Other Guests
Meagan Briganti, Kendall County Attorney Gregg Ingemunson

The meeting was called to order at 6:00pm by Vice-Chairman Chris Funkhouser.

Citizen Comments: None

Minutes for Correction/Approval: June 4, 2024
The minutes were approved as presented.

New Business:
1. EDC 2024-43 Building Permit Report for May 2024
Mr. Ratos reported 173 permits were issued in May and 23 of those were single family detached. Informational.

2. EDC 2024-44 Building Inspection Report for May 2024
In May, staff did 969 inspections with most of those being single family homes and the remainder were pools, decks and fences. There were 141 roof permits issued as of this date. Informational.

3. EDC 2024-45 Property Maintenance Report for May 2024
Mr. Ratos said one case regarding a fence issue went to Hearing and was continued. If the issue becomes compliant, it will be dismissed and if not, a fine will be assessed.

4. EDC 2024-46 Economic Development Report for June 2024
The report was included in the agenda packet and there was no discussion.

5. EDC 2024-47 2551 N. Bridge Street - Variance

Ms. Mendez provided background for this variance and said Mr. Ingemunson is the attorney for IDOT and the property owners, who are seeking a variance approval to decrease the parking lot setback from 20 to 8.78 feet in the B-3 district. The reason for the request is the acquisition by IDOT of property for Rt. 47 widening. The minimum number of parking stalls is still met. Staff supports this request and under UDO rules, the Planning and Zoning Commission is allowed to make the final decision. The request is scheduled for a Public Hearing on August 14th before the PZC, and staff will present the determination at the August 27th City Council meeting. The monument sign will remain in place. The variance will go with the land.

6. EDC 2024-48 Ordinance Approving an Intergovernmental Cooperative Agreement Between the United City of Yorkville and Kendall County, Illinois for Geographic Information System Services

Ms. Noble said the city has always tried to work with other governmental bodies to expedite processes. Also, since the former Senior Planner left the city, it has become difficult to stay current with mapping needs for the city. As a result, it was decided to work with Kendall County and have them perform the services that have been lacking. The cost would be $60 per hour and the city would also not have to pay for their ESRI license. Meagan Briganti from the Kendall County GIS Department was present and her department has picked up the slack in the last year. Staff recommends a 2-year agreement with the county and with a positive EDC recommendation, would move to the City Council for their approval. Alderman Transier noted there is a cap of 1,950 hours annually, in the agreement. Ms. Briganti said she would recommend another employee in the first 2 quarters of their budget and the hours are negotiable. Alderman Funkhouser wants to insure availability of staff for the city and Ms. Noble said the county response time has been very quick. The committee gave a positive recommendation for this proposal.

Old Business: None

Additional Business:

Alderman Funkhouser said he had spoken with Bart Olson about reconsidering solar farm setbacks on Eldamain and also consideration for solar array setbacks by residential zoned lots. These items will be on next month's agenda.

There was no further business and the meeting adjourned at 6:14pm.

Minutes respectfully submitted by Marlys Young, Minute Taker

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #1

Tracking Number

EDC 2024-49

Agenda Item Summary Memo

Title: Building Permit Report for June 2024

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis: All permits issued in June 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

June 2024

TYPES OF PERMITS

	Number of Permits Issued	SFD *Single Family Detached*	SFA *Single Family Attached*	Multi-Family *Apartments Condominiums*	Commercial *Includes all Permits Issued for Commercial Use*	Industrial	Misc.	Construction Cost	Permit Fees
June 2024	163	27	0	0	12	0	124	6,128,516.00	301,441.07
Calendar Year 2024	783	144	0	0	51	0	522	106,636,693.00	1,780,859.14
Fiscal Year 2025	337	50	0	0	19	0	268	12,863,156.00	584,076.27
June 2023	353	31	6	0	4	0	312	13,139,321.00	558,989.85
Calendar Year 2023	1045	136	58	0	46	0	805	47,340,209.00	2,160,772.60
Fiscal Year 2024	598	49	20	0	12	0	517	23,057,759.00	1,004,674.67
June 2022	221	16	9	0	20	0	176	6,452,919.00	219,684.35
Calendar Year 2022	761	98	21	0	61	0	581	31,264,647.00	876,862.75
Fiscal Year 2023	360	38	9	0	28	0	285	12,042,762.00	374,576.00
June 2021	186	16	24	0	11	0	135	6,924,345.00	224,984.36
Calendar Year 2021	915	130	72	0	77	0	636	39,992,182.00	1,362,177.43
Fiscal Year 2022	376	31	48	0	25	0	272	15,240,222.00	469,539.74

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #2

Tracking Number

EDC 2024-50

Agenda Item Summary Memo

Title: Building Inspection Report for June 2024

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis: All inspections scheduled in June 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	112-FOU FOUNDATION	10000001	COUNTY INSPECTIONS	0		06/10/2024
	Comments1: 14918 BRISBIN RD --MINOOKA						
PR	_____	113-INS INSULATION					06/20/2024
	Comments1: 8982 WILCOX CT						
PR	_____	114-PLR PLUMBING - ROUGH					06/21/2024
	Comments1: 15536 PROSPECT HILL DR						
PR	_____	115-PLU PLUMBING - UNDERSLAB					06/25/2024
	Comments1: 14918 BRISBIN RD						
BC	_____ PM	001-FIN FINAL INSPECTION	20200968	844 CANYON TR	109		06/27/2024
	Comments1: POOL						
GS	_____	024-EFL ENGINEERING FINAL SITE	20220742	3340 SEELEY ST	730		06/06/2024
	Comments1: TEMP TO FINAL						
GS	_____	024-EFL ENGINEERING FINAL SITE	20220743	2687 SEELEY ST	825		06/12/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20220908	2784 BERRYWOOD LN	832		06/13/2024
	Comments1: TEMP TO FINAL						
BC	10:30	010-MIS MISCELLANEOUS	20221011	1555 W CORNEILS RD			06/03/2024
	Comments1: RETAINING WALL -- RAYMOND 630-903-5796						
PR	11:00	011-MIS MISCELLANEOUS				06/04/2024	
	Comments1: PLUMBING QUESTIONS WITH ALLEN						
GS	_____	025-EFL ENGINEERING FINAL SITE	20221035	2785 BERRYWOOD LN	793		06/13/2024
	Comments1: TEMP TO FINAL -- BBOX						
GS	_____	021-EFL ENGINEERING FINAL SITE	20221036	2789 BERRYWOOD LN	794		06/13/2024
	Comments1: TEMP TO FINAL						
GS	_____	024-EFL ENGINEERING FINAL SITE	20221219	2781 BERRYWOOD LN	792		06/13/2024
	Comments1: B-BOX TOO LOW AND FROZEN CAP						
GS	_____	022-EFL ENGINEERING FINAL SITE	20221310	2678 SEELEY ST	733		06/06/2024
	Comments1: TEMP TO FINAL						
GS	_____	021-EFL ENGINEERING FINAL SITE	20221311	2682 SEELEY ST	732		06/06/2024
	Comments1: TEMP TO FINAL						
GS	_____	021-EFL ENGINEERING FINAL SITE	20221312	2686 SEELEY ST	731		06/06/2024
	Comments1: TEMP TO FINAL						
GH	_____ PM	018-FIN FINAL INSPECTION	20221494	1018 GILLESPIE LN	244		06/14/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 019-FEL FINAL ELECTRIC					06/14/2024
GH	_____	PM 020-FMC FINAL MECHANICAL					06/14/2024
PBF	_____	PM 021-PLF PLUMBING - FINAL OSR READ					06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	AM 023-REI REINSPECTION					06/18/2024
		Comments1: FINAL FRAMING					
GH	_____	AM 024-REI REINSPECTION					06/18/2024
		Comments1: FINAL MECHANICAL					
JP	_____	AM 017-FIN FINAL INSPECTION	20221495	1016 GILLESPIE LN	245		06/19/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	AM 018-FEL FINAL ELECTRIC					06/19/2024
JP	_____	AM 019-FMC FINAL MECHANICAL					06/19/2024
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	AM 017-FIN FINAL INSPECTION	20221496	1014 GILLESPIE LN	246		06/19/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	AM 018-FEL FINAL ELECTRIC					06/19/2024
JP	_____	AM 019-FMC FINAL MECHANICAL					06/19/2024
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	AM 021-REI REINSPECTION	20221497	1012 GILLESPIE LN	247		06/05/2024
		Comments1: FINAL FRAME					
GH	_____	AM 022-REI REINSPECTION					06/05/2024
		Comments1: FINAL ELECT					
GH	_____	AM 023-REI REINSPECTION					06/05/2024
		Comments1: FINAL MECH					
GS	_____	025-EFL ENGINEERING FINAL SITE	20230164	2662 SEELEY ST	737		06/07/2024
		Comments1: TEMP TO FINAL					
GS	_____	021-EFL ENGINEERING FINAL SITE	20230313	2093 INGEMUNSON LN	147		06/27/2024
		Comments1: TEMP TO FINAL					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	021-EFL ENGINEERING FINAL SITE	20230345	2647 SEELEY ST	820		06/12/2024
GS	_____ AM	024-EFL ENGINEERING FINAL SITE	20230388	1477 WOODSAGE AVE	19		06/13/2024
	Comments1: TREE-- BBOX AND NO OSR						
BC	_____ AM	001-FIN FINAL INSPECTION	20230412	210 E KENDALL DR	0		06/27/2024
	Comments1: POOL -- KEVIN 630-710-2632						
BC	_____	002-BND POOL BONDING					06/27/2024
JP	_____	001-PPS PRE-POUR, SLAB ON GRADE	20230456	2777 CRANSTON CIR	137		06/04/2024
GS	_____	020-EFL ENGINEERING FINAL SITE	20230653	2661 GOULD CT	64		06/21/2024
GS	_____	020-EFL ENGINEERING FINAL SITE	20230816	2635 SEELEY ST	817		06/12/2024
	Comments1: PROPERTY PINS						
GS	_____	022-EFL ENGINEERING FINAL SITE	20230924	2656 GOULD CT	63		06/21/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20230989	2634 SEELEY ST	744		06/07/2024
	Comments1: TEMP TO FINAL						
BC	_____	002-FIN FINAL INSPECTION	20231090	691 WINDETT RIDGE RD	83		06/12/2024
	Comments1: DECK -- NO ROUGH -- SEE BOB'S NOTES						
GS	_____	021-EFL ENGINEERING FINAL SITE	20231156	2630 SEELEY ST	745		06/07/2024
	Comments1: TREE						
GS	_____	022-REI REINSPECTION					06/12/2024
	Comments1: EFL -- TREE WAS REPLACED						
GS	_____	022-EFL ENGINEERING FINAL SITE	20231158	2631 SEELEY ST	816		06/12/2024
	Comments1: PROPERTY PINS						
GS	_____	021-EFL ENGINEERING FINAL SITE	20231190	3069 CONSTITUTION WAY	512		06/05/2024
	Comments1: TEMP TO FINAL						
GS	_____	022-EFL ENGINEERING FINAL SITE	20231191	3073 CONSTITUTION WAY	511		06/05/2024
	Comments1: TEMP TO FINAL						
GS	_____	022-EFL ENGINEERING FINAL SITE	20231200	3376 CALEDONIA DR	176		06/27/2024
	Comments1: SIDEWALK						
GS	_____	021-EFL ENGINEERING FINAL SITE	20231201	3382 CALEDONIA DR	177		06/27/2024
	Comments1: TEMP TO FINAL -- SIDEWALK						
GS	_____	023-EFL ENGINEERING FINAL SITE	20231314	2657 GOULD CT	66		06/21/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	024-EFL ENGINEERING FINAL SITE	20231315	2659 GOULD CT	65		06/21/2024
GS	_____	023-EFL ENGINEERING FINAL SITE	20231316	2650 GOULD CT	60		06/21/2024
GS	_____	020-EFL ENGINEERING FINAL SITE	20231329	2622 SEELEY ST	747		06/06/2024
	Comments1: TEMP TO FINAL						
GS	_____	021-EFL ENGINEERING FINAL SITE	20231330	2626 SEELEY ST	746		06/07/2024
	Comments1: TEMP TO FINAL						
GS	_____	023-EFL ENGINEERING FINAL SITE	20231338	363 BISCAYNE LN	1983		06/07/2024
	Comments1: TEMP TO FINAL						
GS	_____	025-EFL ENGINEERING FINAL SITE	20231428	2654 GOULD CT	62		06/21/2024
	Comments1: TOO LOW, NEEDS TALLER RISER AND CANNOT K						
	Comments2: EY						
JP	10:00	016-WKS PUBLIC & SERVICE WALKS	20231515	983 S CARLY CIR	90		06/06/2024
	Comments1: COX 630-536-4171						
JP	10:00	017-PHD POST HOLE - DECK					06/06/2024
GH	_____	018-FIN FINAL INSPECTION					06/18/2024
	Comments1: TIM						
GH	_____	019-FEL FINAL ELECTRIC					06/18/2024
GH	_____	020-FMC FINAL MECHANICAL					06/18/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					06/18/2024
	Comments1: TIM.KIRKBY@MBHOMES.COM						
GS	_____	022-EFL ENGINEERING FINAL SITE					06/20/2024
PBF	_____	023-REI REINSPECTION					06/20/2024
	Comments1: FINAL PLUMBING -- TIM.KIRBY@MBHOMES.COM						
PBF	_____	024-SUM SUMP					06/20/2024
	Comments1: TIM.KIRBY@MBHOMES.COM						
GH	_____	025-REI REINSPECTION					06/20/2024
	Comments1: FINAL FRAME						
GH	_____	026-REI REINSPECTION					06/20/2024
	Comments1: FINAL ELECTRIC						
GH	_____	027-REI REINSPECTION					06/20/2024
	Comments1: FINAL MECHANICAL						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	018-REI REINSPECTION	20231556	1017 GILLESPIE LN	239		06/05/2024
	Comments1: FINAL ELECT						
GH	_____ AM	016-REI REINSPECTION	20231557	1019 GILLESPIE LN	238		06/05/2024
	Comments1: FINAL ELECT						
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231606	2363 LAVENDER WAY	88		06/10/2024
	Comments1: A&B						
GS	_____	025-EFL ENGINEERING FINAL SITE	20231620	3025 GRANDE TR	533		06/05/2024
	Comments1: TEMP TO FINAL						
GS	_____	022-EFL ENGINEERING FINAL SITE	20231621	3065 CONSTITUTION WAY	513		06/05/2024
	Comments1: TEMP TO FINAL						
GS	_____	022-EFL ENGINEERING FINAL SITE	20231641	301 ANDREW DR	198		06/26/2024
	Comments1: TEMP TO FINAL						
GS	_____	023-EFL ENGINEERING FINAL SITE	20231642	307 ANDREW DR	199		06/26/2024
	Comments1: TEMP TO FINAL						
GH	_____ AM	001-FTG FOOTING	20231702	3238 LEHMAN CROSSING	753		06/26/2024
	Comments1: JESUS						
BC	_____ AM	001-FTG FOOTING	20231703	3234 LEHMAN CROSSING	754		06/24/2024
	Comments1: UPLAND						
GS	_____	023-EFL ENGINEERING FINAL SITE	20231758	3057 CONSTITUTION WAY	514		06/05/2024
	Comments1: TEMP TO FINAL -- TREE IS DEAD AND BBOX N						
	Comments2: OT OPERABLE						
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF	20231762	70 TRILLIUM CT			06/28/2024
	Comments1: ACCESSORY BUILDING -- BRAD 314-660-4658						
GH	09:30	008-BG BASEMENT AND GARAGE FLOOR	20231779	2182 HENNING LN	341		06/14/2024
	Comments1: COX						
GH	_____ AM	009-STP STOOPS					06/14/2024
	Comments1: FRONT & REAR						
JP	_____	001-FIN FINAL INSPECTION	20231786	2363 LAVENDER WAY	88		06/24/2024
	Comments1: SIDING						
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231948	2297 CRYDER CT	436		06/12/2024
	Comments1: ETHAN 630-850-3374 X 110						
BF	_____ PM	016-FIN FINAL INSPECTION	20232026	1030 GILLESPIE LN	230		06/17/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 017-FMC FINAL MECHANICAL					06/17/2024
PBF	_____	PM 018-PLF PLUMBING - FINAL OSR READ					06/17/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	019-EFL ENGINEERING FINAL SITE					06/18/2024
GS	_____	016-EFL ENGINEERING FINAL SITE	20232027	1032 GILLESPIE LN	229		06/18/2024
BF	_____	PM 016-FIN FINAL INSPECTION	20232028	1034 GILLESPIE LN	228	06/20/2024	
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM --- NOT C					
		Comments2: OMPLETED BY B&F					
BF	_____	PM 017-FMC FINAL MECHANICAL					06/20/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	019-EFL ENGINEERING FINAL SITE					06/18/2024
JP	_____	020-FIN FINAL INSPECTION					06/28/2024
		Comments1: JUST FIN FRAME					
BF	_____	PM 017-FIN FINAL INSPECTION	20232029	1036 GILLESPIE LN	227	06/20/2024	
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM --NOT COMPL					
		Comments2: ETED BY B&F					
BF	_____	PM 018-FMC FINAL MECHANICAL					06/20/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	020-EFL ENGINEERING FINAL SITE					06/18/2024
JP	_____	021-FIN FINAL INSPECTION					06/28/2024
		Comments1: FIN FRAME ONLY					
BF	_____	PM 017-FIN FINAL INSPECTION	20232030	1038 GILLESPIE LN	226	06/20/2024	
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM --- NOT COM					
		Comments2: PLETED BY B&F					
BF	_____	PM 019-FMC FINAL MECHANICAL					06/20/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	021-EFL ENGINEERING FINAL SITE					06/18/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	022-FIN FINAL INSPECTION					06/28/2024
	Comments1: FIN FRAME ONLY						
BF	_____	PM 019-FIN FINAL INSPECTION	20232031	1040 GILLESPIE LN	225		06/17/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 020-REI REINSPECTION					06/17/2024
	Comments1: FINAL ELECTRIC						
BF	_____	PM 021-FMC FINAL MECHANICAL					06/17/2024
PBF	_____	PM 022-PLF PLUMBING - FINAL OSR READ					06/17/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
GS	_____	023-EFL ENGINEERING FINAL SITE					06/18/2024
BF	_____	PM 016-FIN FINAL INSPECTION	20232032	1031 GILLESPIE LN	236		06/17/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 017-REI REINSPECTION					06/17/2024
	Comments1: FINAL ELECTRIC						
BF	_____	PM 018-FMC FINAL MECHANICAL					06/17/2024
PBF	_____	PM 019-PLF PLUMBING - FINAL OSR READ					06/17/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
GS	_____	020-EFL ENGINEERING FINAL SITE					06/14/2024
JP	_____	PM 017-FIN FINAL INSPECTION	20232033	1033 GILLESPIE LN	235		06/14/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
JP	_____	PM 018-REI REINSPECTION					06/14/2024
	Comments1: FINAL ELECTRIC						
JP	_____	PM 019-FMC FINAL MECHANICAL					06/14/2024
PBF	_____	PM 020-PLF PLUMBING - FINAL OSR READ					06/14/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
GS	_____	021-EFL ENGINEERING FINAL SITE					06/14/2024
GS	_____	018-EFL ENGINEERING FINAL SITE	20232034	1035 GILLESPIE LN	234		06/14/2024
BF	_____	PM 019-FIN FINAL INSPECTION					06/21/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 020-REI REINSPECTION					06/21/2024
	Comments1: FINAL ELECTRIC						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 021-FMC FINAL MECHANICAL					06/21/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/21/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	018-EFL ENGINEERING FINAL SITE	20232035	1037 GILLESPIE LN	233		06/14/2024
BF	_____	PM 019-FIN FINAL INSPECTION					06/21/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 020-REI REINSPECTION					06/21/2024
		Comments1: FINAL ELECTRIC					
BF	_____	PM 021-FMC FINAL MECHANICAL					06/21/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/21/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	018-EFL ENGINEERING FINAL SITE	20232036	1039 GILLESPIE LN	232		06/14/2024
BF	_____	PM 019-FIN FINAL INSPECTION					06/21/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 020-REI REINSPECTION					06/21/2024
		Comments1: FINAL ELECTRIC					
BF	_____	PM 021-FMC FINAL MECHANICAL					06/21/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/21/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 019-FIN FINAL INSPECTION	20232037	1041 GILLESPIE LN	231		06/17/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 020-REI REINSPECTION					06/17/2024
		Comments1: FINAL ELECTRIC					
BF	_____	PM 021-FMC FINAL MECHANICAL					06/17/2024
PBF	_____	PM 022-PLF PLUMBING - FINAL OSR READ					06/17/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					06/14/2024
JP	_____	AM 018-EPW PUBLIC WALK	20232057	2929 ALDEN AVE	301		06/17/2024
		Comments1: MARCO					
JP	_____	AM 019-EDA DRIVEWAY, APRON					06/17/2024
		Comments1: DRIVEWAY					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 020-FIN FINAL INSPECTION					06/26/2024
	Comments1: MARCO -- SEE INSPECTION NOTES						
BC	_____	PM 021-FEL FINAL ELECTRIC					06/26/2024
	Comments1: SEE INSPECTION NOTES						
BC	_____	PM 022-FMC FINAL MECHANICAL					06/26/2024
PBF	_____	PM 023-PLF PLUMBING - FINAL OSR READ					06/26/2024
	Comments1: MARCO.DELTORO@YAHOO.COM						
GS	_____	024-EFL ENGINEERING FINAL SITE					06/27/2024
JP	_____	018-FIN FINAL INSPECTION	20232059	392 TIMBER OAK LN	37		06/19/2024
	Comments1: JASON						
JP	_____	019-FEL FINAL ELECTRIC					06/19/2024
JP	_____	020-FMC FINAL MECHANICAL					06/19/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					06/18/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
PWK	_____	022-EFL ENGINEERING FINAL SITE					06/19/2024
ED	_____ AM	020-EFL ENGINEERING FINAL SITE	20232071	2721 BERRYWOOD LN	778		06/03/2024
ED	_____	021-EFL ENGINEERING FINAL SITE	20232072	2725 BERRYWOOD LN	779		06/04/2024
GH	_____	015-FIN FINAL INSPECTION	20232073	2729 BERRYWOOD LN	780		06/12/2024
	Comments1: MT FOY						
GH	_____	016-FEL FINAL ELECTRIC					06/12/2024
GH	_____	017-FMC FINAL MECHANICAL					06/12/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					06/12/2024
	Comments1: RJDeuter@drhorton.com						
ED	_____	019-EFL ENGINEERING FINAL SITE					06/20/2024
BC	_____	015-FIN FINAL INSPECTION	20232074	2716 BERRYWOOD LN	768		06/18/2024
	Comments1: M,T FOY						
BC	_____	016-FEL FINAL ELECTRIC					06/18/2024
BC	_____	017-FMC FINAL MECHANICAL					06/18/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					06/18/2024
	Comments1: MTFOY@DRHORTON.COM						
PWK	_____	019-EFL ENGINEERING FINAL SITE					06/20/2024
GS	_____	020-REI REINSPECTION					06/24/2024
	Comments1: EFL						
GH	_____	015-EPW PUBLIC WALK	20232075	2720 BERRYWOOD LN	767		06/07/2024
	Comments1: UPLAND - PARTIAL						
GH	_____ AM	014-EPW PUBLIC WALK	20232076	2726 BERRYWOOD LN	766		06/07/2024
	Comments1: MT FOY						
GH	_____	015-WK SERVICE WALK					06/07/2024
	Comments1: UPLAND						
GH	_____ AM	014-EPW PUBLIC WALK	20232077	2730 BERRYWOOD LN	765		06/07/2024
	Comments1: MT FOY						
GH	_____	015-WK SERVICE WALK					06/07/2024
	Comments1: UPLAND						
GH	08:00	015-EPW PUBLIC WALK	20232104	3184 BOOMBAH BLVD	133		06/07/2024
	Comments1: RSS - NEED REBAR AT B-BOX						
GH	08:00	016-WK SERVICE WALK					06/07/2024
	Comments1: RSS						
PR	13:00	001-ESW SEWER / WATER	20232105	3211 LAUREN DR	85		06/03/2024
	Comments1: BRAD 630-546-0540						
BC	09:00	002-FTG FOOTING					06/06/2024
	Comments1: KEN 630-546-0735						
GH	14:00	003-FOU FOUNDATION					06/12/2024
BC	_____ AM	004-BKF BACKFILL					06/17/2024
	Comments1: KEN 630-546-0731						
GH	10:30	007-BG BASEMENT AND GARAGE FLOOR	20232172	2821 ROOD ST	314		06/18/2024
	Comments1: PACO 630-536-4171						
GH	10:30	008-STP STOOPS					06/18/2024
	Comments1: FR AND R						
PBF	_____ PM	009-PLR PLUMBING - ROUGH	20232188	1070 GILLESPIE LN	206		06/14/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF					06/19/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 011-REL ROUGH ELECTRICAL					06/19/2024
BC	_____	PM 012-RMC ROUGH MECHANICAL					06/19/2024
BF	_____	PM 013-INS INSULATION					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
PBF	_____	PM 009-PLR PLUMBING - ROUGH	20232189	1072 GILLESPIE LN	205		06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF					06/18/2024
		Comments1: APPROVED AS NOTED					
BF	_____	PM 011-REL ROUGH ELECTRICAL					06/18/2024
BF	_____	PM 012-RMC ROUGH MECHANICAL					06/18/2024
BF	_____	PM 013-INS INSULATION					06/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20232190	1074 GILLESPIE LN	204		06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 010-REL ROUGH ELECTRICAL					06/14/2024
BF	_____	PM 011-RMC ROUGH MECHANICAL					06/14/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH					06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 013-INS INSULATION					06/17/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF	20232191	1076 GILLESPIE LN	203		06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 011-REL ROUGH ELECTRICAL					06/14/2024
BF	_____	PM 012-RMC ROUGH MECHANICAL					06/14/2024
BF	_____	PM 014-INS INSULATION					06/17/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
PBF	_____	PM 015-PLR PLUMBING - ROUGH					06/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20232192	1078 GILLESPIE LN	202		06/12/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 010-REL ROUGH ELECTRICAL					06/12/2024
BF	_____	PM 011-RMC ROUGH MECHANICAL					06/12/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH					06/12/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 013-INS INSULATION					06/14/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20232193	1080 GILLESPIE LN	201		06/11/2024
	Comments1: MARCO						
BF	_____	PM 010-REL ROUGH ELECTRICAL					06/11/2024
BF	_____	PM 011-RMC ROUGH MECHANICAL					06/11/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH					06/11/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	PM 013-INS INSULATION					06/12/2024
	Comments1: MARCO						
JP	_____	AM 014-INS INSULATION	20232199	1075 GILLESPIE LN	210		06/03/2024
	Comments1: MARCO						
BC	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF	20232200	1077 GILLESPIE LN	209		06/04/2024
	Comments1: MARCO						
BC	_____	AM 011-REL ROUGH ELECTRICAL					06/04/2024
BC	_____	AM 012-RMC ROUGH MECHANICAL					06/04/2024
PBF	_____	AM 013-PLR PLUMBING - ROUGH					06/04/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BC	_____	AM 014-INS INSULATION					06/05/2024
	Comments1: MARCO						
BC	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF	20232201	1079 GILLESPIE LN	208		06/05/2024
	Comments1: MARCO						
BC	_____	AM 011-REL ROUGH ELECTRICAL					06/05/2024
BC	_____	AM 012-RMC ROUGH MECHANICAL					06/05/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 013-PLR PLUMBING - ROUGH					06/05/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
JP	_____	AM 014-INS INSULATION					06/06/2024
	Comments1: MARCO						
BF	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF	20232202	1081 GILLESPIE LN	207		06/06/2024
	Comments1: MARCO						
BF	_____	AM 011-REL ROUGH ELECTRICAL					06/06/2024
BF	_____	AM 012-RMC ROUGH MECHANICAL					06/06/2024
PBF	_____	AM 013-PLR PLUMBING - ROUGH					06/06/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BF	_____	AM 014-INS INSULATION					06/07/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
BC	_____	PM 014-FIN FINAL INSPECTION	20232203	1100 GILLESPIE LN	324		06/24/2024
BC	_____	015-FEL FINAL ELECTRIC					06/24/2024
BC	_____	016-FME FINAL MECHANICAL					06/24/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					06/24/2024
	Comments1: JENN@ABBYPROPERTIESLLC						
GH	_____	014-FIN FINAL INSPECTION	20232204	1102 GILLESPIE LN	323		06/26/2024
GH	_____	015-FEL FINAL ELECTRIC					06/26/2024
GH	_____	016-FME FINAL MECHANICAL					06/26/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					06/26/2024
	Comments1: JENN@ABBYPROPERTIESLLC						
GH	_____	AM 018-REI REINSPECTION					06/28/2024
	Comments1: FINAL FRAME						
GH	_____	AM 019-REI REINSPECTION					06/28/2024
	Comments1: FIN ELECT						
GH	_____	AM 020-REI REINSPECTION					06/28/2024
	Comments1: FIN MECH						
JP	_____	AM 014-FIN FINAL INSPECTION	20232205	1104 GILLESPIE LN	322		06/26/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	015-FEL FINAL ELECTRIC					06/26/2024
JP	_____	016-FME FINAL MECHANICAL					06/26/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					06/26/2024
		Comments1: JENN@ABBYPROPERTIESLLC					
JP	_____	AM 018-REI REINSPECTION				06/28/2024	
		Comments1: FINAL FRAME -- MARCO					
JP	_____	AM 019-REI REINSPECTION				06/28/2024	
		Comments1: FINAL ELEC					
JP	_____	AM 020-REI REINSPECTION				06/28/2024	
		Comments1: FIN MECH					
GH	_____	PM 014-FIN FINAL INSPECTION	20232206	1106 GILLESPIE LN	321		06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	PM 015-FEL FINAL ELECTRIC					06/27/2024
GH	_____	PM 016-FMC FINAL MECHANICAL					06/27/2024
PBF	_____	PM 017-PLF PLUMBING - FINAL OSR READ					06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 014-FIN FINAL INSPECTION	20232207	1108 GILLESPIE LN	320		06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 015-FEL FINAL ELECTRIC					06/27/2024
BF	_____	PM 016-FMC FINAL MECHANICAL					06/27/2024
PBF	_____	PM 017-PLF PLUMBING - FINAL OSR READ					06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 018-REI REINSPECTION					06/28/2024
		Comments1: FINAL FRAME -- ABBYPROPERTIES.LLC@GMAIL.					
		Comments2: COM					
BF	_____	PM 019-REI REINSPECTION					06/28/2024
		Comments1: FINAL MECH -- ABBYPROPERTIES.LLC@GMAIL.C					
		Comments2: OM					
BF	_____	PM 015-FIN FINAL INSPECTION	20232208	1110 GILLESPIE LN	319		06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 016-FEL FINAL ELECTRIC					06/27/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 017-FMC FINAL MECHANICAL					06/27/2024
PBF	_____	PM 018-PLF PLUMBING - FINAL OSR READ					06/27/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BF	_____	PM 019-REI REINSPECTION					06/28/2024
		Comments1: FINAL FRAME -- ABBYPROPERTIES.LLC@GMAIL.					
		Comments2: COM					
BF	_____	PM 020-REI REINSPECTION					06/28/2024
		Comments1: FINAL MECHANICAL					
BC	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF	20232209	1120 GILLESPIE LN	313		06/21/2024
		Comments1: ABBY 630 365 7229					
BC	_____	011-REL ROUGH ELECTRICAL					06/21/2024
BC	_____	012-RMC ROUGH MECHANICAL					06/21/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/21/2024
		Comments1: ABBY 630 365 7229 JENN@ABBYPROPERTIESLLC					
BC	_____	PM 014-INS INSULATION					06/24/2024
		Comments1: ABBY 630 365 7229					
BC	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20232210	1122 GILLESPIE LN	314		06/25/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 010-REL ROUGH ELECTRICAL					06/25/2024
BC	_____	PM 011-RMC ROUGH MECHANICAL					06/25/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH					06/25/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	PM 013-INS INSULATION					06/26/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF	20232211	1124 GILLESPIE LN	315		06/26/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 010-REL ROUGH ELECTRICAL					06/26/2024
BC	_____	PM 011-RMC ROUGH MECHANICAL					06/26/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH					03/26/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ PM	013-INS INSULATION					06/27/2024
	Comments1: ABBYPROPERTIES.LLC@GMAIL.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20232242	4466 TAMPA DR	1968		06/05/2024
	Comments1: JOEMANUE@NVRINC.COM						
GH	_____ AM	006-BSM BASEMENT FLOOR					06/06/2024
	Comments1: MW						
GH	_____	007-GAR GARAGE FLOOR					06/06/2024
	Comments1: MW						
GH	_____	008-GPL GREEN PLATE INSPECTION					06/10/2024
	Comments1: JOE						
GH	_____ AM	009-STP STOOPS					06/21/2024
	Comments1: MW - FRONT & REAR						
GH	_____	010-ELS ELECTRIC SERVICE					06/27/2024
	Comments1: JOE						
GH	_____	018-FIN FINAL INSPECTION	20232248	3367 JONATHAN DR	163		06/19/2024
	Comments1: JEFF						
GH	_____	019-FEL FINAL ELECTRIC					06/19/2024
GH	_____	020-FMC FINAL MECHANICAL					06/19/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					06/20/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
PWK	_____	022-EFL ENGINEERING FINAL SITE					06/19/2024
PBF	_____	004-ESW SEWER / WATER	20232274	267 ANDREW DR	193		06/04/2024
	Comments1: CATHYHMDCONST@GMAIL.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/07/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
BC	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					06/11/2024
	Comments1: COMEX						
BC	_____ AM	001-FTG FOOTING	20232275	257 ANDREW DR	192		06/27/2024
	Comments1: COMEX						
GH	_____	017-FIN FINAL INSPECTION	20232276	277 ANDREW DR	195		06/19/2024
	Comments1: JEFF						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	018-FEL FINAL ELECTRIC					06/19/2024
GH	_____	019-FMC FINAL MECHANICAL					06/19/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
PWK	_____	021-EFL ENGINEERING FINAL SITE					06/19/2024
GS	_____	024-EFL ENGINEERING FINAL SITE	20232278	297 ANDREW DR	197		06/26/2024
		Comments1: TEMP TO FINAL					
BC	10:30	001-PHF POST HOLE - FENCE	20232286	4484 SARASOTA AVE	1039		06/14/2024
		Comments1: CANDACE 630-406-8410 X 220					
JP	_____	019-FIN FINAL INSPECTION	20232294	271 ANDREW DR	194		06/26/2024
		Comments1: JEFF					
JP	_____	020-FEL FINAL ELECTRIC					06/26/2024
JP	_____	021-FMC FINAL MECHANICAL					06/26/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/26/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					06/26/2024
GH	_____ PM	019-EPW PUBLIC WALK	20232342	761 ASH CT	10		06/28/2024
		Comments1: MW					
GS	_____	020-EFL ENGINEERING FINAL SITE	20232345	3101 JETER CT	506		06/05/2024
BC	_____ AM	016-WKS PUBLIC & SERVICE WALKS	20232353	3394 JONATHAN DR	158		06/11/2024
		Comments1: COMEX					
BC	_____ PM	017-WKS PUBLIC & SERVICE WALKS	20232354	3388 JONATHAN DR	157		06/11/2024
		Comments1: COMEX					
BC	_____ AM	017-WKS PUBLIC & SERVICE WALKS	20232355	3384 JONATHAN DR	156		06/12/2024
		Comments1: COMEX					
PBF	_____ AM	010-SUM SUMP	20232358	3368 JONATHAN DR	154		06/05/2024
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					06/13/2024
		Comments1: JEFF					
BC	_____	012-REL ROUGH ELECTRICAL					06/13/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	013-RMC ROUGH MECHANICAL					06/13/2024
PBF	_____	014-PLR PLUMBING - ROUGH					06/13/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
JP	_____	015-INS INSULATION					06/18/2024
	Comments1: JEFF						
PBF	_____ AM	010-SUM SUMP	20232359	3378 JONATHAN DR	155		06/05/2024
	Comments1: CATHYHMDCONST@GMAIL.COM						
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					06/06/2024
	Comments1: JEFF						
BC	_____	012-REL ROUGH ELECTRICAL					06/06/2024
BC	_____	013-RMC ROUGH MECHANICAL					06/06/2024
PBF	_____	014-PLR PLUMBING - ROUGH					06/06/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
BC	_____	015-INS INSULATION					06/11/2024
	Comments1: JEFF						
JP	_____ AM	016-EPW PUBLIC WALK	20232387	2761 ROYAL CT	106		06/05/2024
	Comments1: MW						
GH	_____	017-FIN FINAL INSPECTION					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
GH	_____	018-FEL FINAL ELECTRIC					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
GH	_____	019-FMC FINAL MECHANICAL					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					06/21/2024
	Comments1: KSHELTON@NVRINC.COM						
GH	_____	021-REI REINSPECTION					06/21/2024
	Comments1: FINAL ELECTRICAL - KEN						
GS	_____	022-EFL ENGINEERING FINAL SITE					06/26/2024
PR	_____ AM	010-RFR ROUGH FRAMING RESCHECK SF	20232389	2948 OLD GLORY DR	266		06/17/2024
	Comments1: REMY						
PR	_____ AM	011-REL ROUGH ELECTRICAL					06/17/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____ AM	012-RMC ROUGH MECHANICAL					06/17/2024
PR	_____ AM	013-PLR PLUMBING - ROUGH					06/14/2024
BC	_____ AM	014-INS INSULATION					06/21/2024
	Comments1: REMY 630 973 6699						
GH	_____ AM	005-GPL GREEN PLATE INSPECTION	20240003	2810 CRYDER WAY	453		06/28/2024
	Comments1: TIM - NOT READY AT 2:05PM						
BC	_____	019-FIN FINAL INSPECTION	20240008	3079 CONSTITUTION WAY	510		06/20/2024
	Comments1: JIM						
BC	_____	020-FEL FINAL ELECTRIC					06/20/2024
BC	_____	021-FMC FINAL MECHANICAL					06/20/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/20/2024
	Comments1: JFLAHERT@NVRINC.COM						
PWK	_____	023-EFL ENGINEERING FINAL SITE					06/19/2024
GH	_____ AM	017-FIN FINAL INSPECTION	20240009	3087 CONSTITUTION WAY	508		06/18/2024
	Comments1: JIM						
GH	_____ AM	018-FEL FINAL ELECTRIC					06/18/2024
GH	_____ AM	019-FMC FINAL MECHANICAL					06/18/2024
PBF	_____ AM	020-PLF PLUMBING - FINAL OSR READ					06/18/2024
	Comments1: JIMFLAHERT@NVRINC.COM						
GS	_____	021-EFL ENGINEERING FINAL SITE					06/19/2024
GH	_____	022-REI REINSPECTION					06/19/2024
	Comments1: FINAL ELECTRIC						
GH	_____ AM	016-EPW PUBLIC WALK	20240014	4643 W MILLBROOK CIR	114		06/06/2024
	Comments1: MW						
GS	_____	017-ADA ADA ACCESSIBLE WALK WAY					06/06/2024
GH	_____	018-FIN FINAL INSPECTION					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
GH	_____	019-FEL FINAL ELECTRIC					06/20/2024
	Comments1: KENSHELTON 331 213 4809						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	020-FMC FINAL MECHANICAL					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					06/21/2024
	Comments1: KSHELTON@NVRINC.COM						
PBF	_____	022-REI REINSPECTION					06/25/2024
	Comments1: FINAL PLUMBING -- KSHELTON@NVRINC.COM						
GS	_____	023-EFL ENGINEERING FINAL SITE					06/26/2024
PBF	_____	024-REI REINSPECTION					06/27/2024
	Comments1: FINAL PLUMBING -- AMEEKS@NVRINC.COM						
GH	_____	017-FIN FINAL INSPECTION	20240015	3111 JETER CT	504		06/05/2024
	Comments1: JIM						
GH	_____	018-FEL FINAL ELECTRIC					06/05/2024
GH	_____	019-FMC FINAL MECHANICAL					06/05/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					06/05/2024
	Comments1: JFLAHERT@NVRINC.COM						
GS	_____	021-EFL ENGINEERING FINAL SITE					06/05/2024
JP	_____ AM	001-FIN FINAL INSPECTION	20240022	405 SANDERS CT			06/03/2024
	Comments1: 10:00 -- BACK DOOR - 630-788-3387						
JP	_____	018-FIN FINAL INSPECTION	20240032	4464 SARASOTA AVE	2001		06/03/2024
	Comments1: JOE						
JP	_____	019-FEL FINAL ELECTRIC					06/03/2024
JP	_____	020-FMC FINAL MECHANICAL					06/03/2024
PR	_____	021-PLF PLUMBING - FINAL OSR READ					06/03/2024
	Comments1: SEE PETE'S NOTES						
GS	_____	022-EFL ENGINEERING FINAL SITE					06/06/2024
	Comments1: SIDE WALK						
GS	_____	023-REI REINSPECTION					06/12/2024
	Comments1: EFL						
JP	_____ AM	015-EPW PUBLIC WALK	20240034	2760 ROYAL CT	107		06/05/2024
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
GH	_____	017-FEL FINAL ELECTRIC					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
GH	_____	018-FMC FINAL MECHANICAL					06/20/2024
	Comments1: KENSHELTON 331 213 4809						
BF	_____	019-PLF PLUMBING - FINAL OSR READ					06/21/2024
	Comments1: KSHELTON@NVRINC.COM						
GS	_____	020-EFL ENGINEERING FINAL SITE					06/26/2024
	Comments1: BBOX						
GS	_____	021-REI REINSPECTION					06/28/2024
	Comments1: EFL						
BC	_____ AM	008-STP STOOPS	20240036	3348 JONATHAN DR	150		06/12/2024
	Comments1: FRONT AND REAR -- COMEX						
JP	_____	010-RFR ROUGH FRAMING RESCHECK SF	20240038	3358 JONATHAN DR	152		06/25/2024
	Comments1: JEFF						
JP	_____	011-REL ROUGH ELECTRICAL					06/25/2024
JP	_____	012-RMC ROUGH MECHANICAL					06/25/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/25/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
JP	_____	014-INS INSULATION					06/28/2024
	Comments1: JEFF						
PBF	_____ AM	009-SUM SUMP	20240039	3364 JONATHAN DR	153		06/05/2024
	Comments1: CATHYHMDCONST@GMAIL.COM						
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF					06/20/2024
	Comments1: JEFF						
BC	_____	011-REL ROUGH ELECTRICAL					06/20/2024
BC	_____	012-RMC ROUGH MECHANICAL					06/20/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/20/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						
JP	_____	014-INS INSULATION					06/25/2024
	Comments1: JEFF						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ PM	017-RFR ROUGH FRAMING RESCHECK SF	20240045	3121 JETER CT	503		06/18/2024
	Comments1: DECK -- JIMFLAHERT@NVRINC.COM						
GH	_____	018-FIN FINAL INSPECTION					06/28/2024
	Comments1: JIM						
GH	_____	019-FEL FINAL ELECTRIC					06/28/2024
GH	_____	020-FMC FINAL MECHANICAL					06/28/2024
PR	_____	021-PLF PLUMBING - FINAL OSR READ				06/28/2024	
	Comments1: JFLAHERT@NVRINC.COM						
GS	_____	022-EFL ENGINEERING FINAL SITE					06/28/2024
GH	_____	016-EPW PUBLIC WALK	20240049	4434 SARASOTA AVE	2007		06/12/2024
	Comments1: MW						
GH	_____	017-FIN FINAL INSPECTION					06/27/2024
	Comments1: JOE						
GH	_____	018-FEL FINAL ELECTRIC					06/27/2024
GH	_____	019-FMC FINAL MECHANICAL					06/27/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					06/27/2024
	Comments1: JOEMANUE@NVR.COM						
GH	_____	016-FIN FINAL INSPECTION	20240050	412 MONTEREY ST	2023		06/06/2024
	Comments1: JOE						
GH	_____	017-FEL FINAL ELECTRIC					06/06/2024
GH	_____	018-FMC FINAL MECHANICAL					06/06/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					06/06/2024
	Comments1: JOEMANUE@NVRINC.COM						
GS	_____	020-EFL ENGINEERING FINAL SITE					06/14/2024
GH	_____	018-EPW PUBLIC WALK	20240052	411 BISCAYNE LN	1988		06/03/2024
	Comments1: MW						
BF	_____	019-FIN FINAL INSPECTION				06/20/2024	
	Comments1: JOEMANUE@NVRINC.COM ----- NOT COMPLETED						
	Comments2: BY B&F						
BF	_____	020-FEL FINAL ELECTRIC					06/20/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	021-FMC FINAL MECHANICAL					06/20/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/20/2024
		Comments1: JOEMANUE@NVRINC.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					06/26/2024
GH	_____	024-FIN FINAL INSPECTION					06/25/2024
		Comments1: FIN FRAME ONLY --					
GH	_____	017-EPW PUBLIC WALK	20240053	451 BISCAYNE LN	1990		06/03/2024
		Comments1: MW - NOT 4" OF BASE					
JP	_____	018-EPW PUBLIC WALK					06/04/2024
		Comments1: MW					
GH	_____	019-FIN FINAL INSPECTION					06/25/2024
		Comments1: JOE					
GH	_____	020-FEL FINAL ELECTRIC					06/25/2024
GH	_____	021-FMC FINAL MECHANICAL					06/25/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					06/25/2024
		Comments1: JOEMANUE@NVRINC.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					06/26/2024
GH	_____	016-FIN FINAL INSPECTION	20240054	4448 SARASOTA AVE	2004		06/14/2024
		Comments1: JOE					
GH	_____	017-FEL FINAL ELECTRIC					06/14/2024
GH	_____	018-FMC FINAL MECHANICAL					06/14/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					06/14/2024
		Comments1: JOEMANUE@NVRINC.COM					
GS	_____	020-EFL ENGINEERING FINAL SITE					06/14/2024
PR	_____ PM	004-RFR ROUGH FRAMING RESCHECK SF	20240055	724 E VETERANS PKWY	6		06/17/2024
		Comments1: FRANK					
PR	_____ PM	005-REL ROUGH ELECTRICAL					06/17/2024
PR	_____ PM	006-PLR PLUMBING - ROUGH					06/17/2024
BC	_____ PM	007-INS INSULATION				06/18/2024	
		Comments1: FRANK 630-973-3537					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 008-RST FIRE OR DRAFT STOPPING				06/18/2024	
	Comments1: FRANK						
PR	_____	PM 009-ELS ELECTRIC SERVICE					06/27/2024
	Comments1: FRANK						
BC	_____	AM 001-FTG FOOTING	20240064	302 RYAN CT	203		06/27/2024
	Comments1: COMEX						
JP	_____	AM 002-FOU FOUNDATION				06/28/2024	
	Comments1: COMEX CANCELLED						
GH	_____	AM 014-WK SERVICE WALK	20240066	905 STONY CREEK DR	65		06/11/2024
	Comments1: KATHY -- NORWOOD						
GH	_____	015-EPW PUBLIC WALK					06/11/2024
	Comments1: BALTIZAR 630-618-6935 NEED TO ADD REBAR						
	Comments2: AT B-BOX						
GH	08:00	016-EPW PUBLIC WALK					06/12/2024
	Comments1: BALTIZAR 630-618-6935						
ED	_____	017-ADA ADA ACCESSIBLE WALK WAY					06/11/2024
GS	_____	018-REI REINSPECTION					06/25/2024
	Comments1: ADA						
BC	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF	20240092	2733 BERRYWOOD LN	781		06/18/2024
	Comments1: MT FOY						
BC	_____	AM 010-REL ROUGH ELECTRICAL					06/18/2024
BC	_____	AM 011-RMC ROUGH MECHANICAL					06/18/2024
PBF	_____	AM 012-PLR PLUMBING - ROUGH					06/18/2024
	Comments1: MTFOY@DRHORTON.COM						
GH	_____	013-INS INSULATION					06/20/2024
	Comments1: MT FOY						
PR	13:00	012-REI REINSPECTION	20240097	928 N BRIDGE ST			06/10/2024
	Comments1: FINAL FRAME						
PR	13:00	013-REI REINSPECTION					06/10/2024
	Comments1: FINE ELECTRIC						
PR	13:00	014-REI REINSPECTION					06/10/2024
	Comments1: FINAL PLUMBING						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	001-OCC OCCUPANCY INSPECTION	20240104	121 SARAVANOS DR	4		06/27/2024
	Comments1: ANDY 630-809-8249						
BC	11:00	002-REI REINSPECTION					06/28/2024
	Comments1: OCCUPANCY						
BC	08:00	002-RFR ROUGH FRAMING RESCHECK SF	20240109	721 ASH CT	12		06/07/2024
	Comments1: BOB 630-514-2267						
BC	_____ AM	003-FIN FINAL INSPECTION					06/07/2024
GH	10:00	001-FTG FOOTING	20240117	2911 CRYDER WAY	469		06/06/2024
	Comments1: COX 815-254-5748						
GH	11:30	002-FOU FOUNDATION					06/12/2024
	Comments1: PACO 630-536-4171 ADD REBAR AT WING WALL						
GH	_____ AM	003-BKF BACKFILL					06/20/2024
	Comments1: PACO						
PBF	_____	004-WAT WATER					06/20/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20240120	3107 JETER CT	505		06/04/2024
	Comments1: JIM						
GH	_____	011-REL ROUGH ELECTRICAL					06/04/2024
GH	_____	012-RMC ROUGH MECHANICAL					06/04/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/04/2024
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____ AM	014-WK SERVICE WALK					06/04/2024
	Comments1: MW						
GH	_____	015-INS INSULATION					06/06/2024
	Comments1: JIM						
GH	_____	016-EPW PUBLIC WALK					06/12/2024
	Comments1: MW						
BF	_____	017-RFR ROUGH FRAMING RESCHECK SF					06/18/2024
	Comments1: DECK -- JIMFLAHERT@NVRINC.COM						
JP	_____ AM	018-EPW PUBLIC WALK	20240121	2759 ROYAL CT	105		06/05/2024
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	017-EPW PUBLIC WALK	20240122	2758 ROYAL CT	108		06/05/2024
	Comments1: MW						
JP	_____ AM	017-EPW PUBLIC WALK	20240123	2753 ROYAL CT	102		06/05/2024
	Comments1: MW						
GS	_____	018-ADA ADA ACCESSIBLE WALK WAY					06/10/2024
GH	_____ AM	019-EPW PUBLIC WALK					06/14/2024
	Comments1: MW - PARTIAL						
GS	_____	020-ADA ADA ACCESSIBLE WALK WAY					06/14/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20240124	431 BISCAYNE LN	1989		06/07/2024
	Comments1: JOE						
GH	_____	011-REL ROUGH ELECTRICAL					06/07/2024
GH	_____	012-RMC ROUGH MECHANICAL					06/07/2024
PBF	_____	013-PLF PLUMBING - FINAL OSR READ					06/07/2024
	Comments1: JOEMANUE@NVRINC.COM						
GH	_____ AM	014-WK SERVICE WALK					06/05/2024
	Comments1: MW						
JP	_____ AM	015-INS INSULATION					06/11/2024
	Comments1: JOE						
GH	_____	016-EPW PUBLIC WALK					06/20/2024
	Comments1: MW						
GH	_____ AM	012-WK SERVICE WALK	20240125	4445 SARASOTA AVE	1996		06/05/2024
	Comments1: MW						
BF	_____	013-RFR ROUGH FRAMING RESCHECK SF					06/11/2024
	Comments1: JOE						
BF	_____	014-REL ROUGH ELECTRICAL					06/11/2024
BF	_____	015-RMC ROUGH MECHANICAL					06/11/2024
PBF	_____	016-PLR PLUMBING - ROUGH					06/11/2024
	Comments1: JOEMANUE@NVRINC.COM						
JP	_____ AM	017-INS INSULATION					06/13/2024
	Comments1: JOE						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	018-EPW PUBLIC WALK					06/20/2024
	Comments1: MW						
BC	_____	PM 010-RFR ROUGH FRAMING RESCHECK SF	20240126	4435 SARASOTA AVE	1994		06/04/2024
	Comments1: JOE						
BC	_____	PM 011-REL ROUGH ELECTRICAL					06/04/2024
BC	_____	PM 012-RMC ROUGH MECHANICAL					06/04/2024
PBF	_____	PM 013-PLR PLUMBING - ROUGH					06/04/2024
	Comments1: JOEMANUE@NVRINC.COM						
GH	_____	AM 014-INS INSULATION					06/06/2024
	Comments1: JOE						
GH	_____	AM 015-WK SERVICE WALK					06/05/2024
	Comments1: MW						
GH	_____	AM 016-EPW PUBLIC WALK					06/13/2024
	Comments1: MW						
GH	_____	PM 019-EPW PUBLIC WALK	20240130	681 ASH CT	13		06/28/2024
	Comments1: MW						
BC	09:30	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20240135	4549 GARDINER AVE	1097		06/07/2024
	Comments1: 9-10 -- LINA 815-900-2315						
GH	10:00	015-REI REINSPECTION	20240137	741 ASH CT	11		06/04/2024
JP	_____	PM 016-INS INSULATION					06/05/2024
	Comments1: JASON						
GH	_____	PM 017-WKS PUBLIC & SERVICE WALKS					06/28/2024
	Comments1: MW						
GH	_____	AM 013-WKS PUBLIC & SERVICE WALKS	20240141	2757 ROYAL CT	104		06/18/2024
	Comments1: MW						
GH	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF	20240152	665 TIMBER OAK LN	20		06/07/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
GH	_____	AM 010-REL ROUGH ELECTRICAL					06/07/2024
GH	_____	AM 011-RMC ROUGH MECHANICAL					06/07/2024
PBF	_____	AM 012-PLR PLUMBING - ROUGH					06/07/2024
	Comments1: JJACOBS@RALLYHOMES.NET						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 013-REI REINSPECTION					06/11/2024
	Comments1: LATE AM -- ROUGH FRAME						
GH	_____	AM 014-REI REINSPECTION					06/11/2024
	Comments1: LATE AM -- ROUGH ELECT.						
GH	_____	PM 015-INS INSULATION					06/13/2024
	Comments1: JASON						
GH	_____	016-STP STOOPS					06/28/2024
	Comments1: MW - FRONT STOOP ONLY						
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB	20240153	782 TIMBER OAK LN	51		06/05/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
BC	_____	AM 006-BSM BASEMENT FLOOR					06/06/2024
	Comments1: MW						
JP	_____	007-GAR GARAGE FLOOR					06/05/2024
PBF	_____	008-ESW SEWER / WATER					06/11/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	AM 009-GPL GREEN PLATE INSPECTION					06/11/2024
	Comments1: LATE AM -- JASON						
BC	_____	AM 001-TRN TRENCH - (GAS, ELECTRIC,	20240169	844 CARLY CT	34		06/11/2024
	Comments1: JOSH 630-878-4472						
BC	11:00	002-BND POOL BONDING					06/14/2024
	Comments1: 630-466-4853 -- gas line - above ground						
	Comments2: also checked and passed						
JP	_____	PM 007-GPL GREEN PLATE INSPECTION	20240171	412 BISCAYNE LN	2019		06/04/2024
	Comments1: JOE						
BC	_____	008-ELS ELECTRIC SERVICE					06/10/2024
	Comments1: JOE						
GH	_____	AM 009-STP STOOPS					06/13/2024
	Comments1: MW - FRONT & REAR						
BC	_____	008-ELS ELECTRIC SERVICE	20240172	4465 SARASOTA AVE	1999		06/10/2024
	Comments1: JOE						
GH	_____	AM 009-STP STOOPS					06/21/2024
	Comments1: MW - FRONT & REAR						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF					06/26/2024
		Comments1: JOE					
GH	_____	011-REL ROUGH ELECTRICAL					06/26/2024
GH	_____	012-RMC ROUGH MECHANICAL					06/26/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/26/2024
		Comments1: JOEMANUE@NVR.COM					
GH	_____	014-INS INSULATION					06/27/2024
		Comments1: JOE					
GH	_____	008-STP STOOPS	20240173	4438 SARASOTA AVE	2006		06/05/2024
		Comments1: FRONT AND REAR -- MW					
BC	_____	009-ELS ELECTRIC SERVICE					06/10/2024
		Comments1: JOE					
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF					06/21/2024
		Comments1: JOE					
GH	_____	011-REL ROUGH ELECTRICAL					06/21/2024
GH	_____	012-RMC ROUGH MECHANICAL					06/21/2024
PBF	_____	013-PLR PLUMBING - ROUGH				06/21/2024	
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	014-INS INSULATION					06/25/2024
GH	_____	015-EPW PUBLIC WALK	20240175	3053 CONSTITUTION WAY	515		06/12/2024
		Comments1: MW CENTER SQUARE NOT FRAMED, FUTURE ADA					
		Comments2: CROSSWALK					
BF	_____	007-RFR ROUGH FRAMING RESCHECK SF	20240177	4611 W MILLBROOK CIR	112		06/07/2024
		Comments1: AMEEKS@NVRINC.COM					
BF	_____	008-REL ROUGH ELECTRICAL					06/07/2024
BF	_____	009-RMC ROUGH MECHANICAL					06/07/2024
PBF	_____	010-PLR PLUMBING - ROUGH					06/07/2024
		Comments1: AMEEKS@NVRINC.COM					
GH	_____	011-INS INSULATION					06/11/2024
		Comments1: ANDREW					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	012-WK SERVICE WALK					06/18/2024
	Comments1: MW						
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF	20240178	4560 W MILLBROOK CIR	96		06/04/2024
	Comments1: ANDREW						
GH	_____	011-REL ROUGH ELECTRICAL					06/04/2024
GH	_____	012-RMC ROUGH MECHANICAL					06/04/2024
PBF	_____	013-PLR PLUMBING - ROUGH					06/04/2024
	Comments1: AMEEKS@NVRINC.COM						
JP	_____ AM	014-INS INSULATION					06/06/2024
	Comments1: ANDREW						
GH	_____ AM	015-EPW PUBLIC WALK					06/14/2024
	Comments1: MW						
GH	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE	20240216	2741 BERRYWOOD LN	783		06/03/2024
	Comments1: MT FOY						
GH	_____ PM	007-GAR GARAGE FLOOR					06/03/2024
GH	_____	008-STP STOOPS					06/03/2024
	Comments1: UPLAND						
GH	_____ PM	006-PPS PRE-POUR, SLAB ON GRADE	20240217	2745 BERRYWOOD LN	784		06/03/2024
	Comments1: MT FOY						
GH	_____ PM	007-GAR GARAGE FLOOR					06/03/2024
GH	_____	008-STP STOOPS					06/03/2024
	Comments1: UPLAND						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240218	3222 LEHMAN CROSSING	757		06/06/2024
	Comments1: RJDEUTER@DRHORTON.COM						
GH	_____ PM	006-BSM BASEMENT FLOOR					06/07/2024
	Comments1: MT FOY						
GH	_____	007-GAR GARAGE FLOOR					06/07/2024
	Comments1: UPLAND						
GH	_____	008-GPL GREEN PLATE INSPECTION					06/26/2024
	Comments1: RICH						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240219	3226 LEHMAN CROSSING	756		06/06/2024
	Comments1: RJDEUTER@DRHORTON.COM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ PM	006-BSM BASEMENT FLOOR					06/07/2024
	Comments1: MT FOY						
GH	_____	007-GAR GARAGE FLOOR					06/07/2024
	Comments1: UPLAND						
GH	_____	008-GPL GREEN PLATE INSPECTION					06/26/2024
	Comments1: RICH						
BC	_____	004-RFR ROUGH FRAMING RESCHECK SF	20240226	314 ILLINI DR	12		06/24/2024
PBF	_____ AM	005-WAT WATER					06/24/2024
	Comments1: WINNINGER 630-699-5148						
GH	_____ PM	008-STP STOOPS	20240255	621 ASH CT	16		06/28/2024
	Comments1: MW						
GH	_____ AM	008-STP STOOPS	20240256	661 ASH CT	14		06/07/2024
	Comments1: FRONT -- MW						
JP	_____ AM	009-RFR ROUGH FRAMING RESCHECK SF					06/27/2024
	Comments1: JASON						
JP	_____ AM	010-REL ROUGH ELECTRICAL					06/27/2024
JP	_____ AM	011-RMC ROUGH MECHANICAL					06/27/2024
PBF	_____ AM	012-PLR PLUMBING - ROUGH					06/27/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
GH	_____ PM	015-WK SERVICE WALK					06/28/2024
	Comments1: MW						
JP	_____	002-FIN FINAL INSPECTION	20240277	4533 MARQUETTE ST	1248		06/13/2024
	Comments1: SIDING						
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240278	707 CLOVER CT	4		06/04/2024
	Comments1: A&B NO CREW ONSITE						
GH	10:00	002-ROF ROOF UNDERLAYMENT ICE & W					06/07/2024
GH	_____ AM	005-BSM BASEMENT FLOOR	20240280	3062 CONSTITUTION WAY	584		06/06/2024
	Comments1: MW						
GH	_____ AM	006-GAR GARAGE FLOOR					06/06/2024
PBF	_____	007-PLU PLUMBING - UNDERSLAB					06/05/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ PM	008-GPL GREEN PLATE INSPECTION					06/12/2024
	Comments1: JIM						
GH	_____ AM	010-WK SERVICE WALK	20240281	3047 JETER ST	579		06/04/2024
	Comments1: MW						
BF	_____	011-RFR ROUGH FRAMING RESCHECK SF					06/18/2024
	Comments1: JIMFLAHERT@NVRINC.COM						
PBF	_____	014-PLR PLUMBING - ROUGH					06/18/2024
	Comments1: JIMFLAHERT@NVRINC.COM						
BF	_____	015-REL ROUGH ELECTRICAL					06/18/2024
BF	_____	016-RMC ROUGH MECHANICAL					06/18/2024
GH	_____	017-INS INSULATION					06/20/2024
	Comments1: JIM						
PBF	_____	008-PLU PLUMBING - UNDERSLAB	20240282	3026 CONSTITUTION WAY	580	06/05/2024	
	Comments1: JIMFLAHERT@NVRINC.COM						
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF					06/21/2024
	Comments1: NICK						
GH	_____	010-REL ROUGH ELECTRICAL					06/21/2024
GH	_____	011-RMC ROUGH MECHANICAL					06/21/2024
PBF	_____	012-PLR PLUMBING - ROUGH					06/21/2024
	Comments1: NPORTO@NVR.COM						
GH	_____	013-INS INSULATION					06/25/2024
	Comments1: JIM						
GH	_____	014-WK SERVICE WALK					06/24/2024
	Comments1: MW						
GH	_____ AM	010-WK SERVICE WALK	20240283	3096 JETER ST	572		06/04/2024
	Comments1: MW						
GH	_____ AM	011-STP STOOPS					06/04/2024
	Comments1: REAR						
GH	_____	012-RFR ROUGH FRAMING RESCHECK SF					06/13/2024
	Comments1: JIM						
GH	_____	013-REL ROUGH ELECTRICAL					06/13/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	014-RMC ROUGH MECHANICAL					06/13/2024
PBF	_____	015-PLR PLUMBING - ROUGH					06/13/2024
		Comments1: JFLAHERT@NVRINC.COM					
JP	_____	016-INS INSULATION					06/17/2024
		Comments1: JIM					
GH	_____	AM 017-EPW PUBLIC WALK					06/24/2024
		Comments1: MW					
GS	_____	AM 018-ADA ADA ACCESSIBLE WALK WAY					06/24/2024
		Comments1: - 2-					
PR	_____	003-ESW SEWER / WATER	20240284	4454 SARASOTA AVE	2003		06/03/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____	AM 004-BKF BACKFILL					06/03/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/10/2024
		Comments1: JOEMANUE@NVRINC.COM					
JP	_____	PM 006-BG BASEMENT AND GARAGE FLOOR					06/11/2024
		Comments1: MW					
GH	_____	007-ELS ELECTRIC SERVICE					06/19/2024
		Comments1: JOE					
BC	_____	008-GPL GREEN PLATE INSPECTION					06/17/2024
		Comments1: JOE					
GH	_____	001-FTG FOOTING	20240285	4433 TAMPA DR	1959		06/03/2024
		Comments1: MW					
GH	_____	AM 002-FOU FOUNDATION					06/05/2024
		Comments1: MW					
PBF	_____	003-ESW SEWER / WATER					06/12/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
JP	_____	PM 004-BKF BACKFILL					06/11/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/18/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	AM 006-STP STOOPS					06/19/2024
		Comments1: FRONT AND REAR -- MW					

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	007-BSM BASEMENT FLOOR					06/18/2024
	Comments1: MW						
GH	_____	008-GAR GARAGE FLOOR					06/18/2024
	Comments1: MW						
GH	_____	009-ELS ELECTRIC SERVICE					06/21/2024
	Comments1: JOE E 224 575 0022						
BC	_____	010-GPL GREEN PLATE INSPECTION					06/21/2024
	Comments1: JOE						
GH	_____	001-FTG FOOTING	20240286	4451 SARASOTA AVE	1997		06/03/2024
	Comments1: MW						
GH	_____ AM	002-FOU FOUNDATION					06/05/2024
	Comments1: MW						
PBF	_____	003-ESW SEWER / WATER					06/12/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
JP	_____ PM	004-BKF BACKFILL					06/11/2024
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/18/2024
	Comments1: JOEMANUE@NVRINC.COM						
GH	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					06/19/2024
	Comments1: MW						
GH	_____ AM	007-STP STOOPS					06/19/2024
	Comments1: FRONT & REAR -- MW						
GH	_____	008-ELS ELECTRIC SERVICE					06/21/2024
	Comments1: JOE E 224 575 0022						
GH	_____	009-GPL GREEN PLATE INSPECTION					06/27/2024
	Comments1: JOE						
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240287	382 BISCAYNE LN	1977		06/05/2024
	Comments1: JOEMANUE@NVR.INC						
GH	_____ AM	006-BSM BASEMENT FLOOR					06/06/2024
	Comments1: MW						
GH	_____	007-GAR GARAGE FLOOR					06/06/2024
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	008-ELS ELECTRIC SERVICE					06/10/2024
	Comments1: JOE						
BC	_____	009-GPL GREEN PLATE INSPECTION					06/10/2024
GH	_____ AM	010-STP STOOPS					06/21/2024
	Comments1: MW - FRONT & REAR - REAR ONLY, FRONT STO						
	Comments2: OP NOT FRAMED						
GH	_____ PM	011-STP STOOPS					06/21/2024
	Comments1: MW- FRONT STOOP						
PR	_____ AM	005-PLU PLUMBING - UNDERSLAB	20240298	839 ALEXANDRA LN	22	06/28/2024	
	Comments1: CLAYTON						
BC	_____ AM	005-FIN FINAL INSPECTION	20240300	2651 GOULD CT	69		06/11/2024
	Comments1: BASEMENT -- AFTER 10AM 224-324-0813						
BC	_____ AM	006-FEL FINAL ELECTRIC					06/11/2024
	Comments1: AFTER 10AM						
BC	_____ AM	007-FMC FINAL MECHANICAL					06/11/2024
BC	_____	002-RFR ROUGH FRAMING RESCHECK SF	20240303	2124 TREMONT AVE	462		06/21/2024
	Comments1: SCOTT 630 244 9564 PORCH ROOF						
BC	_____	002-FIN FINAL INSPECTION	20240304	3072 GRANDE TR	544		06/14/2024
	Comments1: DECK -- SEE NOTES						
BC	_____ AM	001-FTG FOOTING	20240307	3230 LEHMAN CROSSING	755		06/24/2024
	Comments1: JESUS						
BC	_____ AM	002-FOU FOUNDATION					06/28/2024
	Comments1: UPLAND						
BC	_____ AM	001-FTG FOOTING	20240308	2765 BERRYWOOD LN	788		06/28/2024
	Comments1: UPLAND						
JP	_____	008-GPL GREEN PLATE INSPECTION	20240320	3344 JONATHAN DR	149		06/05/2024
	Comments1: JEFF						
BC	_____	008-GPL GREEN PLATE INSPECTION	20240321	3338 JONATHAN DR	148		06/11/2024
	Comments1: JEFF						
PBF	_____	004-ESW SEWER / WATER	20240323	3334 JONATHAN DR	147		06/04/2024
	Comments1: CATHYHMDCONST@GMAIL.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/07/2024
	Comments1: JEFFREY.LEADER@LENNAR.COM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 006-BSM BASEMENT FLOOR					06/10/2024
		Comments1: COMEX					
GH	_____	PM 007-GAR GARAGE FLOOR					06/10/2024
		Comments1: COMEX					
BC	_____	008-GPL GREEN PLATE INSPECTION					06/20/2024
		Comments1: JEFF					
JP	_____	008-RFR ROUGH FRAMING RESCHECK SF	20240324	4546 W MILLBROOK CIR	98	06/17/2024	
		Comments1: KEN					
JP	_____	011-REL ROUGH ELECTRICAL				06/17/2024	
JP	_____	012-RMC ROUGH MECHANICAL				06/17/2024	
PBF	_____	013-PLR PLUMBING - ROUGH					06/17/2024
		Comments1: KSHELTON@NVRINC.COM					
BC	_____	AM 014-INS INSULATION					06/19/2024
		Comments1: KEN					
GH	_____	AM 015-STP STOOPS					06/14/2024
		Comments1: MW - FRONT ONLY					
GH	_____	AM 016-WK SERVICE WALK					06/24/2024
		Comments1: MW					
BC	_____	008-GPL GREEN PLATE INSPECTION	20240325	3083 CONSTITUTION WAY	509		06/05/2024
		Comments1: JIM					
GH	_____	AM 009-PHD POST HOLE - DECK					06/14/2024
		Comments1: MW					
GH	_____	AM 010-STP STOOPS					06/24/2024
		Comments1: FRONT					
BF	_____	011-RFR ROUGH FRAMING RESCHECK SF					06/28/2024
		Comments1: PASSED AS NOTED: 1. PROVIDE LATERAL BRAC					
		Comments2: ING AT GREEN LABEL & ROOF TRUSSES. 2. FI					
		Comments3: RE STOP DEAD SPACE AT CEILING AT BASEMEN					
		Comments4: T BATH NEXT TO SHOWER					
BF	_____	012-REL ROUGH ELECTRICAL					06/28/2024
BF	_____	013-RMC ROUGH MECHANICAL					06/28/2024
PR	_____	014-PLR PLUMBING - ROUGH				06/28/2024	

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-FTG FOOTING	20240326	531 BISCAYNE CT	2009		06/11/2024
	Comments1: MW						
GH	_____ AM	002-FOU FOUNDATION					06/12/2024
	Comments1: MW						
BC	_____ PM	003-BKF BACKFILL					06/17/2024
	Comments1: MW						
PBF	_____	004-ESW SEWER / WATER					06/20/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/25/2024
	Comments1: JOEMANUE@NVR.COM						
GH	_____ AM	007-BG BASEMENT AND GARAGE FLOOR					06/26/2024
	Comments1: MW						
PBF	_____ AM	005-PLU PLUMBING - UNDERSLAB	20240327	485 TIMBER OAK LN	29		06/05/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
BC	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					06/06/2024
JP	_____ AM	007-GPL GREEN PLATE INSPECTION					06/25/2024
	Comments1: JASON						
JP	_____ AM	002-FIN FINAL INSPECTION	20240336	904 S MAIN ST		06/11/2024	
	Comments1: CARMODY						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240339	601 ASHWORTH LN	514	06/27/2024	
	Comments1: ENRIQUE 630-301-1387						
GH	_____ AM	003-BKF BACKFILL	20240351	3052 JETER ST	565		06/03/2024
	Comments1: MW						
PBF	_____	004-WAT WATER					06/05/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/11/2024
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	006-BSM BASEMENT FLOOR					06/12/2024
	Comments1: MW						
GH	_____	007-GAR GARAGE FLOOR					06/12/2024
	Comments1: MW						
GH	_____ PM	008-GPL GREEN PLATE INSPECTION					06/18/2024
	Comments1: JIM						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240353	2752 ROYAL CT	111	06/24/2024	
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	010-REL ROUGH ELECTRICAL					06/24/2024
GH	_____	011-RMC ROUGH MECHANICAL					06/24/2024
PBF	_____	012-PLR PLUMBING - ROUGH					06/24/2024
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	013-INS INSULATION					06/26/2024
GH	_____ AM	014-STP STOOPS					06/24/2024
	Comments1: FRONT ONLY -- MW						
BC	_____ AM	001-FTG FOOTING	20240354	471 BISCAYNE LN	1991		06/18/2024
	Comments1: MW						
JP	_____ AM	002-FOU FOUNDATION					06/19/2024
	Comments1: MW						
PBF	_____	003-ESW SEWER / WATER					06/25/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ PM	004-BKF BACKFILL					06/25/2024
	Comments1: MW						
JP	11:30	001-PHF POST HOLE - FENCE	20240360	2614 SEELEY ST	749		06/06/2024
	Comments1: JAZLYN 224-220-1042						
JP	_____	002-FIN FINAL INSPECTION					06/18/2024
	Comments1: FENCE						
BF	_____ PM	001-FIN FINAL INSPECTION	20240367	115 PALMER CT	37		06/11/2024
	Comments1: SOLAR -- JOE 708-516-5114						
BF	_____ PM	002-FEL FINAL ELECTRIC					06/11/2024
BF	_____ PM	003-FIN FINAL INSPECTION					06/14/2024
	Comments1: SOLAR JOE 708-516-5114						
BF	_____ PM	004-FEL FINAL ELECTRIC					06/14/2024
	Comments1: NEED REI FEE BEFORE SCHEDULING NEW APPT						
BF	_____ PM	005-FIN FINAL INSPECTION					06/21/2024
	Comments1: SOLAR REINSPECTION - JOE 708-516-5114						
BF	_____ PM	006-FEL FINAL ELECTRIC					06/21/2024
	Comments1: REINSPECTION - JOE 708-516-5114						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	010-STP STOOPS	20240371	3095 CONSTITUTION WAY	507		06/04/2024
	Comments1: FRONT						
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF					06/10/2024
	Comments1: JIM						
GH	_____	012-REL ROUGH ELECTRICAL					06/10/2024
GH	_____	013-RMC ROUGH MECHANICAL					06/10/2024
PBF	_____	014-PLR PLUMBING - ROUGH					06/10/2024
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	015-INS INSULATION					06/11/2024
	Comments1: JIM						
GH	_____	016-WK SERVICE WALK					06/12/2024
	Comments1: MW						
BF	_____	017-RFR ROUGH FRAMING RESCHECK SF					06/18/2024
	Comments1: DECK -- JIMFLAHERT@NVRINC.COM						
GH	_____ AM	018-EPW PUBLIC WALK					06/24/2024
	Comments1: MW						
GH	_____ AM	002-FTG FOOTING	20240372	406 MONTEREY ST	2025		06/26/2024
	Comments1: MW						
GH	_____ AM	003-FOU FOUNDATION					06/28/2024
	Comments1: MW						
BC	_____ AM	003-RFR ROUGH FRAMING RESCHECK SF	20240388	1338 CORALBERRY CT			06/12/2024
	Comments1: DAVE						
BC	_____ AM	004-REI REINSPECTION					06/13/2024
	Comments1: DECK FRAMING						
BC	_____ PM	001-BND POOL BONDING	20240390	1976 MEADOWLARK LN	146		06/03/2024
	Comments1: CHRIS 815-325-0889 1-2:30						
BC	_____ PM	002-TRN TRENCH - (GAS, ELECTRIC,					06/03/2024
JP	_____	001-FIN FINAL INSPECTION	20240393	105 E SPRING ST		06/12/2024	
	Comments1: DRIVEWAY EXTENSION -- ASPHALT						
BC	_____	002-FTG FOOTING	20240399	2755 ROYAL CT	103		06/24/2024
GH	_____	003-FOU FOUNDATION					06/25/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-WAT WATER				06/27/2024	
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
JP	_____ PM	005-BKF BACKFILL				06/27/2024	
	Comments1: MW						
GH	_____ AM	003-BKF BACKFILL	20240400	2754 ROYAL CT	110		06/03/2024
	Comments1: MW						
PBF	_____	004-WAT WATER					06/05/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/11/2024
	Comments1: AMEEKS@NVRINC.COM						
GH	_____ AM	006-GAR GARAGE FLOOR					06/11/2024
	Comments1: MW						
GH	_____ AM	007-GPL GREEN PLATE INSPECTION					06/11/2024
GH	_____ PM	008-BSM BASEMENT FLOOR					06/11/2024
	Comments1: MW						
BC	_____	008-GPL GREEN PLATE INSPECTION	20240401	3005 CONSTITUTION WAY	524		06/05/2024
	Comments1: JIM						
GH	_____ AM	009-PHD POST HOLE - DECK					06/14/2024
	Comments1: MW						
GH	_____ AM	003-BKF BACKFILL	20240402	3001 CONSTITUTION WAY	525		06/03/2024
	Comments1: MW						
PBF	_____	004-WAT WATER					06/05/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/11/2024
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	006-BSM BASEMENT FLOOR					06/12/2024
	Comments1: MW						
GH	_____	007-GAR GARAGE FLOOR					06/12/2024
	Comments1: MW						
GH	_____ PM	008-GPL GREEN PLATE INSPECTION					06/18/2024
	Comments1: JIM						
GH	_____	001-FTG FOOTING	20240403	3078 CONSTITUTION WAY	587		06/03/2024
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 002-FOU FOUNDATION					06/05/2024
	Comments1: MW						
PBF	_____	003-WAT WATER					06/11/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____	PM 004-BKF BACKFILL					06/11/2024
	Comments1: MW						
PBF	_____	005-REI REINSPECTION					06/12/2024
	Comments1: WATER FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	006-PLU PLUMBING - UNDERSLAB					06/21/2024
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	PM 007-GAR GARAGE FLOOR					06/20/2024
	Comments1: MIDWEST 815 839 8175						
GH	_____	AM 008-BSM BASEMENT FLOOR					06/24/2024
	Comments1: MW						
GH	_____	PM 009-GPL GREEN PLATE INSPECTION					06/27/2024
	Comments1: JIM						
BF	_____	PM 001-FIN FINAL INSPECTION	20240411	3366 RYAN DR	63		06/17/2024
	Comments1: SOLAR -- MARISA 815-582-8413						
BF	_____	PM 002-FEL FINAL ELECTRIC					06/17/2024
BC	_____	AM 011-STP STOOPS	20240417	1962 MEADOWLARK LN	149		06/17/2024
	Comments1: FRONT ONLY - FERNANDO 773-372-0569						
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240437	2384 AUTUMN CREEK BLVD	260		06/04/2024
	Comments1: RANDALL 630-854-7957						
BC	_____	002-FIN FINAL INSPECTION	20240439	702 KENTSHIRE DR	120		06/12/2024
	Comments1: DECK -- INSTALL LATERAL LOAD RESTRAINTS						
BC	_____	AM 003-REI REINSPECTION					06/19/2024
	Comments1: FINAL DECK						
BC	_____	001-PHF POST HOLE - FENCE	20240457	1053 CANARY AVE	253		06/07/2024
	Comments1: PERLA						
JP	_____	PM 002-FIN FINAL INSPECTION					06/18/2024
	Comments1: FENCE -- PERLA						
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20240459	1402 WALSH DR	200		06/25/2024
	Comments1: RUSS 630-292-8119						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	002-REL ROUGH ELECTRICAL					06/25/2024
BC	_____ AM	003-RMC ROUGH MECHANICAL					06/25/2024
BC	_____	001-BND POOL BONDING	20240460	722 OMAHA DR	46		06/11/2024
JP	09:00	001-PHF POST HOLE - FENCE	20240468	2568 EMERALD LN			06/11/2024
	Comments1: KENDALL CO						
JP	_____	001-FIN FINAL INSPECTION	20240474	904 WESTERN LN			06/13/2024
	Comments1: SIDING --						
JP	_____ AM	001-PHD POST HOLE - DECK	20240478	2483 WAVERLY CIR	233		06/04/2024
	Comments1: ADAM 630-486-2502						
BC	_____	002-RFR ROUGH FRAMING RESCHECK SF					06/27/2024
	Comments1: ADAM 630-486-2502						
BC	_____ AM	001-FTG FOOTING	20240482	906 HAYDEN DR	55		06/05/2024
	Comments1: RMT						
GH	_____ AM	002-FOU FOUNDATION					06/11/2024
	Comments1: RMT						
JP	_____ AM	003-BKF BACKFILL					06/18/2024
	Comments1: REMY						
PR	_____ AM	004-PLU PLUMBING - UNDERSLAB					06/21/2024
	Comments1: REMY						
BC	_____ PM	005-BSM BASEMENT FLOOR					06/24/2024
	Comments1: REMY						
BC	_____ AM	001-FTG FOOTING	20240487	511 BISCAYNE CT	2008		06/18/2024
	Comments1: MW						
JP	_____ AM	002-FOU FOUNDATION					06/19/2024
	Comments1: MW						
PBF	_____	003-ESW SEWER / WATER					06/25/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
GH	_____ PM	004-BKF BACKFILL					06/25/2024
	Comments1: MW						
JP	_____ PM	001-FIN FINAL INSPECTION	20240499	506 W RIDGE ST	3		06/11/2024
	Comments1: WINDOW AND BK DOOR						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20240502	1099 CANARY AVE	249		06/26/2024
	Comments1: HOT TUB						
JP	11:00	001-PHF POST HOLE - FENCE	20240503	1099 CANARY AVE	249		06/14/2024
	Comments1: JOSE 815-258-6031						
BC	_____ AM	001-PH POST HOLES / PILES	20240504	2286 CRYDER CT	437		06/20/2024
	Comments1: LATE AM -- CLEAN EDGE						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240506	1055 CANARY AVE	253		06/06/2024
	Comments1: TRAVIS						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240507	2642 LILAC WAY	376		06/12/2024
	Comments1: JAMIE 312-493-0973						
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF	20240511	3038 GRANDE TR	539		06/07/2024
	Comments1: DECK -- BOB						
BC	_____ AM	003-FIN FINAL INSPECTION					06/07/2024
BC	_____ PM	001-FIN FINAL INSPECTION	20240512	348 BERTRAM DR	1154		06/25/2024
	Comments1: SOLAR -- HUGO 872-802-9419						
BC	_____ PM	002-FEL FINAL ELECTRIC					06/25/2024
JP	10:00	001-PHF POST HOLE - FENCE	20240515	2334 RICHMOND AVE	478		06/05/2024
	Comments1: SHERRIE 815-836-8731						
BC	_____	004-BKF BACKFILL	20240521	1141 GRACE DR	65		06/03/2024
	Comments1: RICH						
BC	_____ AM	004-FIN FINAL INSPECTION	20240530	2020 RAINTREE RD	83		06/17/2024
	Comments1: BASEMENT CHRIS 630-688-0331						
JP	_____	002-FIN FINAL INSPECTION	20240531	327 ANDREW DR	202	06/25/2024	
	Comments1: FENCE						
JP	13:00	001-PHF POST HOLE - FENCE	20240532	2622 SEELEY ST	747		06/27/2024
	Comments1: MARIA 630-797-3642						
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240534	723 HAYDEN DR	164		06/03/2024
	Comments1: KIM 630-553-2344						
JP	11:00	001-PHF POST HOLE - FENCE	20240535	2425 SAGE CT	22		06/06/2024
	Comments1: AMERICAS BKYD 815-834-1200						
BF	_____ PM	001-FIN FINAL INSPECTION	20240536	109 E BLACKBERRY LN	11		06/04/2024
	Comments1: SOLAR inspections@certasun.com 312 481						
	Comments2: 8266						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 002-FEL FINAL ELECTRIC					06/04/2024
	Comments1: SOLAR inspections@certasun.com 312 481						
	Comments2: 8266						
BC	_____	PM 001-PHD POST HOLE - DECK	20240537	2221 COUNTRY HILLS DR	469		06/07/2024
	Comments1: CHRIS						
JP	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE					06/24/2024
JP	11:00	001-PHF POST HOLE - FENCE	20240542	3106 JUSTICE DR	625		06/05/2024
	Comments1: 815-834-1200 X 103						
BC	_____	PM 002-FIN FINAL INSPECTION					06/07/2024
	Comments1: FENCE -- JUAN						
BC	_____	PM 002-RFR ROUGH FRAMING RESCHECK SF	20240545	853 CANYON TR	117		06/06/2024
	Comments1: LATE AM, EARLY PM -- DAN 815-258-8068						
BC	_____	AM 003-REI REINSPECTION					06/12/2024
	Comments1: DECK FRAMING -- DAN 815-258-8068						
JP	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE	20240546	491 BISCAYNE BAY	1992		06/13/2024
	Comments1: MID AM -- JUSTIN						
GH	_____	PM 001-FTG FOOTING	20240549	4558 W MILLBROOK CIR	97		06/10/2024
	Comments1: KGARCIA@MIDWESTERNCONCRETE.COM						
GH	_____	PM 002-FOU FOUNDATION					06/11/2024
	Comments1: MW						
PBF	_____	003-WAT WATER					06/17/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
JP	_____	PM 004-BKF BACKFILL					06/17/2024
	Comments1: MW						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					06/21/2024
	Comments1: AMEEKS@NVRINC.COM						
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					06/24/2024
	Comments1: MW						
JP	_____	007-GPL GREEN PLATE INSPECTION					06/26/2024
	Comments1: ANDREW						
BC	_____	AM 001-FTG FOOTING	20240552	3034 CONSTITUTION WAY	581		06/19/2024
	Comments1: MW						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 002-FOU FOUNDATION					06/24/2024
	Comments1: MW						
PBF	_____	003-WAT WATER					06/25/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
JP	_____	PM 004-BKF BACKFILL					06/27/2024
	Comments1: MW						
GH	_____	AM 001-FTG FOOTING	20240553	3009 CONSTITUTION WAY	523		06/11/2024
	Comments1: MW						
GH	_____	PM 002-FOU FOUNDATION					06/12/2024
	Comments1: MW						
JP	_____	PM 003-BKF BACKFILL					06/17/2024
	Comments1: MW						
PBF	_____	004-WAT WATER					06/20/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	006-PLU PLUMBING - UNDERSLAB				06/27/2024	
	Comments1: JFLAHERT@NVRINC.COM						
GH	_____	007-BSM BASEMENT FLOOR					06/28/2024
	Comments1: MW						
GH	_____	008-GAR GARAGE FLOOR					06/28/2024
	Comments1: MW						
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20240554	565 TIMBER OAK LN	24		06/10/2024
	Comments1: JJACOBS@RALLYHOMES.NET						
PBF	_____	005-ESW SEWER / WATER				06/11/2024	
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
JP	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					06/12/2024
	Comments1: MW						
JP	14:30	001-PHF POST HOLE - FENCE	20240558	2423 WYTHE PL	2		06/05/2024
	Comments1: 815-834-1200 X 103						
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF	20240561	3127 JETER CT	502		06/04/2024
	Comments1: BOB 630-514-2267						
BC	_____	AM 003-FIN FINAL INSPECTION					06/07/2024
	Comments1: DECK						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-FIN FINAL INSPECTION	20240568	2357 WINTERTHUR GREEN	185		06/25/2024
	Comments1: WINDOWS JON 331 203 1893						
JP	12:30	001-PHF POST HOLE - FENCE	20240569	1324 CORALBERRY CT			06/04/2024
	Comments1: JAZLYN 224-220-1042						
JP	_____	002-FIN FINAL INSPECTION					06/11/2024
	Comments1: FENCE						
JP	09:00	001-PHF POST HOLE - FENCE	20240571	455 NORWAY CIR	82		06/05/2024
	Comments1: 815-834-1200 X 103						
JP	_____ AM	001-FIN FINAL INSPECTION	20240580	218 W ELIZABETH ST		06/13/2024	
	Comments1: WINDOWS -- DON 630-779-0598						
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240581	204 WALNUT ST			06/04/2024
	Comments1: PATRICE						
JP	_____ PM	001-FIN FINAL INSPECTION	20240585	2610 BOOMER LN	1		06/13/2024
	Comments1: WINDOWS						
BC	10:30	002-RFR ROUGH FRAMING RESCHECK SF	20240589	244 WINDHAM CIR	59		06/03/2024
	Comments1: DECK -- KEVIN						
BC	_____ PM	003-FIN FINAL INSPECTION					06/13/2024
	Comments1: DECK -- KEVIN						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240590	2776 BERRYWOOD LN	834		06/04/2024
	Comments1: JUAN 331-643-7781						
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20240593	2561 LYMAN LOOP			06/18/2024
	Comments1: BACK STEPS AND PRIVATE WALK						
JP	_____ PM	002-PTO PREPOUR BASE FOR PATIO					06/19/2024
	Comments1: LATE PM -- CHUY						
GH	11:00	001-PHF POST HOLE - FENCE	20240596	551 BISCAYNE CT	2010		06/03/2024
	Comments1: SARAH 815-836-8731						
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20240598	2963 GRANDE TR	387		06/20/2024
	Comments1: RIGO 708 743 0078						
JP	_____ AM	001-PHD POST HOLE - DECK	20240599	88 CROOKED CREEK DR	10		06/07/2024
	Comments1: LATE AM -- CLEAN EDGE						
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF					06/18/2024
	Comments1: CLEAN EDGE						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240602	1008 INDEPENDENCE BLVD			06/03/2024
	Comments1: STOOPS AND PRIVATE WALK -- 331-702-0099						
GH	11:00	001-PHF POST HOLE - FENCE	20240607	924 STONY CREEK LN	68		06/10/2024
	Comments1: MARIA 630-797-3642						
BC	_____ AM	001-FTG FOOTING	20240609	2881 ALDEN AVE	293		06/19/2024
	Comments1: RICH 630-273-5932						
GH	_____ PM	001-FTG FOOTING	20240612	2755 ROYAL CT	103		06/21/2024
	Comments1: MIDWEST 815-839-8175						
GH	_____ AM	002-FOU FOUNDATION					06/25/2024
	Comments1: MW						
JP	_____	003-BKF BACKFILL					06/27/2024
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240615	3377 GABRIEL DR	170		06/12/2024
	Comments1: LATE AM -- PATIO AND SERVICE WALK -- 630						
	Comments2: -330-3007						
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240616	2269 EMERALD LN	50		06/06/2024
	Comments1: JIMMY 630-803-3187						
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240617	2466 JUSTICE CT	621		06/04/2024
	Comments1: RAHUL 847-814-8530						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240618	2670 SEELEY ST	735		06/04/2024
	Comments1: 973-704-1009						
JP	_____	001-PHF POST HOLE - FENCE	20240619	646 ANDREA CT	11		06/04/2024
JP	_____ PM	001-PHF POST HOLE - FENCE	20240624	3377 GABRIEL DR	170		06/24/2024
	Comments1: CLASSIC						
GH	13:00	001-PHF POST HOLE - FENCE	20240625	334 TIMBALIER ST	1008		06/07/2024
	Comments1: MARIA						
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240627	4535 GARDINER AVE	1094		06/17/2024
	Comments1: ALICIA 708-227-8174						
BC	11:00	001-PHF POST HOLE - FENCE	20240633	3385 JONATHAN DR	161		06/13/2024
	Comments1: ANTHONY						
GH	10:30	001-PHF POST HOLE - FENCE	20240636	3069 GRANDE TR	555		06/20/2024
	Comments1: ANTHONY						
BC	10:30	001-PHF POST HOLE - FENCE	20240637	621 SUTTON ST	162		06/10/2024
	Comments1: ANTHONY 630-406-8401 X 212						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	001-BND POOL BONDING	20240639	551 BISCAYNE CT	2010		06/14/2024
	Comments1: POOL -- SHARON 630-479-7547						
BC	_____ AM	002-TRN TRENCH - (GAS, ELECTRIC,					06/14/2024
	Comments1: SHARON						
BC	_____	003-PPS PRE-POUR, SLAB ON GRADE					06/14/2024
BC	_____	004-BND POOL BONDING					06/17/2024
JP	11:30	001-PHF POST HOLE - FENCE	20240640	3135 JETER CT	501		06/03/2024
	Comments1: 224-220-1042						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240641	2011 WREN RD	24		06/14/2024
	Comments1: GUS 331-717-8254						
BF	_____ PM	001-FIN FINAL INSPECTION	20240642	1961 SUNNY DELL CT	92		06/27/2024
	Comments1: SOLAR - DAVE 224-474-2058						
BF	_____ PM	002-FEL FINAL ELECTRIC					06/27/2024
JP	11:30	001-PHF POST HOLE - FENCE	20240643	1310 CORALBERRY CT	110		06/12/2024
	Comments1: JAZLYN 224-220-1042						
JP	08:00	001-PHD POST HOLE - DECK	20240644	210 E KENDALL DR	0		06/17/2024
	Comments1: PAT						
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF					06/26/2024
	Comments1: DECK --						
BC	_____	003-FIN FINAL INSPECTION					06/26/2024
	Comments1: DECK						
JP	11:00 PM	001-PTO PREPOUR BASE FOR PATIO	20240645	3377 CALEDONIA DR	184		06/06/2024
	Comments1: JUSTIN						
BC	_____ AM	001-FTG FOOTING	20240655	4534 W MILLBROOK CIR	99		06/28/2024
	Comments1: MW						
JP	14:00	001-PHF POST HOLE - FENCE	20240667	4446 TAMPA DR	1971		06/06/2024
	Comments1: MARIA						
JP	_____	002-FIN FINAL INSPECTION					06/12/2024
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF	20240668	569 SUTTON ST	215		06/04/2024
	Comments1: DECK -- CLEAN EDGE						
BC	_____	003-FIN FINAL INSPECTION					06/10/2024
	Comments1: DECK -- CLEAN EDGE						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240670	2327 FAIRFIELD AVE	499		06/06/2024
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240671	3369 SEELEY ST	807		06/11/2024
	Comments1: SAGAR 224-334-7699						
PR	10:00	001-RFR ROUGH FRAMING RESCHECK SF	20240674	2042 WILD INDIGO LN	88		06/14/2024
	Comments1: 224-805-0566						
PR	10:00	002-REL ROUGH ELECTRICAL					06/14/2024
PR	10:00	003-RMC ROUGH MECHANICAL					06/14/2024
PR	10:00	004-PLR PLUMBING - ROUGH					06/14/2024
BC	_____ PM	005-INS INSULATION					06/17/2024
	Comments1: GREG 773-501-1477						
BC	_____ AM	006-REI REINSPECTION					06/19/2024
	Comments1: INSULATION						
JP	_____ AM	001-FIN FINAL INSPECTION	20240675	2777 BERRYWOOD LN	791		06/12/2024
	Comments1: PAVERS						
BC	10:30	001-TRN TRENCH - (GAS, ELECTRIC,	20240676	307 BERTRAM DR	1085		06/13/2024
	Comments1: DAVID 773-771-1535						
BC	_____ AM	002-FIN FINAL INSPECTION					06/14/2024
	Comments1: DAVE						
BC	_____	003-BND POOL BONDING					06/14/2024
JP	11:30	001-PHF POST HOLE - FENCE	20240679	3025 GRANDE TR	533		06/06/2024
	Comments1: 815-834-1200 X 103						
JP	_____ AM	001-FTG FOOTING	20240682	332 TIMBER OAK LN	35	06/26/2024	
	Comments1: MW						
PR	_____	001-RPZ PLUMBING - RPZ VALVE	20240685	1105 GRACE DR	59		06/10/2024
	Comments1: FINAL --						
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240686	2929 ALDEN AVE	301		06/17/2024
	Comments1: MARCO						
BF	_____ PM	001-FIN FINAL INSPECTION	20240688	735 KENTSHIRE DR	136		06/14/2024
	Comments1: SOLAR FRANK 224-237-8025						
BF	_____ PM	002-FEL FINAL ELECTRIC					06/14/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	001-PTO PREPOUR BASE FOR PATIO	20240690	2686 SEELEY ST	731		06/12/2024
	Comments1: RAJKAMAL 402-517-7890						
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240692	4459 TAMPA DR	1964		06/05/2024
	Comments1: JOSE 630-538-6701						
BC	_____ AM	001-TRN TRENCH - (GAS, ELECTRIC,	20240696	2878 OLD GLORY DR	273		06/26/2024
	Comments1: KYLE 630-703-8490						
GH	_____	001-PHD POST HOLE - DECK	20240698	1401 WHITE PINE CT	102		06/10/2024
	Comments1: DAVID 630-664-1156						
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240699	320 PIERPONT LN	1090		06/18/2024
	Comments1: DIEGO 312-888-6805						
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE					06/19/2024
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240702	3069 CONSTITUTION WAY	512		06/07/2024
	Comments1: RYAN 630-440-0889 NEED REBAR PINS AT FOU						
	Comments2: NDATION						
JP	_____	001-FIN FINAL INSPECTION	20240703	120 BLACKBERRY LN	12		06/25/2024
	Comments1: WINDOWS						
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20240704	2093 INGEMUNSON LN	147		06/21/2024
	Comments1: SERGIO 815 909 5737						
GH	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240705	3065 CONSTITUTION WAY	513		06/07/2024
	Comments1: RYAN BASE NOT 4" AND NEED REBAR PINS AT						
	Comments2: FOUNDATION						
GH	09:00	002-REI REINSPECTION					06/14/2024
	Comments1: PTO -- ALEX						
GH	_____ AM	001-FTG FOOTING	20240710	3032 JETER ST	562		06/25/2024
	Comments1: MW						
JP	_____ AM	002-FOU FOUNDATION					06/27/2024
	Comments1: MW						
BC	_____	001-PHF POST HOLE - FENCE	20240711	2051 WHITEKIRK LN	77		06/21/2024
JP	08:30	001-PHF POST HOLE - FENCE	20240712	552 WINDETT RIDGE RD	169		06/19/2024
	Comments1: SHERI 815-836-8731						
BC	10:00	001-FIN FINAL INSPECTION	20240713	206 RIVER ST			06/20/2024
	Comments1: HVAC -- 10-1030						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	10:00	001-FIN FINAL INSPECTION	20240714	208 RIVER ST			06/20/2024
	Comments1: HVAC -- 10-1030						
BC	09:30	001-FIN FINAL INSPECTION	20240718	372 SUTTON ST	221		06/17/2024
	Comments1: HVAC						
BF	_____	001-FIN FINAL INSPECTION	20240720	2469 FAIRFIELD AVE	487		06/12/2024
	Comments1: SOLAR DAVE 224-474-2058						
BF	_____	002-FEL FINAL ELECTRIC					06/12/2024
	Comments1: SOLAR DAVE 224-474-2058						
BF	_____ PM	003-FIN FINAL INSPECTION					06/21/2024
	Comments1: SOLAR -- DAVE 224-474-2058 ******FIRST P						
	Comments2: LEASE******						
BF	_____ PM	004-FEL FINAL ELECTRIC					06/21/2024
BC	_____ PM	001-BND POOL BONDING	20240722	1626 COTTONWOOD TR	20		06/20/2024
	Comments1: STEVEN 331-321-1455						
BC	_____ PM	002-TRN TRENCH - (GAS, ELECTRIC,					06/20/2024
BC	_____	003-FIN FINAL INSPECTION					06/20/2024
JP	12:00	001-PHF POST HOLE - FENCE	20240734	601 CENTER PKWY	1		06/18/2024
	Comments1: TRASH ENCLOSURE.						
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20240735	584 W BARBERRY CIR	60		06/14/2024
	Comments1: SLAB FOR SHED -- BRADY CONSTRUCTION 630-						
	Comments2: 554-9901						
JP	_____ AM	002-PTO PREPOUR BASE FOR PATIO					06/14/2024
BC	_____	001-PHF POST HOLE - FENCE	20240739	1721 CALLANDER TR	73		06/21/2024
JP	_____	002-FIN FINAL INSPECTION					06/26/2024
	Comments1: FENCE -- ED						
BF	_____ PM	001-FIN FINAL INSPECTION	20240742	1451 ASPEN LN	103		06/21/2024
	Comments1: SOLAR -- DAVE 224-474-2058						
BF	_____ PM	002-FEL FINAL ELECTRIC					06/21/2024
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240743	2794 BERRYWOOD LN	830		06/12/2024
	Comments1: NARAYANA 224-578-4768						
JP	13:00	001-PHF POST HOLE - FENCE	20240744	757 ARROWHEAD DR	102		06/17/2024

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	14:00	001-PHF POST HOLE - FENCE	20240747	1324 SPRING ST	181		06/17/2024
	Comments1: IDEAL						
JP	08:00	001-PTO PREPOUR BASE FOR PATIO	20240761	905 STONY CREEK DR	65		06/14/2024
	Comments1: MARCUS						
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20240762	111 E ORANGE ST			06/13/2024
	Comments1: DRIVEWAY -- GRANT 630-465-6655						
BC	14:00	001-FIN FINAL INSPECTION	20240763	1393 CHESTNUT LN	10		06/12/2024
	Comments1: WATER HEATER -- MORGAN 815-545-3796						
BC	14:00	001-PHF POST HOLE - FENCE	20240764	524 E KENDALL DR	2		06/17/2024
JP	_____	002-FIN FINAL INSPECTION					06/24/2024
	Comments1: FENCE -- STATION ONE						
JP	_____ AM	001-PHF POST HOLE - FENCE	20240767	352 BISCAYNE LN	1981		06/14/2024
JP	12:30 AM	001-PHD POST HOLE - DECK	20240769	3135 JETER CT	501		06/19/2024
	Comments1: DENNIS						
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF					06/27/2024
	Comments1: DENNIS						
BF	_____ PM	001-FIN FINAL INSPECTION	20240772	1283 MISTWOOD CT	160		06/21/2024
	Comments1: SOLAR -- DAVE 224-474-2058						
BF	_____ PM	002-FEL FINAL ELECTRIC					06/21/2024
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240775	2877 MCMURTRIE WAY	228		06/27/2024
	Comments1: ERIC 331-643-7467						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240788	609 N BRIDGE STREET			06/24/2024
	Comments1: SHARLENE 630-742-5736						
BC	_____ PM	001-PHD POST HOLE - DECK	20240789	971 BLACKBERRY SHORE LN	31		06/21/2024
	Comments1: PAT 708 310 1386						
JP	10:30	001-PHF POST HOLE - FENCE	20240790	4452 TAMPA DR	1970		06/24/2024
	Comments1: MARIA -- 630-797-3642						
JP	_____	001-PHD POST HOLE - DECK	20240794	2647 KELLOGG CT	52		06/25/2024
	Comments1: JE RESTO 630 296 7663-1						
JP	10:00	001-PHF POST HOLE - FENCE	20240795	2011 WREN RD	24		06/24/2024
	Comments1: MONICA						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240799	3372 CALEDONIA DR	175		06/27/2024
	Comments1: VICKS 630-788-1934						
PR	08:30	001-ESW SEWER / WATER	20240815	1092 KATE DR	43	06/28/2024	
	Comments1: 630-774-9914						
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240818	344 WALSH CIR			06/26/2024
	Comments1: JESSE - 630-470-7284						
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20240819	328 WALSH CIR			06/26/2024
	Comments1: JESSE 630-470-7284						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240831	1218 WILLOW WAY			06/26/2024
	Comments1: CHARLENE 630-742-5736						
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240832	605 N BRIDGE ST			06/28/2024
	Comments1: DANA I&W NOT READY ON 6/27						

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:

ACC	ACCESSORY BUILDING	1
ADD	ADDITION	1
AGP	ABOVE-GROUND POOL	11
BDO	COMMERCIAL BUILD-OUT	3
BSM	BASEMENT REMODEL	10
CCO	COMMERCIAL OCCUPANCY PERMIT	2
COM	COMMERCIAL BUILDING	8
CON	CONCRETE PAD	1
DCK	DECK	33
DRV	DRIVEWAY	2
FNC	FENCE	41
HVC	HVAC UNIT/S	3
IGP	IN-GROUND POOL	7
MIS	MISCELLANEOUS	2
MSC	MISCELLANEOUS	4
PTO	PATIO / PAVERS	31
PVR	PAVER	1
REM	REMODEL	6
ROF	ROOFING	15
RPZ	RPZ - BACKFLOW PREVENTION	1
RS	ROOFING & SIDING	2
SDW	SIDEWALK	1
SFA	SINGLE-FAMILY ATTACHED	169
SFD	SINGLE-FAMILY DETACHED	536
SHD	SHED/ACCESSORY BUILDING	1
SID	SIDING	2
SOL	SOLAR PANELS	24
SPA	SAUNA / HOT TUB	1
WHR	WATER HEATER REPLACEMENT	1
WIN	WINDOW REPLACEMENT	5

INSPECTION SUMMARY:

ADA	ADA ACCESSIBLE WALK WAY	5
BG	BASEMENT AND GARAGE FLOOR	9
BKF	BACKFILL	19
BND	POOL BONDING	8
BSM	BASEMENT FLOOR	14
EDA	DRIVEWAY, APRON	1
EFL	ENGINEERING FINAL SITE	71
ELS	ELECTRIC SERVICE	9
EPW	PUBLIC WALK	28
ESW	SEWER / WATER	12
FEL	FINAL ELECTRIC	43
FIN	FINAL INSPECTION	97
FMC	FINAL MECHANICAL	39
FME	FINAL MECHANICAL	3
FOU	FOUNDATION	19
FTG	FOOTING	25

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
	GAR GARAGE FLOOR		15			
	GPL GREEN PLATE INSPECTION		22			
	INS INSULATION		38			
	MIS MISCELLANEOUS		2			
	OCC OCCUPANCY INSPECTION		1			
	PH POST HOLES / PILES		1			
	PHD POST HOLE - DECK		11			
	PHF POST HOLE - FENCE		34			
	PLF PLUMBING - FINAL OSR READY		42			
	PLR PLUMBING - ROUGH		37			
	PLU PLUMBING - UNDERSLAB		24			
	PPS PRE-POUR, SLAB ON GRADE		14			
	PTO PREPOUR BASE FOR PATIO		22			
	REI REINSPECTION		50			
	REL ROUGH ELECTRICAL		38			
	RFR ROUGH FRAMING RESCHECK SFD SFA		55			
	RMC ROUGH MECHANICAL		37			
	ROF ROOF UNDERLAYMENT ICE & WATER		15			
	RPZ PLUMBING - RPZ VALVE		1			
	RST FIRE OR DRAFT STOPPING		1			
	STP STOOPS		22			
	SUM SUMP		4			
	TRN TRENCH - (GAS, ELECTRIC, ETC)		6			
	WAT WATER		10			
	WK SERVICE WALK		15			
	WKS PUBLIC & SERVICE WALKS		6			

INSPECTOR SUMMARY:	BC	BOB CREADEUR	168
	BF	B&F INSPECTOR CODE SERVICE	103
	ED	ERIC DHUSE	4
	GH	GINA HASTINGS	263
	GS	GEORGE STEFFENS	72
	JP	JOHN PETRAGALLO	162
	PBF	PLUMBER	119
	PR	PETER RATOS	29
	PWK	PUBLIC WORKS	5

STATUS SUMMARY:	A	PR	4
	C	BC	23
	C	BF	14
	C	ED	2
	C	GH	41
	C	GS	43
	C	JP	35
	C	PBF	19
	C	PR	4

INSPECTIONS SCHEDULED FROM 06/01/2024 TO 06/30/2024

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
	C PWK	4				
	I BC	145				
	I BF	89				
	I ED	2				
	I GH	222				
	I GS	21				
	I JP	127				
	I PBF	100				
	I PR	21				
	I PWK	1				
	T GS	8				

REPORT SUMMARY: 925

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #3

Tracking Number

EDC 2024-51

Agenda Item Summary Memo

Title: Property Maintenance Report for June 2024

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date July 1, 2024
Subject: June Property Maintenance

Property Maintenance Report June 2024

There were 2 cases heard in June 2024

6/03/2024			
N 4482	998 White Plains Ln	Fencing Standards	Dismissed
6/17/2024			
N 4483	555 Bluestem	Certain Weeds	Liable $2,000

Case Report

06/01/2024 - 06/30/2024

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20240109	6/27/2024	107 E Stagecoach	Grass/Weeds Height	IN VIOLATION							
20240108	6/27/2024	210 E Kendall	Pool Safety	IN VIOLATION							
20240107	6/27/2024	Kendall Marketplace	Parking Lot Maintenance - Pot Holes	IN VIOLATION							
20240106	6/25/2024	1222 Marketplace	Exterior Structure - Roof Defects	CLOSED							
20240105	6/25/2024	1023 S Carly Cir	Grass/Weeds Height/Rubbish	IN VIOLATION							
20240104	6/25/2024	1543 Montrose Ct	Grass/Weeds Height	TO BE INSPECTED							
20240103	6/18/2024	2848 Old Glory	Grass/Weeds Height	IN VIOLATION							
20240102	6/18/2024	2854 Old Glory	Grass/Weeds Height	IN VIOLATION							
20240101	6/18/2024	2858 Old Glory	Grass/Weeds Height	IN VIOLATION							
20240100	6/18/2024	2864 Old Glory	Grass/Weeds Height	IN VIOLATION							
20240099	6/18/2024	Spring/Colton	Unsafe Pool	CLOSED		COMPLIANT					
20240098	6/18/2024	Rt 71/Schoolhou	Grass/Weeds Height	TO BE INSPECTED							
20240097	6/17/2024	302 Center Parkway	Off Street Parking Violation	CLOSED		COMPLIANT					
20240096	6/17/2024	1145 N Bridge St	Zoning Violation	CLOSED							
20240095	6/13/2024	Kendall Marketplace	Grass/Weeds Height	CLOSED		COMPLIANT					
20240094	6/13/2024	2601 Fairfax Way	Commencing Work W/O Permit	IN VIOLATION			6/13/2024	7/15/2024			
20240093	6/11/2024	1145 N Bridge St	Zoning Violation	IN VIOLATION			6/12/2024	7/15/2024			
20240092	6/11/2024	Bristol Bay Moda Project	Grass/Weeds Height	CLOSED		COMPLIANT					

20240091	6/11/2024	2962 Old Glory	Grass/Weeds Height	IN VIOLATION							
20240090	6/10/2024	1329-1339	Debris	CLOSED		COMPLIANT					
20240089	6/10/2024	113 E Orange St	Weeds, Boat/Trailer Parking	IN VIOLATION						IN VIOLATION	
20240088	6/10/2024	112 E	Weeds	CLOSED		COMPLIANT					
20240087	6/6/2024	1268 S Bridge St	Drainage;Grass/Weeds Height	IN VIOLATION							
20240086	6/6/2024	315 E Washington St	Drainage	TO BE INSPECTED							
20240085	6/6/2024	2774 Goldenrod St	Grass/Weeds Height	CLOSED		COMPLIANT					
20240084	6/4/2024	218 Dickson Ct	Pool Maintenance	CLOSED		COMPLIANT					

Total Records: 26

7/1/2024

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #4

Tracking Number

EDC 2024-52

Agenda Item Summary Memo

Title: Economic Development Report for July 2024

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

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Phone 630-209-7151

Monthly Report – August 2024 EDC Meeting of the United City of Yorkville

July 2024 Activity New Development:

- **Kharisma's Kuddles – 104 E. Schoolhouse Rd:** Kharisma Benard will open a daycare for children ages 2 to 6, and also offer before and after school care for elementary school children, at this location. She is going through approvals with DCFS at this time, and hopes to be open later this year.
- **Hacienda Real – 585 E. Kendall Dr - Kendall Crossing:** This very popular authentic Mexican Restaurant is adding a more suitable outdoor eating area for longer periods throughout the year, not just the summer time. The new structure will feature a system called a smart pergola, which will be able to be open on sunny days, and closed during rainy or windy days. Installation It will be completed in August.
- **The WIlliams Group – 111 W Hydraulic – Riverside Plaza, Downtown Yorkville:** The Williams Group is beginning a major face lift to this rear building of Riverside Plaza. There will be new siding skin, new roof, and new exterior lighting. They will be adding an overhang and gutters to the building. This will transform the exterior of the building, and will be completed in August.

July 2024 Previously Reported Updates:

- **ACE Taekwondo, formerly BH Martial Arts – 222 S. Bridge Street - Downtown Yorkville:** This existing Yorkville business relocated and expanded from its current location at 664 W Veterans Parkway to this location in downtown Yorkville location on July 8th.
- **Turner Law Group – 1458 Sycamore Road:** This personal injury law group is opening a satellite office here in Yorkville. They also have offices in Geneva and Sycamore. Yorkville resident **Margie Komes Putzler** will have her office in this location. This office opened by appointment July 15st.
- **Youniverse Collective –_1953 S. Bridge Street – Fountain Village Development:** Yorkville resident **Dominic Cappellett** will be opening a tattoo collective in August 2024.
- **John Chambers Garage – 1821 S. Bridge Street - Lot 1 Fountain Village:** Yorkville resident **John Chambers** is opening a garage that specializes in custom Interior restorations, custom fabrications, and mechanical repairs**.** John has over 40 years of experience in this industry, and also works on boats, and other vehicles that require this type of expertise. John expects to be open for business around August 1st. **Eleno Silva**, the owner of Martini Banquets, built this new 5,800 square foot building.
- **Triple T Express Car Wash - 1981 S. Bridge Street – Fountain Village Development:** Local residents **Allison and Steve English** have applied for a building permit to construct a new free-standing tunnel car wash, just north of Walgreens. This will be the first car wash on Yorkville's "south-side". A tunnel car wash is automated car wash that uses belts to move a vehicle through a series of cleaning stations. They are hopeful to begin construction later in 2024, and have this business open in early 2025.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing**: Hotel owner **Sonny Shah** is preparing to apply for a building permit to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor roof top bar, and 4 additional floors of hotel rooms. The hotel "flag" has not yet been disclosed. Construction will begin later this spring, with the goal of opening in summer of 2025.
- **Summers Plumbing Heating & Cooling – 724 E Veterans Parkway – The Heartland Center**: Yorkville High School graduate class of 1995 **Dave Vick** is very happy to be relocating and expanding to this new building that is under construction. Summers offers residential plumbing, heating and air conditioning services. They have 12 locations in the Midwest. It is an employee owned business. They will occupy 3,600 square feet of the 7,200 square feet. They are hoping to be in this location in August 2024.
- **Langston Pediatric Physical Therapy – 724 E. Veterans Parkway – The Heartland Center: Laura Langston** and her team have offered these important services in Yorkville since 2010. The business is currently located at 10 Savaranos Drive. They will be relocating and expanding into 3,600 square feet of the 7,200 square feet. The building is currently under construction. They are hoping to be operational in this new location, in August 2024.
- **iBoba "The Bubble Shop" – 928 N Bridge Street – Walnut Plaza Center**: **Shiraz Hassan** and his partners are very excited to bring this popular boba tea drink shop to Yorkville. It is their fourth location in Chicagoland. Their passion for crafting exceptional bubble tea is also matched by their dedication to their customers. They source top-notch ingredients, and serve up an array of flavors to satisfy all cravings. They opened on July 14th.
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing**: AID has purchased a bigger building in Yorkville, and are moving all of their services to the new location in Stagecoach Crossing. The organization has outgrown their existing building, which is located at 708 N. Bridge Street. The new location was formerly the Morris Hospital Yorkville campus. There are some minor adjustments which be made to the new location, and it should be fully operational later 2024. **The reason that they have not been able to move into their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive**. AID will be adding child and adolescent services in the new location.
- **Children's Courtyard – 708 E Veterans Parkway – Heartland Center:** Children's Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children's Courtyard, which specializes in offering an active learning experience. This building was formerly, The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building will undergo a complete interior renovation, adding state of the art equipment, and upgrading of the playground. It will be open in the fall of 2024. You can learn more by visiting their website https://www.childrenscourtyard.com
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has this property under contract. While the property has been rezoned to B3. The site plan, and "special use" has been approved. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an $11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Construction is slated to begin in August 2024. Opening of Yorkville's QuikTrip is slotted for summer 2025.
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.

Respectfully submitted,

Lynn Dubajic Kellogg
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	☐
Purchasing	■
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #5

Tracking Number

PZC 2024-53

Agenda Item Summary Memo

Title: Yorkville Renewables Solar (Nexamp) - (Rezone, Special Use, and Variance)

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis: Requested Rezoning, Special Use, and Variance approval for a proposed alternative energy system or "solar farm".

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

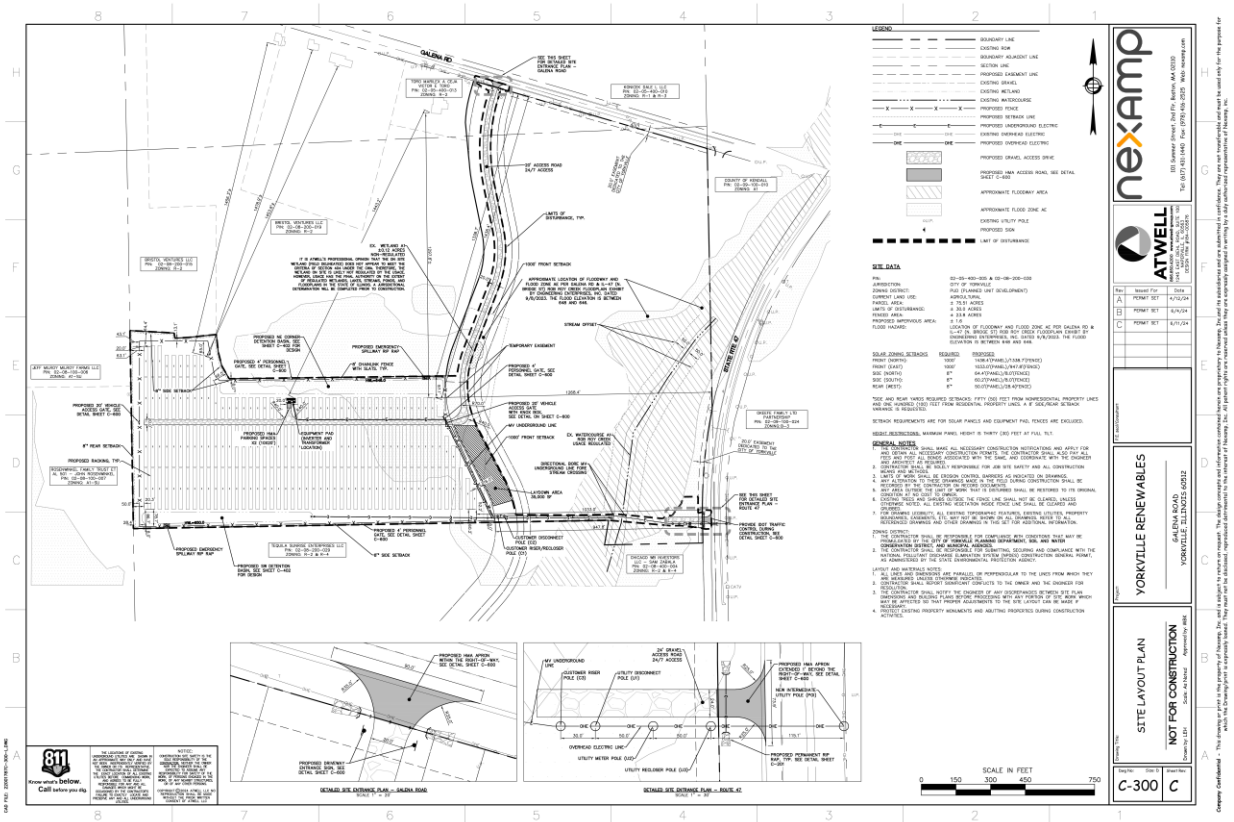
Memorandum

To: Economic Development Committee
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Date: July 30, 2024
Subject: **PZC 2024-01 Yorkville Renewables/Nexamp – Solar Farm**
(Rezone, Special Use, and Variance)

PROJECT SUMMARY:

The applicant, Daniel Kramer on behalf of Nexamp dba Yorkville Renewables, LLC, contract leasee, is requesting rezoning, special use, and variance permit approval to construct a 5-megawatt (MW) freestanding community solar facility. The proposed 23-acre solar farm will be situated on approximately 73.5 acres of existing farmland parcel located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD) in parcels (#02-05-400-005 and #02-08-200-030). The property is currently utilized for farming and the owners of the real property are Daniel A and Charene S Nagal.

The petitioner is also requesting to rezone the parcel from the current R-2 Single-Family Traditional Residence District to the A-1 Agricultural District. Lastly, the petitioner is requesting a variance to Section 10-4-13 of the City's Unified Development Ordinance to decrease the minimum rear and interior side yard setbacks from one hundred (100) feet to eight (8) feet.



PROPERTY BACKGROUND:

The parcel is within a formally existing Planned Unit Development (PUD) known as the East Village of Westbury. A Memorandum of Understanding with the successor property owners of the East Village of Westbury development was executed to repeal the land plan and obligations of the PUD on May 28, 2024 (Ordinance 2024-05). The underlying zoning of the property remained R-2 Single-Family Traditional Residence District.



Yorkville Renewable - Nexamp

United City of Yorkville, Illinois
Date: June 21, 2024
File Location: I:\ARCGIS TEMPLATES:\Yorkville Renewables - Nexamp

REZONING REQUEST:

As previously stated, the subject parcel is currently zoned R-2, and the petitioner is requesting to rezone the property to A-1 Agricultural District for the purpose of constructing a solar farm.

Per Table 10-3-12(B) Permitted and Special Uses of the City's Unified Development Ordinance, solar farms are a special use in the A-1 Agricultural District. Therefore, the petitioner is seeking rezoning within the A-1 Agricultural District. This zoning classification would permit the continued farm use on the remainder of the land. Section 10-8-12 of the Unified Development Ordinance also states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

The subject property consists of two (2) parcels (#02-05-400-005 and #02-08-200-030). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Westhaven Planned Unit Development (R-2, R-3)	Agriculture
South	Former Westbury East Village (R-2)	Agriculture
East	IL Route 47 B-3 General Business District	Transportation Land Use O'Keefe Property/Gas Station/Raging Waves Waterpark
West	A1-Special Use (Unincorporated Kendall County)	Compost Facility/Agriculture

SPECIAL USE REQUEST:

Simultaneously with the rezoning request, the applicant is also seeking special use authorization. Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review and will be entered into the public record as part of the public hearing process. The petitioner has provided answers to each of the criteria in the application to these standards. Below is a summary of the various components of the proposed 23-acre solar farm development.

VARIANCE REQUEST:

Location on Site

Section 10-4-13 Alternative Energy Use Standards in the City's Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses:

	Minimum Setback for Equipment to Property Line	Proposed Setback
Front (East)	100 feet	1,000 feet
Interior Side (North)	100 feet	8 feet
Side Yard (South)	50 feet from nonresidential/100 feet from residential	8 feet
Rear (West)	50 feet from nonresidential/100 feet from residential	8 feet

Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application to these standards.

Solar Setbacks

The location of the solar panels meets the front (east) yard setback for the Solar Farm use in the A-1 Agricultural District. However, the solar panels appear to encroach into the required rear and interior side yards to the south, west, and north. As stated in Section 10-4-13B.8.b of the City's Unified Development Ordinance, the minimum distances required for the rear and interior side yard to the south, west, and north is 100 feet. As previously stated, the petitioner has filed a variance request to maintain 8 feet from the interior and rear yard setbacks.

The original petition, submitted before the adoption of the Unified Development Ordinance, had already undergone a previous Plan Council meeting and, at that time, met the standards of the previous zoning ordinance regarding setbacks. The petitioner is now requesting to retain these original standards.

Buffer Distances
Section 10-4-13B.8.c and of the City's Unified Development Ordinance provides specific buffer information for solar farms, roadway networks, and the Fox River. The location of the proposed solar panels meets the buffer area of one thousand (1,000) feet from the nearest solar array to roadway networks and exceeds the one thousand (1,000) foot setback from the nearest solar array to the edge of the bank of the Fox River.

PROPOSED EQUIPMENT

The proposed community solar farm will consist of 11,712 arrays. The petitioner has stated in a Response Letter, dated June 24, 2024, the total number of tracker motors is estimated between 10 to 176, depending on the final design of the system. The petitioner has stated the operations phase of the lease is for 20 years with several extensions that could extend the operations phase of the project to over 40 years.

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

Section 10-4-13: Alternative Energy Use Standards of the City's Unified Development Ordinance establishes zoning parameters and regulations by which solar and wind systems may be installed in the city, which were used in the review of this request. The following describes how the proposed plan meets the regulations for Solar Farm:

Minimum Lot Size
Sections 10-4-13B.1 of the Unified Development Ordinance states no solar farms shall be erected on any lot less than three (3) acres in size. In a Response Letter, June 13, 2024, the petitioner has stated the project intends to develop on approximately 23 acres of overall parcel.

Maximum Lot Coverage
Section 10-4-13B.2 of the Unified Development Ordinance states a solar farm use may occupy up to eighty (80) percent of a given parcel in this district. As proposed, the solar farm will occupy approximately 31% (23-acres) of the overall existing 73.5 acres of existing farmland.

Height/Clearance
The maximum structure height for solar systems, equipment, and structures shall not exceed thirty feet (30') in height when ground mounted, per Section 10-4-13B.6 in the Unified Development Ordinance. The petitioner confirms the height shall not exceed 30 feet and a revised exhibit will be provided.

Accessory Use
Section 10-4-13-A.2 of the City's Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use. The proposed solar farm will be accessory to the existing agricultural/farming land use, as only portion of the overall land is proposed for the community solar farm use (approx. 23.0 acres of 73.5 acres or ~31%).

Distance from Residential Properties.
In addition to meeting the required minimum setbacks, the closest array/module of the proposed solar farm will be ~1,297.8 feet from the nearest residential parcels to the north along Galena Road.

Glare

Section 10-4-13B.13 of the Unified Development Ordinance states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day.

The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis. Additionally, the petitioner's exhibit (Rendering, dated June 13, 2024) displays viewshed from angles around the solar farm that illustrate how far away the panels will be from the public-right-of-way (IL Route 47 and Galena Road), as well as from the residential land uses to the north.


ForgeSolar

ForgeSolar

92029 Yorkville

92029 Yorkville East

Created Aug. 18, 2022
Updated Aug. 18, 2022
Time-step 1 minute
Timezone offset UTC-6
Site ID 74269.13104

Project type Basic
Project status: active
Category 500 kW to 1 MW
(1,000 kW / 8 acre limit)

Misc. Analysis Settings

DNI: varies (1,000.0 W/m^2 peak)
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad

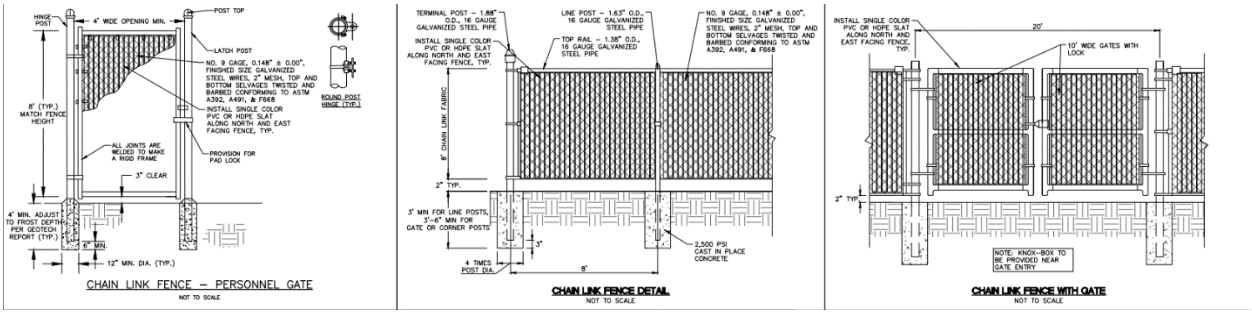
Analysis Methodologies:
- Observation point: Version 2
- 2-Mile Flight Path: Version 2
- Route: Version 2

Summary of Results No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	SA tracking	SA tracking	0	0	-

Fencing

The petitioner has proposed an eight (8) foot tall, galvanized chain link fence with slats to surround the ~4,600 linear foot perimeter of the solar farm with a 20-foot-wide vehicle access gate, as illustrated below. As stated in Section 10-4-13B.9 of the Unified Development Ordinance, Fence Regulations for Solar Farms, states that systems, equipment, and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet. Petitioner's exhibit (Sheet C-600 C Standard Details) indicates the Knox-Box location on the fence that has been added to the Gate Detail for the City's Building Department and Bristol Kendall Fire District (BKFD) in the event of an emergency.



Noise

Per the petitioner's project summary, the transformer is the greatest source of noise on the property. Per the petitioner's exhibit (Sheet C-300 C Site Plan Layout), the transformer is over 1,443.2 feet to the nearest residence located to the north on Galena Road.

Signage

Per Section 10-4-13B.9.a(1) and (2) of the City's Unified Development Ordinance, warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm. Additionally, the signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall be displayed. The emergency contact sign in petitioner's exhibit C-600 C should be revised to provide the dimensions of the emergency contact sign.

Utilities and Electric Service Provider
Per Section 10-4-13B.4 of the Unified Development Ordinance, power and communication lines running in between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. The routing of the electrical infrastructure required to connect to the ComEd system includes electrical cables installed underground for the entire project with the exception of a series of overhead poles (approx. 6-8) for a wire connection near IL Route 47.

Section 10-4-13-B.4.a of the Unified Development Ordinance states that evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator. The petitioner has provided a copy of an Interconnection Agreement, as prepared by ComEd dated 02/24/2022.

Access Road
The proposed site access is via a new 20-ft. wide gravel driveway proposed off Galena Road (1.380 acres). The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits. Section 10-4-13-B.5 of the City's Unified Development Ordinance states off-street parking provided on site shall be paved. Staff recommends the petitioner have a one paved parking pad for off-street parking.

Gravel roads are not permitted for vehicle travel. The petitioner's exhibit (C-401 Grading Plan – Access Road) provides a gravel access road pavement section for review and consideration. The petitioner is proposing an 18-inch gravel compacted subgrade, which is consistent with other approved solar developments. Staff defers to the City Public Works Director and City Engineer before final approval on the road composition.

Landscape Plan
While landscaping is not required for solar farm uses, the petitioner's landscape plan includes a mix of a few evergreen trees and mostly shrubs along the north and south borders of the area containing the solar panels.

The City's landscaping consultant has reviewed the proposed landscaping plan and concluded that while the mix of plantings does provide some screening, it does not meet the requirements of any transition zone described in the Unified Development Ordinance. Instead, the consultant recommends a modified Type D transition zone consisting of 5 native shade trees and 5 native understory trees per 100 linear feet. Existing native trees may be included toward this requirement if a tree survey documenting their presence and condition is submitted. The consultant also recommends native prairie grass and wildflower seeding in lieu of the 35 shrubs/native grasses per 100 linear feet.

It is staff's recommendation to utilize a modified Type D transition zone at a minimum of the eastern border facing Route 47. We are supportive of the petitioner's landscape buffer for the north and south due to the UDO regulation not requiring a landscape transition when agricultural land use is adjacent to residential land use

Abandoned Systems
In the Unified Development Ordinance, Section 10-4-13-A.3 states all alternative energy systems inactive or inoperable for a period of 12 continuous months shall be deemed abandoned and the owner is required to repair or remove the system from the property at the owner's expense within 90 days of notice from the City. To ensure compliance, the petitioner has provided a decommission plan narrative and construction estimate of $407,469.07, **staff recommends** a security guarantee in an amount of 120% of the approved estimate with a 3% annual inflation rate in a form acceptable to the City Engineer as a condition of the Special Use approval.

In addition to the security guarantee, staff **also recommends** a blanket easement over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code, as a condition of the Special Use approval. The petitioner is aware of these conditions which will be a part of their special use authorization.

ENGINEERING COMMENTS:

Please refer to the attached comments prepared by Engineering Enterprises Inc. (EEI) dated October 19, 2023. **Staff recommends** the work items listed in the review letter will become conditions for the Special Use and a requirement for issuance of a building permit.

POLICE COMMENTS:

Per Police Department review of the submitted plans, **staff recommends** the developer clearly mark the location of the driveway access to alert drivers of the site entry and provide additional traffic management.

STAFF COMMENTS:

This request is tentatively scheduled for a public hearing before the Planning and Zoning Commission on September 11, 2024, for rezoning, special use, and variance consideration and hearing at the September 24, 2024 City Council meeting for the annexation agreement amendment. Staff and the petitioner are seeking comments from the Economic Development Committee about the proposed solar farm before these public hearings.

ATTACHMENTS:

1) Property Aerial dated 03/13/22, as prepared by Nexamp
2) Legal Description dated August 15, 2022, as prepared by Atwell Group
3) ALTA Survey/NSPS Land Title Survey dated 11/23/2022, as prepared by
4) Special Use Application Plans dated 8/18/22, as prepared by Atwell Group and submitted by Nexamp
5) Glare Study dated Aug. 18, 2022, prepared by Forge Solar
6) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation, as prepared by Natural Resource Services
7) Electrical Diagram dated 01/10/2021, as submitted by Nexamp
8) Manufactures Cut Sheets, as submitted by Nexamp
9) Interconnection Agreement with ComEd
10) Application for Rezoning, as prepared by Yorkville Renewables, LLC
11) Application for Special Use, as prepared by Yorkville Renewables, LLC
12) List of Property Owners within 500 feet of subject parcel
13) Copy of Memorandum of Understanding Regarding the Repeal of the Planned Unit Development Agreement for the East Village of Westbury, as executed by Daniel A. and Charene S. Nagel.
14) Application for Variance, as prepared by 126612 Corneils Road Solar, LLC
15) Preliminary Decommissioning Cost Estimate for Yorkville Solar During First 5 Years of Operation, dated January 29, 2024
16) Yorkville Renewables, LLC Response Letter, dated June 13, 2024
17) Final Site Plans, dated June 11, 2024
18) Stormwater Memo, dated February 9, 2024
19) Conditional Use Permit Narrative, dated June 14, 2024
20) Rendering, dated June 13, 2024
21) Kendall County Highway Department Access Approval Email, dated November 9, 2022
22) Plan Council Packet (07-25-2024)
23) Public Hearing Notices


Galena Road
IL Route 47
nexamp
Property Aerial
Subject Property
Proposed Solar Array Area

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

AUGUST 15, 2022
ATWELL JOB NUMBER: 22001787
NEXAMP-YORKVILLE, IL LEGAL DESCRIPTION

PARENT PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP TITLE COMMITMENT IL1808635-114 & DOC. NO.: 202100021967 & 202100002603.

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 24 SECONDS EAST, 202.52 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 38 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 57 SECONDS EAST, 55.30* FEET; THENCE NORTH 83 DEGREES 59 MINUTES 57 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 54 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 17 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 13 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 38 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 13 SECONDS EAST, 991.74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST 318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 56 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE);

THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 11 MINUTES 01 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST, 118.67 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 19 SECONDS WEST, 450.34 FEET; THENCE NORTH 09 DEGREES 39 MINUTES 39 SECONDS EAST, 183.43 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 59 SECONDS WEST, 68.19 FEET; THENCE SOUTH 77 DEGREES 17 MINUTES 38 SECONDS WEST, 142.43 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 07 SECONDS WEST, 40.98 FEET; THENCE SOUTH 56 DEGREES 27 MINUTES 23 SECONDS WEST, 62.20 FEET; THENCE SOUTH 54 DEGREES 35 MINUTES 06 SECONDS WEST, 47.33 FEET; THENCE SOUTH 60 DEGREES 03 MINUTES 18 SECONDS WEST, 101.98 FEET; THENCE SOUTH 69 DEGREES 40 MINUTES 43 SECONDS WEST, 181.54 FEET; THENCE SOUTH 35 DEGREES 33 MINUTES 08 SECONDS WEST, 33.43 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 40 SECONDS WEST, 147.85 FEET; THENCE NORTH 78 DEGREES 13 MINUTES 45 SECONDS WEST, 80.00 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 34 SECONDS WEST, 153.76 FEET; THENCE NORTH 74 DEGREES 47 MINUTES 54 SECONDS WEST, 27.24 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 38 SECONDS WEST, 224.12 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 01 SECOND WEST, 184.74 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS WEST, 118.52 FEET; THENCE SOUTH 33 DEGREES 11 MINUTES 19 SECONDS WEST, 84.38 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES 59 SECONDS WEST, 90.01 FEET; THENCE SOUTH 46 DEGREES 15 MINUTES 48 SECONDS WEST, 122.93 FEET; THENCE SOUTH 64 DEGREES 24 MINUTES 44 SECONDS WEST, 53.07 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 40 SECONDS WEST, 70.96 FEET; THENCE NORTH 76 DEGREES 54 MINUTES 34 SECONDS WEST, 59.31 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 12 SECONDS WEST, 59.31 FEET; THENCE NORTH 45 DEGREES 11 MINUTES 49 SECONDS WEST, 9.31 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS WEST, 150.00 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 365.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31 DEGREES 33 MINUTES 56 SECONDS WEST; THENCE SOUTH 64 DEGREES 08 MINUTES 15 SECONDS WEST, 204.82 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 57 SECONDS WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING, IN KENDALL
COUNTY, ILLINOIS.

EXCEPT THAT PORTION THEREOF DESCRIBED IN THE QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011813, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86°50'24" EAST, 202.52 FEET; THENCE SOUTH 07°50'38" EAST, 23.88 FEET; THENCE NORTH 86°41'57" EAST, 65.30 FEET; THENCE NORTH 83°59'57" EAST, 125.00 FEET; THENCE SOUTH 06°04'54" EAST, 79.10 FEET; THENCE SOUTH 14°15'17" EAST, 67.24 FEET; THENCE SOUTH 30°16'13" EAST, 44.66 FEET; THENCE SOUTH 29°19'38" EAST, 22.58 FEET; THENCE NORTH 89°16'13" EAST, 991.74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67

FEET, THE CHORD OF SAID CURVE BEARING NORTH 13°02'53" EAST; THENCE NORTH 21°01'18" EAST, 318.85 FEET; THENCE NORTHERLY TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04°45'09" EAST; THENCE NORTH 11°31'00" WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07°52'07" WEST; THENCE NORTH 06°19'17" WEST, 33.01 FEET; THENCE NORTH 05°23'16" WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09°31'35" EAST; THENCE NORTH 16°03'07" EAST, 50.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73°56'53" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01°06'41" EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05°11'01" WEST; THENCE SOUTH 01°06'41" EAST, 118.67 FEET; THENCE SOUTH 88°53'19" WEST, 450.34 FEET; THENCE NORTH 09°39'39" EAST, 183.43 FEET; THENCE NORTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 64°38'07" WEST, 40,98 FEET; THENCE SOUTH 56°27'23" WEST, 62.20 FEET; THENCE SOUTH 54°35'06" WEST, 47.33 FEET; THENCE SOUTH 60°03'18" WEST, 101.98 FEET; THENCE SOUTH 69°40'43" WEST, 181.54 FEET; THENCE SOUTH 35°33'08" WEST, 33.43 FEET; THENCE SOUTH 86°05'40" WEST, 147.85 FEET; THENCE SOUTH 78°13'45" WEST, 80.0 FEET; THENCE NORTH 59°05'34" WEST, 153.76 FEET; THENCE NORTH 74°47'54" WEST, 27.24 FEET; THENCE NORTH 06°17'38" WEST, 224.12 FEET; THENCE NORTH 73°10'01" WEST, 184.74 FEET; THENCE NORTH 85°19'13" WEST, 118.52 FEET; THENCE SOUTH 33°11'19" WEST, 84.38 FEET; THENCE SOUTH 34°29'59" WEST, 90.01 FEET; THENCE SOUTH 46°15'48" WEST, 122.93 FEET; THENCE SOUTH 64°24'44" WEST, 53.07 FEET; THENCE SOUTH 89°30'40" WEST, 70.96 FEET; THENCE NORTH 76°54'34" WEST, 59.31 FEET; THENCE NORTH 61°03'12" WEST, 59.31 FEET; THENCE NORTH 45°11'49" WEST, 59.31 FEET; THENCE SOUTH 52°43'52" WEST, 150.0 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31°33'56" WEST; THENCE SOUTH 64°08'15" WEST, 204.82 FEET; THENCE SOUTH 88°59'57" WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01°00'03" WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE-DESCRIBED TRACT LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

ALSO, INCLUDING THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011814, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS (=58.74 FEET)

SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF SAID OLD GALENA ROAD, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH, ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, TO A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 64°02'00" EAST, 308.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°02'00" WEST, 308.99 FEET, ALONG THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 AT A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST, 2447.03 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8; THENCE NORTH 8859'57" EAST, 68.98 FEET; THENCE NORTH 64°08'15" EAST, 204.82 FEET; THENCE SOUTHEASTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 31°33'56" EAST; THENCE NORTH 52°43'52" EAST, 150.0 FEET; THENCE SOUTH 45°11'49" EAST, 59.31 FEET; THENCE SOUTH 61°03'12" EAST, 59.31 FEET; THENCE SOUTH 76°54'34" EAST, 59.31 FEET; THENCE NORTH 89°30'40" EAST, 70.96 FEET; THENCE NORTH 64°24'44" EAST, 53.07 FEET; THENCE NORTH 46°15'48" EAST, 122.93 FEET; THENCE NORTH 34°29'59" EAST, 90.01 FEET; THENCE NORTH 33°11'19" EAST, 84.38 FEET; THENCE SOUTH 85°19'13" EAST, 118.52 FEET; THENCE SOUTH 73°10'01" EAST, 184.74 FEET; THENCE SOUTH 06°17'38" EAST, 224.12 FEET; THENCE SOUTH 74°47'54" EAST, 27.24 FEET; THENCE SOUTH 59°05'34" EAST, 153.76 FEET; THENCE SOUTH 78°13'45" EAST, 80.0 FEET; THENCE NORTH 86°05'40" EAST, 147.85 FEET; THENCE NORTH 35°33'08" EAST, 33.43 FEET; THENCE NORTH 69°40'43" EAST, 181.54 FEET; THENCE NORTH 60°03'18" EAST, 101.98 FEET; THENCE NORTH 54°35'06" EAST, 47.33 FEET; THENCE NORTH 56°27'23" EAST, 62.20 FEET; THENCE NORTH 64°38'07" EAST, 40.98 FEET; THENCE NORTH 77°17'38" EAST, 142.43 FEET; THENCE SOUTH 87°18'59" EAST, 68.19 FEET; THENCE SOUTH 09°39'39" WEST, 1000.44 FEET; THENCE SOUTH 73°08'14" WEST, 437.67 FEET; THENCE SOUTH 61°50'59" WEST, 297.0 FEET; THENCE SOUTH 39°47'51" WEST, 1584.39 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE-DESCRIBED TRACT LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

DOCUMENT 202100002603 CALLS A DISTANCE OF 65.30 FEET, ERROR IN TITLE COMMITMENT PART 1 LEGAL DESCRIPTION

AS-SURVEYED LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS WEST 3404.23 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 28 SECONDS EAST, 202.57 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 42 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 53 SECONDS EAST, 65.30 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 53 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 58 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 21 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 17 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 42 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 991.82 FEET; THENCE NORTHERLY, 143.33 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST 318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 52.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 50 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.45 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE, 1189.49 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTHERLY, 495.91 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 10 MINUTES 32 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 47 SECONDS EAST, 118.69 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 15 SECONDS WEST, 450.38 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760; THENCE NORTH 09 DEGREES 39 MINUTES 35 SECONDS EAST 114.02 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST 2172.95 TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 1 DEGREE MINUTES 04 SECONDS 904.35 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

The purpose of the zoning code is based upon the authority of the City to divide its land into districts by use, bulk, and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9: Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☒ One (1) original signed and notarized application.
- ☒ Legal description of the property in Microsoft Word.
- ☒ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☒ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☒ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☒ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR SPECIAL USE

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5
CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

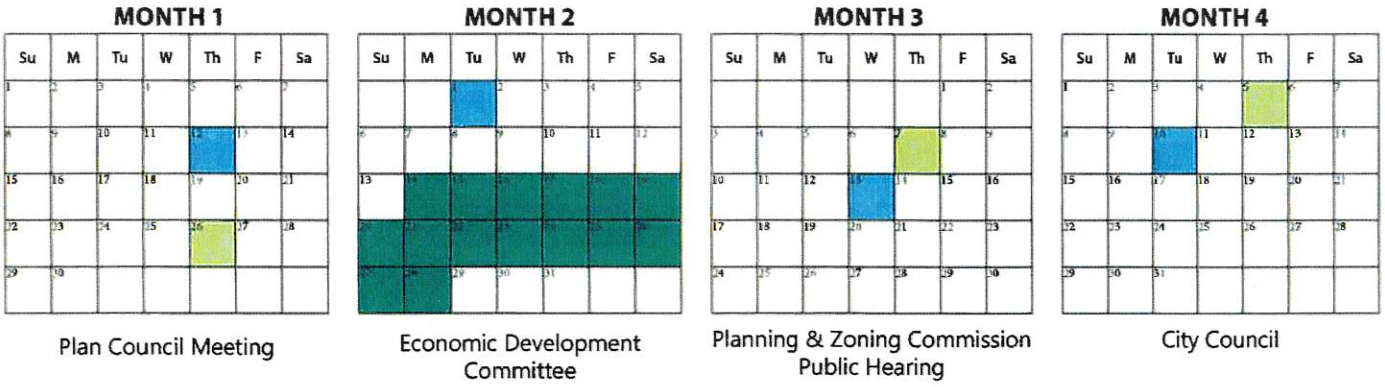
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

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APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	[ ] Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	[ ] Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 900.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
74.2 - 5 = 70 x $10 = 700 + $200 = $ 900.00			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 950.00
74.2 - 5 = 70 x $10 = 700 + $250 = $ 950.00			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 20,000.00
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☒ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☒ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	26,850.00

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APPLICATION FOR SPECIAL USE

DATE: February ,2023	PZC NUMBER:	DEVELOPMENT NAME: Yorkville Renewables, LLC Solar Array

PETITIONER INFORMATION

NAME: Christopher F. Clark - Yorkville Renewables, LLC	COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: 200 W Monroe Street, Suite 620	
CITY, STATE, ZIP: Chciago, IL 60506	TELEPHONE: ◉ BUSINESS ○ HOME 847-212-1585
EMAIL: mwalsh@nexamp.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Daniel A. Nagel Living Trust and Charene S. Nagel Declaration of Living Trust dated 12/19/2017

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

Daniel A. Nagel and Charene S. Nagel

PROPERTY STREET ADDRESS: No address - 74.20 acres vacant land US Route 47 1/8 of mile from the Corneils Road Intersection

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

73.502 acres vacant land on the west side of US Route 47 1/8 of mile from the Corneils Road Intersection previously annexed and zoned to the United City of Yorkville

CURRENT ZONING CLASSIFICATION: R2PUD	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Mixed Use PUD

REQUESTED SPECIAL USE:

A1 Special use for Solar Array

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Residential PUD vacant land

EAST: Mix of B-3 and unincorporated Kendall County B-3 and A-1

SOUTH: Mix of Kendall County A-1 and City of Yorkvile R2 Residential

WEST: Mix of Kendall County manufacturing and A-1 and City of Yorkville Manudacturing

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

See attached List			

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Attorney Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX: 630-553-5764
ENGINEER INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX: 630-577-0900
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Yorkville Renewables, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The proposed solar array will be constructed in a manner that will cause no damage to surrounding property owners.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The intended construction and operation of the solar array in no way determinately effects the operation and development of surrounding real property nor does it imped the use of existing property.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

The project is suitably located in that there is readily available connection sources to the Commonwealth Edison electrical grid. There is great access for repair and maintenance off of Illinois Route 47. Third, there is an access road planned under the previous City Planned Unit Development accessing the Property off of Galena Road. It is an excellent site for this use and one that is a transitional use to surrounding zoning classifications in a complimentary fashion.

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

There will be a minimum amount of traffic in and out during the construction phase of the solar array. There will be virtually no traffic in an out on a daily basis once the system is operational. The only traffic in and once the system is operational will be regular maintenance checks and maintenance of the underlying site itself.

PLEASE STATE HOW 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 CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The Special Use complies with all United City of Yorkville requirements for solar arrays, as well as all State requirements for the use of such facilities and all materials are in compliance with Federal and State Laws.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Yorkville Renewables, LLC

X _____ 3/6/23

PETITIONER SIGNATURE Christopher F. Clark, SVP DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

_____ 3/9/23

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: IChristopher F. Clark, SVP	COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: mwalsh@nexamp.com	
CITY, STATE, ZIP: 200 W Monroe Street, Suite 620	TELEPHONE: 847-212-1585
EMAIL: Chicago, IL 60606	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Yorkville Renewables, LLC

Christopher F. Clark — PRINT NAME

Senior Vice President — TITLE

X _____ — SIGNATURE*

3/6/23 — DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:	
Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20____.

X _____
Signature of Petitioner(s)

Subscribed and sworn to before me this
6th day of March, 20 23

Brianna Rainville
Notary Public

BRIANNA RAINVILLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2023

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 74.20 acres vacant land US Route 47 1/8 of mile Corneils R	PARCEL NUMBER: 02-08-200-030
SUBDIVISION: N/A	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Yorkville Renewables, LLC	TELEPHONE: ○ HOME ◉ BUSINESS 847-212-1585
ADDRESS: 200 W Monroe Street, Suite 620	E-MAIL: ○ HOME ◉ BUSINESS mwalsh@nexamp.com
CITY, STATE, ZIP: Chicago, IL 60606	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

Yorkville Renewables, LLC

X _____ 3/6/27

SIGNATURE/AUTHORIZED AGENT Christopher F. Clark, SVP DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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I Accept

ForgeSolar

92029 Yorkville

92029 Yorkville East

Created Aug. 18, 2022
Updated Aug. 18, 2022
Time-step 1 minute
Timezone offset UTC-6
Site ID 74269.13104

Project type Basic
Project status: active
Category 500 kW to 1 MW
(1,000 kW / 8 acre limit)



Misc. Analysis Settings

DNI: **varies (1,000.0 W/m^2 peak)**
Ocular transmission coefficient: **0.5**
Pupil diameter: **0.002 m**
Eye focal length: **0.017 m**
Sun subtended angle: **9.3 mrad**

Analysis Methodologies:
- Observation point: **Version 2**
- 2-Mile Flight Path: **Version 2**
- Route: **Version 2**

Summary of Results No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	SA tracking	SA tracking	0	0	-

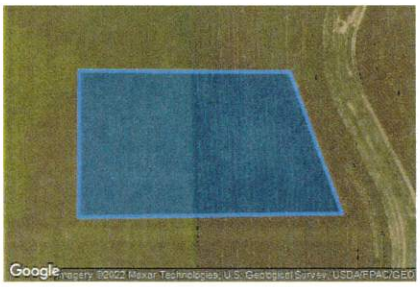
Component Data

PV Array(s)

Total PV footprint area: 8.0 acres

Name: PV array 1
Footprint area: 8.0 acres
Axis tracking: Single-axis rotation
Backtracking: None
Tracking axis orientation: 180.0 deg
Tracking axis tilt: 0.0 deg
Tracking axis panel offset: 0.0 deg
Maximum tracking angle: 60.0 deg
Rated power: -
Panel material: Smooth glass with AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.701216	-88.455664	654.75	9.35	664.10
2	41.701248	-88.452574	647.00	9.35	656.35
3	41.702482	-88.453185	645.76	9.35	655.11
4	41.702490	-88.455653	647.32	9.35	656.67



Route Receptor(s)

Name: Surrounding Roads Car
Route type Two-way
View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.705314	-88.446445	650.45	3.00	653.45
2	41.704233	-88.447347	651.48	3.00	654.48
3	41.702382	-88.448334	651.70	3.00	654.70
4	41.691415	-88.448170	644.38	3.00	647.38
5	41.690989	-88.461502	650.04	3.00	653.04
6	41.690821	-88.462049	649.74	3.00	652.74
7	41.690244	-88.462714	644.05	3.00	647.05
8	41.690175	-88.463134	643.38	3.00	646.38
9	41.690608	-88.472532	658.09	3.00	661.09
10	41.697898	-88.472668	667.34	3.00	670.34
11	41.698107	-88.467990	667.96	3.00	670.96
12	41.709961	-88.468120	667.95	3.00	670.95
13	41.705314	-88.446445	650.45	3.00	653.45

Name: Surrounding Roads Truck
Route type Two-way
View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.705348	-88.446442	650.18	7.00	657.18
2	41.704243	-88.447365	651.85	7.00	658.85
3	41.702401	-88.448395	649.47	7.00	656.47
4	41.691423	-88.448191	644.49	7.00	651.49
5	41.690974	-88.461518	650.01	7.00	657.01
6	41.690806	-88.462076	649.44	7.00	656.44
7	41.690229	-88.462752	643.88	7.00	650.88
8	41.690173	-88.463192	643.52	7.00	650.52
9	41.690634	-88.472526	657.91	7.00	664.91
10	41.697928	-88.472683	666.85	7.00	673.85
11	41.698073	-88.467984	667.59	7.00	674.59
12	41.709970	-88.468114	667.79	7.00	674.79
13	41.705348	-88.446442	650.18	7.00	657.18

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.705837	-88.455035	661.65	6.00	667.65
OP 2	41.705973	-88.454885	661.75	20.00	681.75
OP 3	41.693255	-88.455200	646.01	6.00	652.01
OP 4	41.693087	-88.454943	646.18	20.00	666.18
OP 5	41.691221	-88.465146	646.95	6.00	652.95
OP 6	41.691044	-88.465350	648.96	20.00	668.96
OP 7	41.699352	-88.466957	667.16	6.00	673.16
OP 8	41.699312	-88.466421	667.50	20.00	687.50
OP 9	41.691921	-88.460957	644.95	6.00	650.95
OP 10	41.691929	-88.461273	647.45	20.00	667.45

Summary of PV Glare Analysis

PV configuration and total predicted glare

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 1	SA tracking	SA tracking	0	0	-	

PV & Receptor Analysis Results

Results for each PV array and receptor

PV array 1 no glare found

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
Route: Surrounding Roads Car	0	0
Route: Surrounding Roads Truck	0	0

No glare found

Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for larg PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, nc discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

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I Accept

92029 Yorkville

92029 Yorkville West

Created Aug. 18, 2022
Updated Aug. 18, 2022
Time-step 1 minute
Timezone offset UTC-6
Site ID 74267.13104

Project type Basic
Project status: active
Category 500 kW to 1 MW
(1,000 kW / 8 acre limit)



Misc. Analysis Settings

DNI: **varies (1,000.0 W/m^2 peak)**
Ocular transmission coefficient: **0.5**
Pupil diameter: **0.002 m**
Eye focal length: **0.017 m**
Sun subtended angle: **9.3 mrad**

Analysis Methodologies:
- Observation point: **Version 2**
- 2-Mile Flight Path: **Version 2**
- Route: **Version 2**

Summary of Results No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	SA tracking	SA tracking	0	0	-

Component Data

PV Array(s)

Total PV footprint area: 8.0 acres

Name: PV array 1
Footprint area: 8.0 acres
Axis tracking: Single-axis rotation
Backtracking: None
Tracking axis orientation: 180.0 deg
Tracking axis tilt: 0.0 deg
Tracking axis panel offset: 0.0 deg
Maximum tracking angle: 60.0 deg
Rated power: -
Panel material: Smooth glass with AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.703122	-88.458089	657.73	9.35	667.08
2	41.701152	-88.458089	658.99	9.35	668.34
3	41.701176	-88.456093	655.69	9.35	665.04
4	41.702650	-88.456082	647.02	9.35	656.37
5	41.702650	-88.457069	659.98	9.35	669.33
6	41.703202	-88.457069	657.07	9.35	666.42



Route Receptor(s)

Name: Surrounding Roads Car
Route type Two-way
View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.705314	-88.446445	650.45	3.00	653.45
2	41.704233	-88.447347	651.48	3.00	654.48
3	41.702382	-88.448334	651.70	3.00	654.70
4	41.691415	-88.448170	644.38	3.00	647.38
5	41.690989	-88.461502	650.04	3.00	653.04
6	41.690821	-88.462049	649.74	3.00	652.74
7	41.690244	-88.462714	644.05	3.00	647.05
8	41.690175	-88.463134	643.38	3.00	646.38
9	41.690608	-88.472532	658.09	3.00	661.09
10	41.697898	-88.472668	667.34	3.00	670.34
11	41.698107	-88.467990	667.96	3.00	670.96
12	41.709961	-88.468120	667.95	3.00	670.95
13	41.705314	-88.446445	650.45	3.00	653.45

Name: Surrounding Roads Truck
Route type Two-way
View angle: 50.0 deg



Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	41.705348	-88.446442	650.18	7.00	657.18
2	41.704243	-88.447365	651.85	7.00	658.85
3	41.702401	-88.448395	649.47	7.00	656.47
4	41.691423	-88.448191	644.49	7.00	651.49
5	41.690974	-88.461518	650.01	7.00	657.01
6	41.690806	-88.462076	649.44	7.00	656.44
7	41.690229	-88.462752	643.88	7.00	650.88
8	41.690173	-88.463192	643.52	7.00	650.52
9	41.690634	-88.472526	657.91	7.00	664.91
10	41.697928	-88.472683	666.85	7.00	673.85
11	41.698073	-88.467984	667.59	7.00	674.59
12	41.709970	-88.468114	667.79	7.00	674.79
13	41.705348	-88.446442	650.18	7.00	657.18

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.705837	-88.455035	661.65	6.00	667.65
OP 2	41.705973	-88.454885	661.75	20.00	681.75
OP 3	41.693255	-88.455200	646.01	6.00	652.01
OP 4	41.693087	-88.454943	646.18	20.00	666.18
OP 5	41.691221	-88.465146	646.95	6.00	652.95
OP 6	41.691044	-88.465350	648.96	20.00	668.96
OP 7	41.699352	-88.466957	667.16	6.00	673.16
OP 8	41.699312	-88.466421	667.50	20.00	687.50
OP 9	41.691921	-88.460957	644.95	6.00	650.95
OP 10	41.691929	-88.461273	647.45	20.00	667.45

Summary of PV Glare Analysis

PV configuration and total predicted glare

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
PV array 1	SA tracking	SA tracking	0	0	-	

PV & Receptor Analysis Results

Results for each PV array and receptor

PV array 1 no glare found

Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
OP: OP 7	0	0
OP: OP 8	0	0
OP: OP 9	0	0
OP: OP 10	0	0
Route: Surrounding Roads Car	0	0
Route: Surrounding Roads Truck	0	0

No glare found

Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for larg PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, nc discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Glare vector plots are simplified representations of analysis data. Actual glare emanations and results may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

Vegetation Management Plan for Solar Sites Utilizing Native Vegetation

Natural Resource Services

35-Year Solar Site Habitat Management

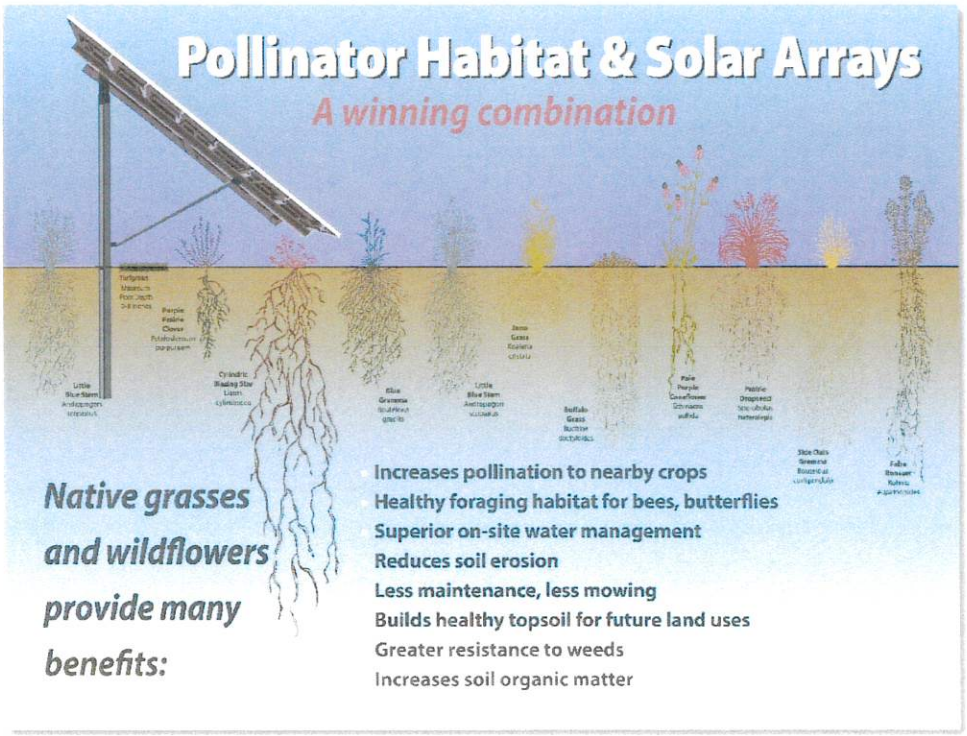
Economical production of power is the foremost goal on solar sites. There is a parallel opportunity to provide critically important native pollinator friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded and eliminated across all areas of the country.

Native plants have profound root systems, many reaching 10 or more feet deep into the soil. Rainwater follows those roots into the ground, helping reduce water runoff and promote the drainage of standing water into the aquafer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide the blossoms and host plants for our beloved butterflies and other nectar loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height as to not interfere with panel productivity. These species will not require irrigation, fertilizer or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.



Recommended Vegetation Management Procedures

Establishment Phase (growing seasons 1, 2 and 3)

Year 1: Complete site mowings to control annual/biennial weed canopy and prevent production of viable seed.

- 2-3 mowings are typical depending on soils, weather patterns and planting dates.
- Mowing to be done using specialized zero-radius mowers, orchard mowers and/or flail mowers
- Target mowing height of 4-6 inches.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Year 2: Complete site mowing to control annual/biennial weed canopy and prevent production of viable seed.

- 2 mowings likely in the late spring or early summer.
- Mowing to be done using specialized zero-radius mowers, orchard mowers and/or flail mowers
- Target mowing height of 4-6 inches.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Integrated Vegetation Management (IVM)

- 1 site visit is typical depending on growth and weed populations.
- Includes spot mowing, spot herbicide application, herbicide wicking, etc.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Year 3: Integrated Vegetation Management (IVM)

- 3 site visits are typical depending on growth and weed populations.
- Includes spot mowing, spot herbicide application, herbicide wicking, etc.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Development and Maturations Phases (growing seasons 4 through 9, 10 through 34)

Years 4 - 9: Integrated Vegetation Management (IVM)

- Two partial site visits are typical depending on vegetation status
- Includes spot herbicide applications and/or herbicide wicking.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Includes a complete site mowing once every 3 years to mulch up biomass and recycle nutrients. On years when a mowing occurs, only one IVM visit will be necessary.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Years 10 – 34: Integrated Vegetation Management

- Two partial site visits are typical depending on vegetation status
- Includes spot herbicide applications and/or herbicide wicking.
- Equipment used includes tractor and/or ATV mounted sprayers.
- Includes a complete site mowing once every 3 years to mulch up biomass and recycle nutrients. On years when a mowing occurs, only one IVM visit will be necessary.
- Reporting to your designated contact following each visit including a recap of activities, site conditions and recommendations for future management.

Notes:

- The Partial Site Visits referred to in years 4-34 imply that only portions of the site will need treatment. The entire project area will be assessed during these visits.
- For projects located outside of the Upper Midwest, the recommended vegetation management procedures may need to be adjusted.

Monitoring

Consistent monitoring of the project is essential in order to evaluate vegetative establishment, weed presence and possible erosion concerns. This information helps determine which management technique to use, the proper timing of the implementation and whether or not any other remedial action is required.

It is important to note that management activities may need to be implemented in a phased approach based on when a particular area of the site was seeded. This is mainly true on large-scale sites where the initial seeding may take several months. For example, this project may have areas that are newly seeded and other areas that are in their full 1st growing season. Careful management of project will be required to ensure that right management techniques are implemented in the right areas at the right time.

Other Notes on Vegetation Management:

- Establishing a successful native landscape is important but the vegetation also needs to be managed so that the array can function to its full capacity. It is likely, that as the potential vegetation management contractor, we would be responsible for general "weed" control throughout the project site. This would include controlling vegetation along roads, combiner boxes, power panels, etc. These responsibilities would need to be further defined prior to finalizing an agreement.
- Solar crews will mechanically control weed growth underneath the panel. Mowing/trimming around every post is not included and not necessary from a plant community health standpoint.
- On larger scale sites, solar crews will utilize GPS units to ensure complete and consistent coverage.
- After establishment, the site should be mowed once every 3-4 years. This mulching mowing most closely replicates the beneficial aspects of a prescribed burn which cannot be used on a solar site for obvious reasons. These mowings would typically occur during the winter (snow-free) or spring, often before the ground thaws. Depending on the geographic area of the country and the target plant community, mowings may be needed more or less often.
- Additional mowing or trimming may be needed if shading of the panels occurs, either by native or non-native vegetation. As a general rule, this type of mowing, if needed, should be limited to the areas immediately in front of the panel's lower edge. Mowing the entire aisles would entail potentially mowing flowers in bloom which would defeat the purpose of the pollinator planting.



CABLE SCHEDULE

CIRCUIT ID	VOLTAGE RATING	CONDUCTOR QUANTITY, SIZE AND MATERIAL	WIRE TYPE	QUANTITY OF CONDUITS	SIZE OF CONDUITS	CONDUIT TYPE	NOTES
A	15kV	(3) #3/0 AWG AL, (1) #3/0 AWG AL N	COVERED ACSR	-	-	-	
A1	15kV	(1) #1/0 AWG	COVERED ACSR	-	-	-	
B	15kV	(3) #4/0 AWG AL JACKETED CONCENTRIC NEUTRAL (DIRECT BURIAL)	MV-105	-	-	-	EPR/133%
C	15kV	(1) #1/0 AWG AL	MV-105	1	2"	PVC	
D	600V	(3) 250 KCMIL AL, (1) #1/0 AWG AL G	XHHW-2	1	3"	PVC	
D1	-	FLEXIBLE BUSBAR CONNECTION	-	-	-	-	-
E	600V	(6) #10 AWG	XHHW-2	1	1"	PVC	
F	600V	(3) #10 AWG, (1) #10 AWG N, (1) #10 AWG G	XHHW-2				
F1	600V	(2) #10 AWG, (1) #10 AWG G	XHHW-2	1	1.5"	PVC	
G	-	(1) CAT5	-	1	1.5"	PVC	
H	-	(1) RS-485	-	1	1.5"	PVC	
I	600V	(3) #10 AWG, (1) #10 AWG N, (1) #10 AWG G	XHHW-2	1	1"	PVC	
J	600V	(1) #10 AWG, (1) #10 AWG N, (1) #10 AWG G	XHHW-2	1	1"	PVC	
J1		TAVRIDA UMBILICAL CABLE TENA 6856.24.009-02	-	-	-	-	
K	600V	(2) #10 AWG, (1) #10 AWG G	XHHW-2	1	1"	PVC	

INVERTER PROTECTION SETTINGS

INVERTER PROTECTIVE FUNCTIONS	VOLTAGE SETTING PU	FREQUENCY SETTING HZ	TOTAL CLEARING CYC./SEC
27 - FAST UNDERVOLTAGE	300 (50%)	-	90 (1.5)
27 - UNDERVOLTAGE	420 (70%)	-	660 (11)
27 - UNDERVOLTAGE	528 (88%)	-	1260 (21)
59 - FAST OVERVOLTAGE	660 (110%)	-	780 (13)
59 - OVERVOLTAGE	720 (120%)	-	9.6 (0.16)
81 - UNDERFREQUENCY	-	56.5	9.6 (0.16)
81 - UNDERFREQUENCY	-	58.5	18000 (300)
81 - OVERFREQUENCY	-	61.2	18000 [300]
81 - OVERFREQUENCY	-	62.0	9.6 (0.16)

1. ALL VOLTAGE VALUES ARE L-L

PROTECTIVE RELAY SETTINGS

SEL-651R PROTECTIVE FUNCTIONS	TRIP OUTPUT	VOLTAGE SETTING SEC (PRI) (PU)	FREQUENCY SETTING HZ	TOTAL CLEARING TIME CYC./SEC	CURRENT SETTING SEC (PRI)
27P1 - FAST UNDERVOLTAGE	X	60(3600)(50%)	-	90 / 1.1	-
27P2 - UNDERVOLTAGE	X	84(5040)(70%)	-	660 / 11	-
27P3 - UNDERVOLTAGE	X	105.6(6336)(88%)	-	1260 / 21	-
59P1 - OVERVOLTAGE	X	132(7920)(110%)	-	780 / 13	-
59P2 - OVERVOLTAGE	X	144(8640)(120%)	-	9.6 / 0.16	-
81UP1 - UNDERFREQUENCY	X	-	56.5	9.6 / 0.16	-
81UP2 - UNDERFREQUENCY	X	-	58.5	18000 / 300	-
81OP1 - OVERFREQUENCY	X	-	61.2	18000 / 300	-
81OP2 - OVERFREQUENCY	X	-	62.0	9.6 / 0.16	-
51 - PHASE OVERCURRENT	X	-	-	CURVE: U4 T.D. 2.0	0.76A (114A)
51G - GROUND OVERCURRENT	X	-	-	CURVE: U4 T.D. 2.0	0.3A (45A)
79 - RECLOSER	X	114(8840)(95%) <V<126(7559)(105%)	-	5 MINUTES	SEE NOTE 7
ALARM	X	-	-	<120	-

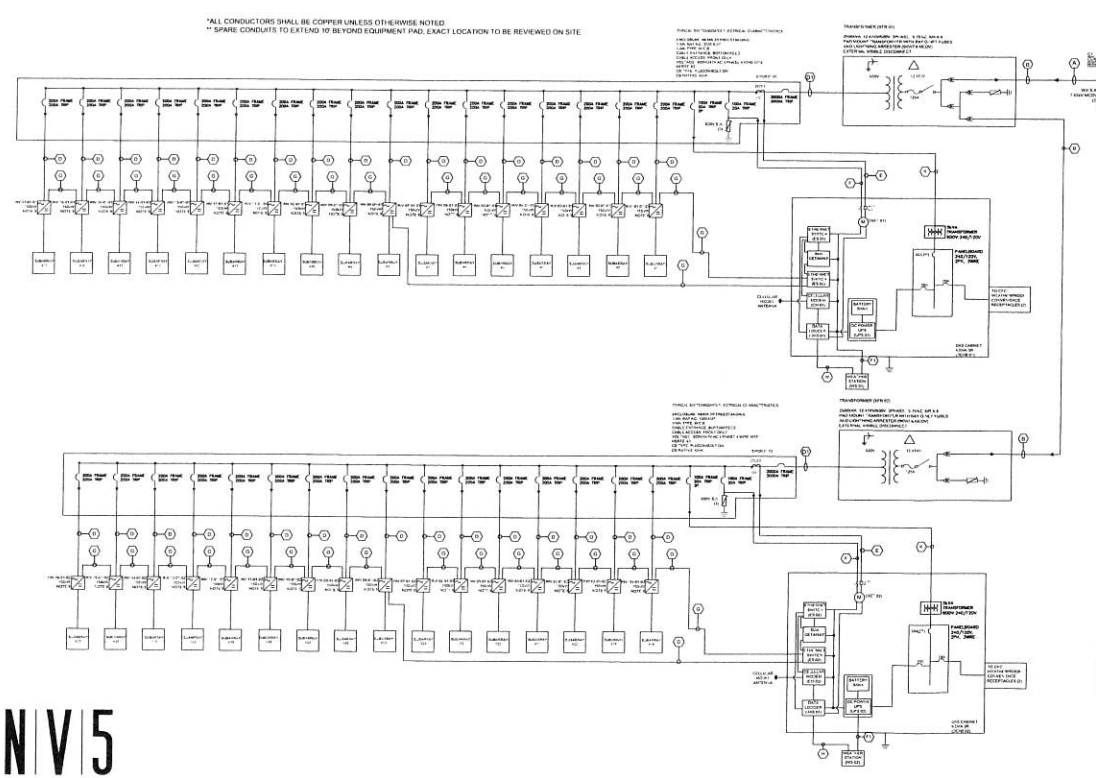
1. ALL TRIP TIMES ARE INCLUSIVE OF RECLOSER OPENING (~3 CYCS.)
2. VOLTAGE AND FREQUENCY SETTINGS ARE BASED ON IEEE-1547 TABLE 1 AND 2
3. ALL VOLTAGE SETTING VALUES ARE L-N

ONE LINE DIAGRAM LEGEND

- KWH METER
- 150KW INVERTER
- POTENTIAL TRANSFORMER
- CURRENT TRANSFORMER
- FRAME TRIP CIRCUIT BREAKER
- CABLE TERMINATION
- R RECLOSER
- FUSE
- SEPARABLE CONNECTOR
- SURGE ARRESTER
- FUSED CUT OUT
- GANG OPERATED DISCONNECT
- POWER TRANSFORMER
- SOLID BLADE DISCONNECTS

OWNER | COMED

*ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED.
** SPARE CONDUITS TO EXTEND 10' BEYOND EQUIPMENT PAD. EXACT LOCATION TO BE REVIEWED ON SITE.



NOTES:

1. INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL BELONGING TO NEXAMP, INC. OF BOSTON, MA.
2. USE OF THIS INFORMATION SHALL BE LIMITED TO THE SPECIFIC PROJECT IT WAS DEVELOPED FOR AND SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM NEXAMP, INC.
3. INTERNAL CABINET WIRING SHALL BE SIS TYPE INSULATION.
4. RS-232 COMMUNICATION CABLES SHALL NOT EXCEED 50 FEET IN TOTAL LENGTH. INSULATION LEVEL SHALL BE 600V.
5. RS-485 COMMUNICATION CABLES SHALL NOT EXCEED 4000 FEET IN TOTAL LENGTH.
6. COMBINED DC GEC AND AC EGC, PER NEC ARTICLE 690.47 (C) (3). SERVICE AC GEC PER ARTICLE 250.122.
7. 79 FUNCTION IS ONLY ENABLED ON VOLTAGE & FREQUENCY DISTURBANCES. A 5 MINUTE DELAY WILL BE SET FOR RECLOSING UPON GOOD VOLTAGE & FREQUENCY. RECLOSER WILL LOCKOUT ON OVERCURRENT OPERATION.
8. 120VAC POWER CIRCUITS WITHIN DAS/CONTROL CABINET SHALL BE INSTALLED IN CONDUIT.
9. (33) SMA SUNNY HIGHPOWER PEAK3 150KW INVERTERS ARE USED. THIS INVERTER IS UL LISTED 1741 AND IEEE 1547 COMPLIANT.
10. THE GANG OPERATED DISCONNECTED IS A VISIBLE BREAK AND IS ACCESSIBLE TO THE UTILITY 24*7.
11. TAVRIDA RECLOSER SHALL BE EQUIPPED WITH SAFE TRIP FUNCTION. THIS FUNCTION WILL BE USED TO TRIP THE RECLOSER ON LOSS OF DC POWER. THE OUTPUT CONTACT IS WIRED TO AUXILIARY RELAY MOUNTED UP AT THE RECLOSER BY MANUFACTURER UPON LOSS OF POWER TO THE RELAY. THE AUXILIARY RELAY WILL DROP OUT AND RECLOSER WILL TRIP WITHIN 2 SECONDS. THE BATTERY IS CHARGED FROM THE UTILITY SIDE OF THE RECLOSER THROUGH AN AUXILIARY TRANSFORMER AND IN CASE OF POWER FAILURE, THE BATTERY POWER WILL BE RESPONSIBLE FOR TRIPPING THE RECLOSER.
12. THE TEST SWITCHES SHOWN HERE FOR REPRESENTATIONAL PURPOSES ONLY. ALL THE TEST SWITCHES WILL BE HARDWIRED INTO THE RECLOSER CONTROLLER BY MANUFACTURER.
13. JA SOLAR JAM72D30-530/BP MODULES ARE USED.
14. THE SYSTEM DC CAPACITY IS 7014.02KW AND AC CAPACITY IS 4950KW
15. THE TRANSFORMER HAS A FULLY RATED NEUTRAL.
16. THE CLOSING TIME, OPENING TIME AND CLEARING TIME OF THE RECLOSER IS NOT MORE THAN 77ms, 43ms AND 51ms RESPECTIVELY PER MANUFACTURER'S SPECIFICATIONS.

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Rev	Issued For	Date Issued
A	Interconnection Application	01/10/2021

P.E. seal/signature: 01/20/2022

Project:
92029
Yorkville Solar
Galena Road
Yorkville, IL 60512
(41.70111, -88.45479)

Drawing Title:
AC Electrical Diagram
XFR.01 & XFR.02

Drawn by: RAmiga | Scale: N.T.S. | Approved by: CFlowers

Dwg No: E-601 | Size: D | Sheet Rev: A

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powered by Q.ANTUM DUO Z

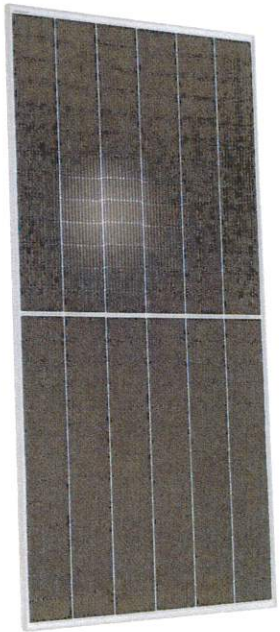


Q.PEAK DUO XL-G11.3 / BFG
570-585

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

EUPD RESEARCH TOP BRAND PV MODULES EUROPE 2021

Q CELLS Yield Security



BIFACIAL ENERGY YIELD GAIN OF UP TO 20 %
Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.

LOW ELECTRICITY GENERATION COSTS
Q.ANTUM DUO Z combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 21.5 %.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID and Anti PID Technology[1], Hot-Spot Protect and Traceable Quality Tra.Q™.

FRAME FOR VERSATILE MOUNTING OPTIONS
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).

A RELIABLE INVESTMENT
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[2].

1 APT test conditions according to IEC / TS 62804-1:2015 method B (–1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)
2 See data sheet on rear for further information.

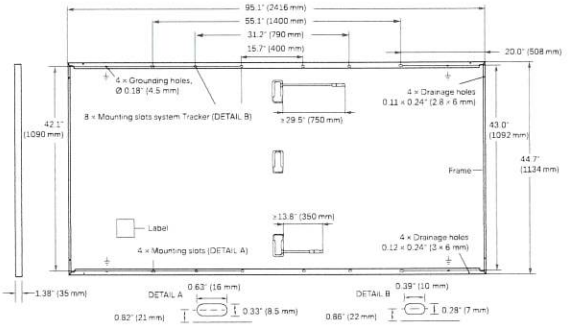
THE IDEAL SOLUTION FOR:
Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	95.1 in × 44.7 in × 1.38 in (including frame) (2416 mm × 1134 mm × 35 mm)
Weight	75.8 lbs (34.4 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodized aluminum
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥29.5 in (750 mm), (−) ≥13.8 in (350 mm)
Connector	Stäubli MC4-Evo2, Hanwha Q CELLS HQC4, IP68



ELECTRICAL CHARACTERISTICS

POWER CLASS				570		575		580		585	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] AND BSTC[1] (POWER TOLERANCE +5 W / −0 W)					BSTC*		BSTC*		BSTC*		BSTC*
Minimum	Power at MPP[1]	P_{MPP}	[W]	570	623.5	575	629.0	580	634.4	585	639.9
	Short Circuit Current[1]	I_{SC}	[A]	13.50	14.77	13.52	14.80	13.55	14.83	13.57	14.86
	Open Circuit Voltage[1]	V_{OC}	[V]	53.50	53.69	53.53	53.72	53.56	53.75	53.59	53.78
	Current at MPP	I_{MPP}	[A]	12.83	14.03	12.87	14.09	12.92	14.14	12.97	14.19
	Voltage at MPP	V_{MPP}	[V]	44.44	44.43	44.66	44.65	44.88	44.87	45.10	45.09
	Efficiency[1]	η	[%]	≥20.8	≥22.8	≥21.0	≥23.0	≥21.2	≥23.2	≥21.4	≥23.4

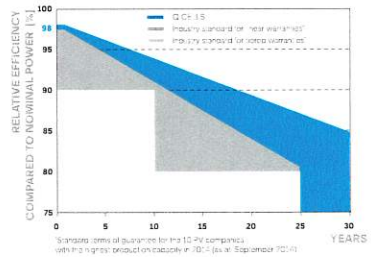
Bifaciality of P_{MPP} and I_{SC} 70% ±5% • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}, V_{OC} ±5% at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70% ±5%, 25±2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]							
Minimum	Power at MPP	P_{MPP}	[W]	429.1	432.9	436.6	440.4
	Short Circuit Current	I_{SC}	[A]	10.87	10.89	10.91	10.93
	Open Circuit Voltage	V_{OC}	[V]	50.60	50.63	50.66	50.68
	Current at MPP	I_{MPP}	[A]	10.09	10.14	10.18	10.22
	Voltage at MPP	V_{MPP}	[V]	42.51	42.71	42.89	43.08

[2] 800 W/m², NMOT, spectrum AM 1.5

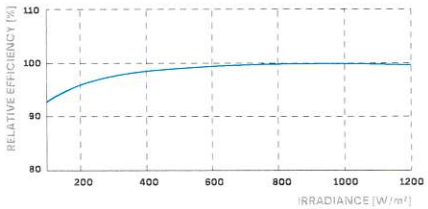
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 94% of nominal power up to 10 years. At least 85% of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.34	Nominal Module Operating Temperature	NMOT	[°F]	108±5.4 (42±3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	25	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Design Load, Push / Pull[3]	[lbs/ft²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[3]	[lbs/ft²]	113 (5400 Pa) / 50 (2400 Pa)		

[3] See Installation Manual

[4] New Type is similar to Type 3 but with metallic frame

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)

C Certified US
UL 61730

CE

TUVRheinland CERTIFIED
www.tuv.com
ID 1111220277

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

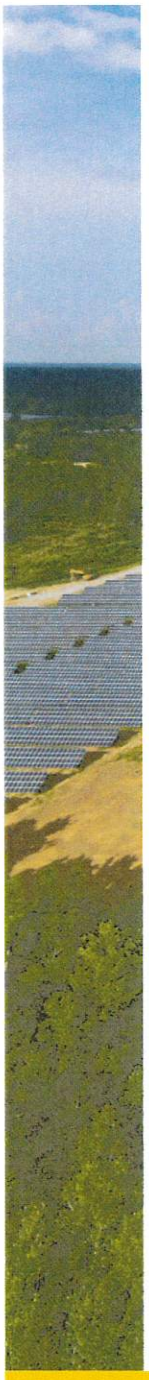
Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | **TEL** +1 949 748 59 96 | **EMAIL** inquiry@us.q-cells.com | **WEB** www.q-cells.us

Specifications subject to technical changes © **Q CELLS** Q.PEAK DUO XL-G11.3/BFG_570-585_2021-05_Rev01_NA

FTC VOYAGER TRACKER

Voyager+

Next-generation single-axis tracker providing industry-leading ease of installation, performance, and reliability.



Superior Design Flexibility

Easily optimize your system with a ground cover ratio (GCR) from 30 to 60 percent, 10 degree N/S slope tolerance, and maximized megawatt per acre capacity.

- Maximum MW/acre with minimal grading

Lowest Installed Cost

Voyager has the fastest module installation process in the world and uses about 30% less posts than 1P designs resulting in lower costs and fewer man hours.

- Fastest in industry installation

Yield Enhancement Software

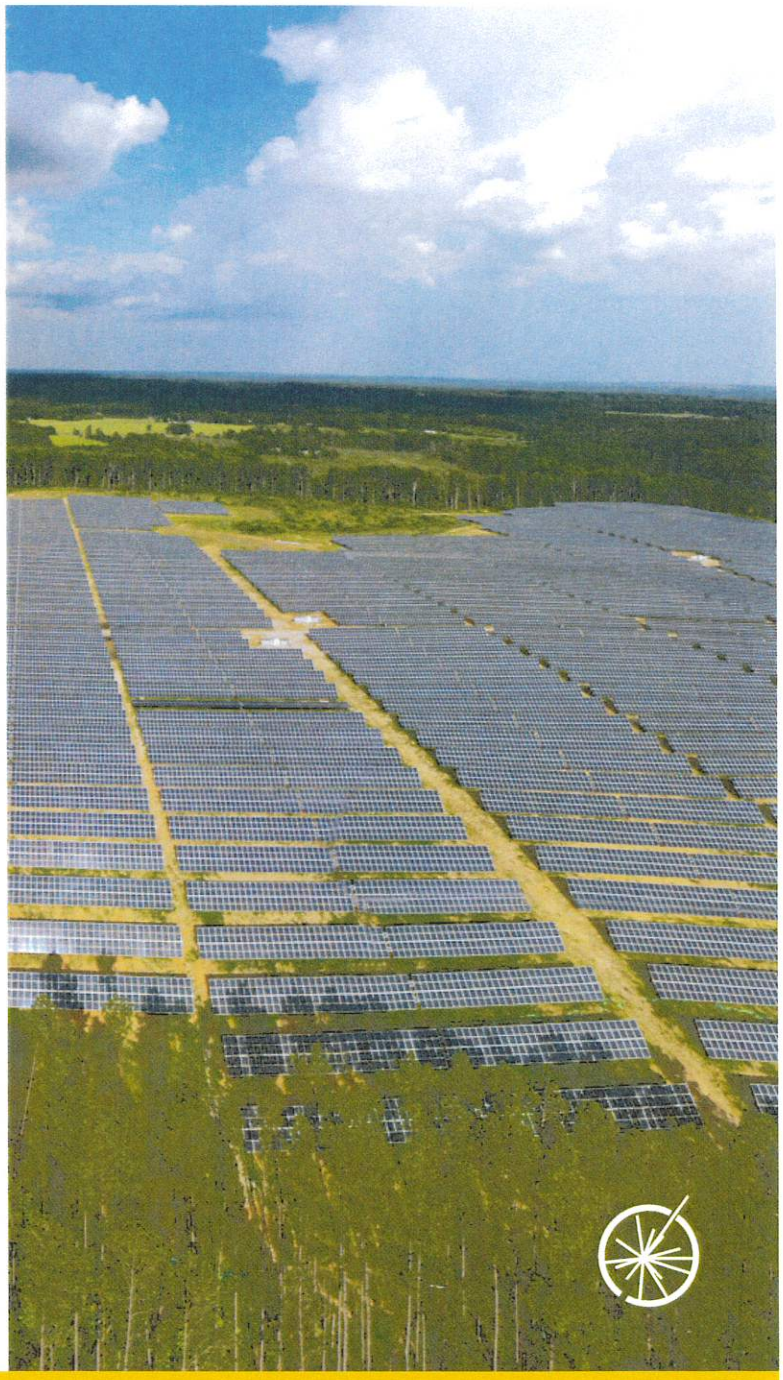
SunPath software provides individual row backtracking, multi-row shade optimization, and diffused light tracking that can add up to 6% in total energy output.

- Optimal energy yield for any project

Designed for Reliability

Our self-powered drive system requires no auxiliary power or communications systems, while providing data, communication, and power redundancy. OverThe-Air software updates enable seamless upgrades.

- Minimal maintenance requirements over service life

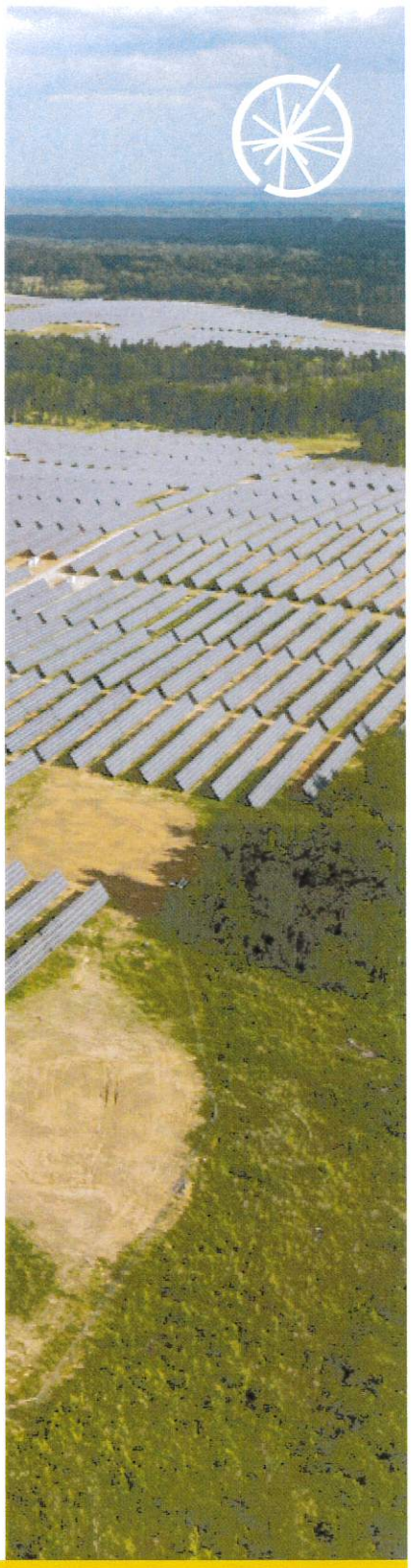


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Voyager+ Design Specifications

Wind Speed Configurations	Up to 120mph
Module Architecture	2 modules in portrait orientation
Modules Supported	All Large frame, Mono,Poly,Bifacial
Module Attachment	6 mechanical fasteners per module
String Architecture	1500V systems; 4 strings per row, up to 30 modules per string, 1000V Systems; 6 strings per row up to 20 modules per string
Power	Two 60W Power Modules Onboard Lithium-ion Battery; 24V DC self powered drive system with up to 3-day battery backup
Drive Type	70kN, 100 kN Slew Drives
Posts per Row (typical)	7 posts per row (1 drive, 6 typical)
Post Size	W6 and W8 Compatible
Post Type	Driven (primary) w/ alternative foundation options available
Operating Range of Motion	+/- 52° (60° optional)
Stow Conditions	Wind Stow (0°), Snow Stow (40°), Flood Stow (0°), Hail Stow (50°)
Backtracking	Individual Row Level (standard) Terrain-Based Backtracking (included with SunPath)
Diffuse Light Capture	Included with SunPath
Ground Clearance	300mm (minimum)
Ground Coverage	20-60% GCR supported
Slope Tolerances	10° (17.5%) – North-South Unlimited – East-West
Snow Load	0psf - 60psf (Higher available upon request)
Operating Temperature	0°C to 60°C (-20°C to 60°C with Cold Weather Package)
Sensor Package	Wind, Snow, Flood
Communication Architecture	Wireless Zigbee Mesh Network Row to Row; One Zone Controller for up to 99 rows. Connection to SCADA/DAS through Modbus TCP/IP interface
Special Installation Tools	None
Certifications	UL 2703, 3703 and IEC EC 62817 (pending)
Warranty	5 yr drive and control + 10 yr structure Additional warranty options available.



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Efficient

- Up to 4 inverters can be transported in one standard shipping container
- Overdimensioning up to 150% is possible
- Full power at ambient temperatures of up to 25 °C

Robust

- Intelligent air cooling system OptiCool for efficient cooling
- Suitable for outdoor use in all climatic ambient conditions worldwide

Flexible

- Conforms to all known grid requirements worldwide
- Q on demand
- Available as a single device or turnkey solution, including Medium Voltage Power Station

Easy to Use

- Improved DC connection area
- Connection area for customer equipment
- Integrated voltage support for internal and external loads

SUNNY CENTRAL
2660 UP-US / 2800 UP-US / 2930 UP-US / 3060 UP-US

The new Sunny Central: more power per cubic meter

With an output of up to 3060 kVA and system voltages of 1500 V DC, the SMA central inverter allows for more efficient system design and a reduction in specific costs for PV power plants. A separate voltage supply and additional space are available for the installation of customer equipment. True 1500 V technology and the intelligent cooling system OptiCool ensure smooth operation even in extreme ambient temperature as well as a long service life of 25 years.

SUNNY CENTRAL 2660 UP-US / 2800 UP-US

Technical data*	SC 2660 UP-US	SC 2800 UP-US
Input (DC)		
MPP voltage range V_{DC} (at 25 °C / at 50 °C)	880 to 1325 V / 1100 V	921 to 1325 V / 1100 V
Min. input voltage $V_{DC, min}$ / Start voltage $V_{DC, Start}$	849 V / 1030 V	891 V / 1071 V
Max. input voltage $V_{DC, max}$	1500 V	1500 V
Max. input current $I_{DC, max}$	4750 A	4750 A
Max. short-circuit current $I_{DC, sc}$	6400 A	6400 A
Number of DC inputs	24 double pole fused (32 single pole fused)	
Number of DC inputs with optional DC coupling of battery	18 double pole fused (36 single pole fused) for PV, 6 double pole fused for batteries	
Max. number of DC cables per DC input (for each polarity)	2 x 800 kcmil, 2 x 400 mm²	
Integrated zone monitoring	○	
Available DC fuse sizes (per input)	200 A, 250 A, 315 A, 350 A, 400 A, 450 A, 500 A	
Output (AC)		
Nominal AC power at cos φ =1 (at 25°C / at 50°C)	2660 kVA / 2260 kVA	2800 kVA / 2380 kVA
Nominal AC power at cos φ =0.8 (at 25°C / at 50°C)	2128 kW / 1808 kW	2240 kW / 1904 kW
Nominal AC current $I_{AC, nom}$ (at 25°C / at 50°C)	2560 A / 2176 A	2566 A / 2181 A
Max. total harmonic distortion	< 3% at nominal power	< 3% at nominal power
Nominal AC voltage / nominal AC voltage range[1] [8]	600 V / 480 V to 720 V	630 V / 504 V to 756 V
AC power frequency / range	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz	
Min. short-circuit ratio at the AC terminals[9]	> 2	
Power factor at rated power / displacement power factor adjustable[8] [10]	1 / 0.8 overexcited to 0.8 underexcited	
Efficiency		
Max. efficiency[2] / European efficiency[2] / CEC efficiency[3]	98.7%* / 98.6%* / 98.5%*	98.7%* / 98.6%* / 98.5%*
Protective Devices		
Input-side disconnection point	DC load break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
AC overvoltage protection (optional)	Surge arrester, class I	
Lightning protection (according to IEC 62305-1)	Lightning Protection Level III	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection	NEMA 3R	
General Data		
Dimensions (W / H / D)	2815 / 2318 / 1588 mm (110.8 / 91.3 / 62.5 inch)	
Weight	< 4000 kg / < 8818.5 lb	
Self-consumption (max.[4] / partial load[5] / average[6])	< 8100 W / < 1800 W / < 2000 W	
Self-consumption (standby)	< 370 W	
Internal auxiliary power supply	○ Integrated 8.4 kVA transformer	
Operating temperature range[8]	−25°C to 60°C / −13°F to 140°F	
Noise emission[7]	67.0 dB(A)*	
Temperature range (standby)	−40°C to 60°C / −40°F to 140°F	
Temperature range (storage)	−40°C to 70°C / −40°F to 158°F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
Maximum operating altitude above MSL[8] 1000 m / 2000 m	● / ○ (earlier temperature-dependent derating)	
Fresh air consumption	6500 m³/h	
Features		
DC connection	Terminal lug on each input (without fuse)	
AC connection	With busbar system (three busbars, one per line conductor)	
Communication	Ethernet, Modbus Master, Modbus Slave	
Communication with SMA string monitor (transmission medium)	Modbus TCP / Ethernet (FO MM, Cat-5)	
Enclosure / roof color	RAL 9016 / RAL 7004	
Supply transformer for external loads	○ (2.5 kVA)	
Standards and directives complied with	UL 62109-1, UL 1741 (Chapter 31, CDR 6I), UL 1741-SA, UL 1998, IEEE 1547, MIL-STD-810G	
EMC standards	FCC Part 15 Class A	
Quality standards and directives complied with	VDI/VDE 2862 page 2, DIN EN ISO 9001	

● Standard features ○ Optional * preliminary

1) At nominal AC voltage, nominal AC power decreases in the same proportion
2) Efficiency measured without internal power supply
3) Efficiency measured with internal power supply
4) Self-consumption at rated operation
5) Self-consumption at < 75% Pn at 25°C
6) Self-consumption averaged out from 5% to 100% Pn at 25°C
7) Sound pressure level at a distance of 10 m
8) Values apply only to inverters. Permissible values for SMA MV solutions from SMA can be found in the corresponding data sheets.
9) A short-circuit ratio of < 2 requires a special approval from SMA
10) Depending on the DC voltage

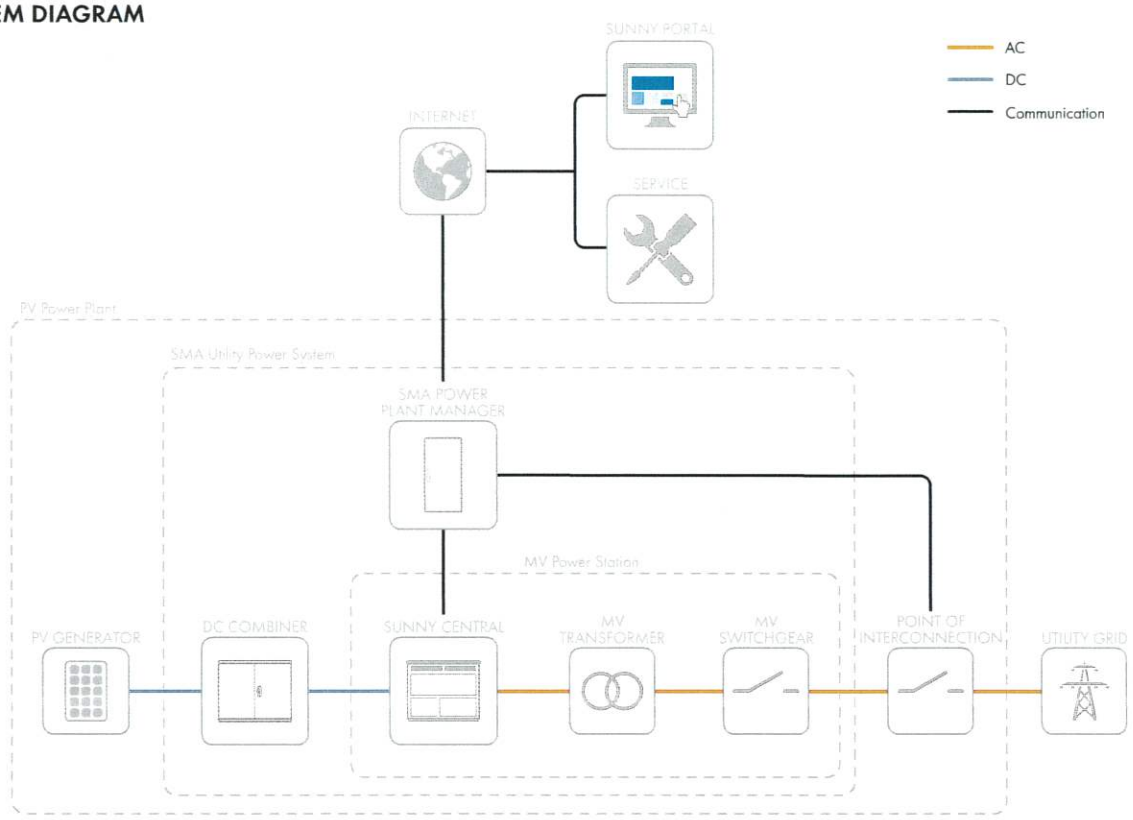
SUNNY CENTRAL 2930 UP-US / 3060 UP-US

Technical data*	SC 2930 UP-US	SC 3060 UP-US
Input (DC)		
MPP voltage range V_{DC} (at 25 °C / at 50 °C)	962 to 1325 V / 1100 V	1003 to 1325 V / 1100 V
Min. input voltage $V_{DC, min}$ / Start voltage $V_{DC, Start}$	934 V / 1112 V	976 V / 1153 V
Max. input voltage $V_{DC, max}$	1500 V	1500 V
Max. input current $I_{DC, max}$	4750 A	4750 A
Max. short-circuit current $I_{DC, sc}$	6400 A	6400 A
Number of DC inputs	24 double pole fused (32 single pole fused)	
Number of DC inputs with optional DC coupling of battery	18 double pole fused (36 single pole fused) for PV, 6 double pole fused for batteries	
Max. number of DC cables per DC input (for each polarity)	2 x 800 kcmil, 2 x 400 mm²	
Integrated zone monitoring	○	
Available DC fuse sizes (per input)	200 A, 250 A, 315 A, 350 A, 400 A, 450 A, 500 A	
Output (AC)		
Nominal AC power at cos φ =1 (at 25°C / at 50°C)	2930 kVA / 2490 kVA	3060 kVA / 2600 kVA
Nominal AC power at cos φ =0.8 (at 25°C / at 50°C)	2344 kW / 1992 kW	2448 kW / 2080 kW
Nominal AC current $I_{AC, nom}$ (at 25°C / at 50°C)	2563 A / 2179 A	2560 A / 2176 A
Max. total harmonic distortion	< 3% at nominal power	< 3% at nominal power
Nominal AC voltage / nominal AC voltage range[1) 8)]	660 V / 528 V to 759 V	690 V / 552 V to 759 V
AC power frequency / range	50 Hz / 47 Hz to 53 Hz 60 Hz / 57 Hz to 63 Hz	
Min. short-circuit ratio at the AC terminals[9)]	> 2	
Power factor at rated power / displacement power factor adjustable[8) 10)]	1 / 0.8 overexcited to 0.8 underexcited	
Efficiency		
Max. efficiency[2)] / European efficiency[2)] / CEC efficiency[3)]	98.7%* / 98.6%* / 98.5%*	98.7%* / 98.6%* / 98.5%*
Protective Devices		
Input-side disconnection point	DC load break switch	
Output-side disconnection point	AC circuit breaker	
DC overvoltage protection	Surge arrester, type I	
AC overvoltage protection (optional)	Surge arrester, class I	
Lightning protection (according to IEC 62305-1)	Lightning Protection Level III	
Ground-fault monitoring / remote ground-fault monitoring	○ / ○	
Insulation monitoring	○	
Degree of protection	NEMA 3R	
General Data		
Dimensions (W / H / D)	2815 / 2318 / 1588 mm (110.8 / 91.3 / 62.5 inch)	
Weight	< 4000 kg / < 8818.5 lb	
Self-consumption (max.[4)] / partial load[5)] / average[6)])	< 8100 W / < 1800 W / < 2000 W	
Self-consumption (standby)	< 370 W	
Internal auxiliary power supply	○ Integrated 8.4 kVA transformer	
Operating temperature range[8)]	−25°C to 60°C / −13°F to 140°F	
Noise emission[7)]	67.0 dB(A)*	
Temperature range (standby)	−40°C to 60°C / −40°F to 140°F	
Temperature range (storage)	−40°C to 70°C / −40°F to 158°F	
Max. permissible value for relative humidity (condensing / non-condensing)	95% to 100% (2 month/year) / 0% to 95%	
Maximum operating altitude above MSL[8)] 1000 m / 2000 m	● / ○ (earlier temperature-dependent derating)	
Fresh air consumption	6500 m³/h	
Features		
DC connection	Terminal lug on each input (without fuse)	
AC connection	With busbar system (three busbars, one per line conductor)	
Communication	Ethernet, Modbus Master, Modbus Slave	
Communication with SMA string monitor (transmission medium)	Modbus TCP / Ethernet (FO MM, Cat-5)	
Enclosure / roof color	RAL 9016 / RAL 7004	
Supply transformer for external loads	○ (2.5 kVA)	
Standards and directives complied with	UL 62109-1, UL 1741 (Chapter 31, CDR 6I), UL 1741-SA, UL 1998 IEEE 1547, MIL-STD-810G	
EMC standards	FCC Part 15 Class A	
Quality standards and directives complied with	VDI/VDE 2862 page 2, DIN EN ISO 9001	

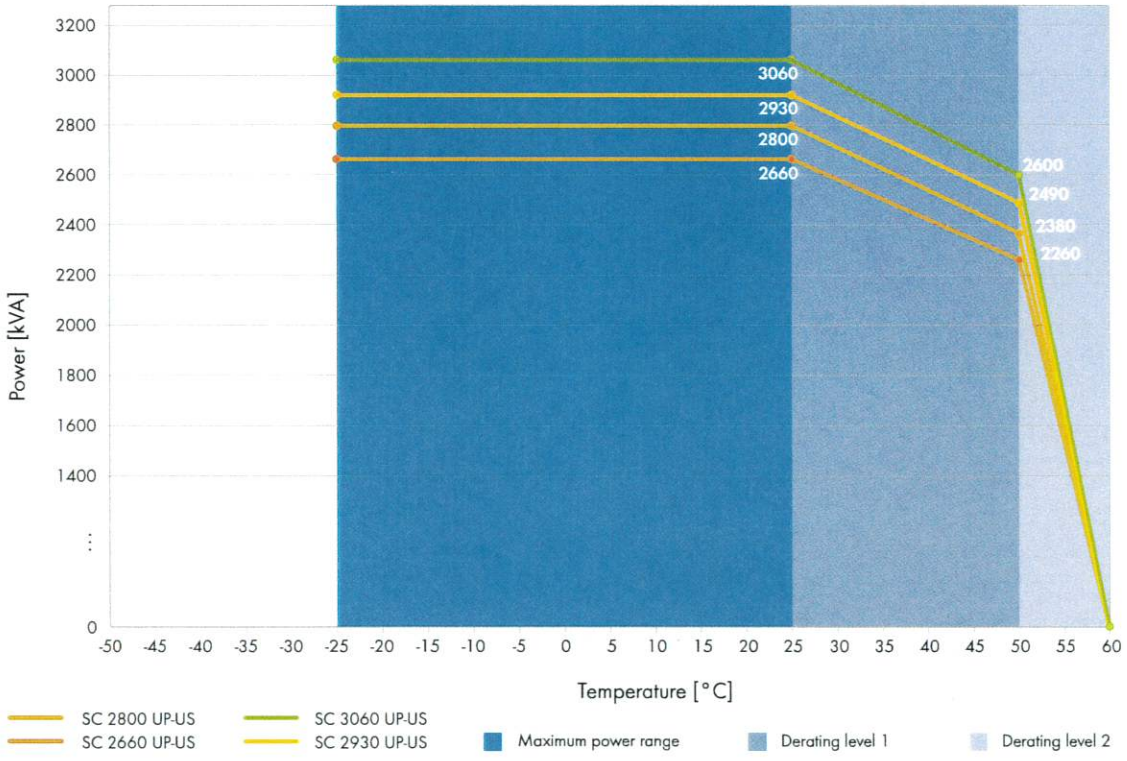
● Standard features ○ Optional * preliminary

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7) Sound pressure level at a distance of 10 m
8) Values apply only to inverters. Permissible values for SMA MV solutions from SMA can be found in the corresponding data sheets.
9) A short-circuit ratio of < 2 requires a special approval from SMA
10) Depending on the DC voltage

SYSTEM DIAGRAM



TEMPERATURE BEHAVIOR (at 1000 m)



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SMA America, LLC

STANDARD AGREEMENT FOR INTERCONNECTION OF DISTRIBUTED GENERATION FACILITIES WITH A CAPACITY LESS THAN OR EQUAL TO 10 MVA

This agreement (together with all attachments, the "Agreement") is made and entered into this [redacted] day of [redacted], by and between Nexamp Solar, LLC ("interconnection customer"), as a Limited Liability Company organized and existing under the laws of the State of Delaware and Commonwealth Edison Company, ("Electric Distribution Company" or "EDC"), a corporation existing under the laws of the State of Illinois. Interconnection customer and EDC each may be referred to as a "Party", or collectively as the "Parties".

Recitals:

Whereas, interconnection customer is proposing to install or direct the installation of a distributed generation facility or is proposing a generating capacity addition to an existing distributed generation facility, consistent with the interconnection request application form completed by interconnection customer on 2/24/2022; and

Whereas, the interconnection customer will operate and maintain, or cause the operation and maintenance of, the distributed generation facility; and

Whereas, interconnection customer desires to interconnect the distributed generation facility with EDC's electric distribution system.

Now, therefore, in consideration of the premises and mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

Article 1. Scope and Limitations of Agreement

1.1 This Agreement shall be used for all approved interconnection requests for distributed generation facilities that fall under Levels 2, 3 and 4 according to the procedures set forth in Part 466 of the Commission's rules (83 Ill. Adm. Code 466) (referred to as the Illinois Distributed Generation Interconnection Standard).

1.2 This Agreement governs the terms and conditions under which the distributed generation facility will interconnect to, and operate in parallel with, the EDC's electric distribution system.

1.3 This Agreement does not constitute an agreement to purchase or deliver the interconnection customer's power.

1.4 Nothing in this Agreement is intended to affect any other agreement between the EDC and the interconnection customer.

1.5 Terms used in this agreement are defined as in Section 466.30 of the Illinois Distributed Generation Interconnection Standard unless otherwise noted.

1.6 Responsibilities of the Parties

1.6.1 The Parties shall perform all obligations of this Agreement in accordance with all applicable laws and regulations.

1.6.2 The EDC shall construct, own, operate, and maintain its interconnection facilities in accordance with this Agreement.

1.6.3 The interconnection customer shall construct, own, operate, and maintain its distributed generation facility and interconnection facilities in accordance with this Agreement.

1.6.4 Each Party shall operate, maintain, repair, and inspect, and shall be fully responsible for, the facilities that it now or subsequently may own unless otherwise specified in the attachments to this Agreement. Each Party shall be responsible for the safe installation, maintenance, repair and condition of its respective lines and appurtenances on its respective sides of the point of interconnection.

1.6.5 The interconnection customer agrees to design, install, maintain and operate its distributed generation facility so as to minimize the likelihood of causing an adverse system impact on the electric distribution system or any other electric system that is not owned or operated by the EDC.

1.7 Parallel Operation Obligations
Once the distributed generation facility has been authorized to commence parallel operation, the interconnection customer shall abide by all operating procedures established in IEEE Standard 1547 and any other applicable laws, statutes or guidelines, including those specified in Attachment 4 of this Agreement.

1.8 Metering
The interconnection customer shall be responsible for the cost to purchase, install, operate, maintain, test, repair, and replace metering and data acquisition equipment specified in Attachments 5 and 6 of this Agreement.

1.9 Reactive Power

1.9.1 Interconnection customers with a distributed generation facility larger than or equal to 1 MVA shall design their distributed generation facilities to maintain a power factor at the point of interconnection between .95 lagging and .95 leading at all times. Interconnection customers with a distributed generation facility smaller than 1 MVA shall design their distributed generation facility to maintain a power factor at the point of interconnection between .90 lagging and .90 leading at all times.

1.9.2 Any EDC requirements for meeting a specific voltage or specific reactive power schedule as a condition for interconnection shall be clearly specified in Attachment 4. Under no circumstance shall the EDC's additional requirements for voltage or reactive power schedules exceed the normal operating capabilities of the distributed generation facility.

1.9.3 If the interconnection customer does not operate the distributed generation facility within the power factor range specified in Attachment 4, or does not operate the distribute generation facility in accordance with a voltage or reactive power schedule specified in Attachment 4, the interconnection customer is in default, and the terms of Article 6.5 apply.

1.10 Standards of Operations

The interconnection customer must obtain all certifications, permits, licenses and approvals necessary to construct, operate and maintain the facility and to perform its obligations under this Agreement. The interconnection customer is responsible for coordinating and synchronizing the distributed generation facility with the EDC's system. The interconnection customer is responsible for any damage that is caused by the interconnection customer's failure to coordinate or synchronize the distributed generation facility with the electric distribution system. The interconnection customer agrees to be primarily liable for any damages resulting from the continued operation of the distributed generation facility after the EDC ceases to energize the line section to which the distributed generation facility is connected. In Attachment 4, the EDC shall specify the shortest reclose time setting for its protection equipment that could affect the distributed generation facility. The EDC shall notify the interconnection customer at least 10 business days prior to adopting a faster reclose time on any automatic protective equipment, such as a circuit breaker or line recloser, that might affect the distributed generation facility.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection
The interconnection customer shall test and inspect its distributed generation facility including the interconnection equipment prior to interconnection in accordance with IEEE Standard 1547 (2003) and IEEE Standard 1547.1 (2005). The interconnection customer shall not operate its distributed generation facility in parallel with the EDC's electric distribution system without prior written authorization by the EDC as provided for in Articles 2.1.1-2.1.3.

2.1.1 The EDC shall perform a witness test after construction of the distributed generation facility is completed, but before parallel operation, unless the EDC specifically waives the witness test. The interconnection customer shall provide the EDC at least 15 business days notice of the planned commissioning test for the distributed generation facility. If the EDC performs a witness test at a time that is not concurrent with the commissioning test, it shall contact the interconnection customer to schedule the witness test at a mutually agreeable time within 10 business days after the scheduled commissioning test designated on the application. If the EDC does not perform the witness test within 10 business days after the commissioning test, the witness test is deemed waived unless the Parties mutually agree to extend the date for scheduling the witness test, or unless the EDC cannot do so for good cause, in which case, the Parties shall agree to another date for scheduling the test within 10 business days after the original scheduled date. If the witness test is not acceptable to the EDC, the interconnection customer has 30 business days to address and resolve any deficiencies. This time period may be extended upon agreement between the EDC and the interconnection customer. If the interconnection customer fails to address and resolve the deficiencies to the satisfaction of the EDC, the applicable cure provisions of Article 6.5 shall apply. The interconnection customer shall, if requested by the EDC, provide a copy of all documentation in its possession regarding testing conducted pursuant to IEEE Standard 1547.1.

2.1.2 If the interconnection customer conducts interim testing of the distributed generation facility prior to the witness test, the interconnection customer shall obtain permission from the EDC before each occurrence of operating the distributed generation facility in parallel with the electric distribution system. The EDC may, at its own expense, send qualified personnel to the distributed generation facility to observe such interim testing, but it cannot mandate that these tests be considered in the final witness test. The EDC is not required to observe the interim testing or precluded from requiring the tests be repeated at the final witness test.

2.1.3 After the distributed generation facility passes the witness test, the EDC shall affix an authorized signature to the certificate of completion and return it to the interconnection customer approving the interconnection and authorizing parallel operation. The authorization shall not be conditioned or delayed.

2.2 Commercial Operation
The interconnection customer shall not operate the distributed generation facility, except for interim testing as provided in Article 2.1, until such time as the certificate of completion is signed by all Parties.

2.3 Right of Access
The EDC must have access to the disconnect switch and metering equipment of the distributed generation facility at all times. When practical, the EDC shall provide notice to the interconnection customer prior to using its right of access.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date
This Agreement shall become effective upon execution by all Parties.

3.2 Term of Agreement
This Agreement shall become effective on the effective date and shall remain in effect unless terminated in accordance with Article 3.3 of this Agreement.

3.3 Termination

3.3.1 The interconnection customer may terminate this Agreement at any time by giving the EDC 30 calendar days prior written notice.

3.3.2 Either Party may terminate this Agreement after default pursuant to Article 6.5.

3.3.3 The EDC may terminate, upon 60 calendar days' prior written notice, for failure of the interconnection customer to complete construction of the distributed generation facility within 12 months after the in-service date as specified by the Parties in Attachment 2, which may be extended by agreement between the Parties.

3.3.4 The EDC may terminate this Agreement, upon 60 calendar days' prior written notice, if the interconnection customer has abandoned, cancelled, permanently disconnected or stopped development, construction, or operation of the distributed generation facility, or if the interconnection customer fails to operate the distributed generation facility in parallel with the EDC's electric system for three consecutive years.

3.3.5 Upon termination of this Agreement, the distributed generation facility will be disconnected from the EDC's electric distribution system. Terminating this Agreement does not relieve either Party of its liabilities and obligations that are owed or continuing when the Agreement is terminated.

3.3.6 If the Agreement is terminated, the interconnection customer loses its position in the interconnection queue.

3.4 Temporary Disconnection

A Party may temporarily disconnect the distributed generation facility from the electric distribution system in the event one or more of the following conditions or events occurs:

3.4.1 Emergency conditions – shall mean any condition or situation: (1) that in the judgment of the Party making the claim is likely to endanger life or property; or (2) that the EDC determines is likely to cause an adverse system impact, or is likely to have a material adverse effect on the EDC's electric distribution system, interconnection facilities or other facilities, or is likely to interrupt or materially interfere with the provision of electric utility service to other customers; or (3) that is likely to cause a material adverse effect on the distributed generation facility or the interconnection equipment. Under emergency conditions, the EDC or the interconnection customer may suspend interconnection service and temporarily disconnect the distributed generation facility from the electric distribution system. The EDC must notify the interconnection customer when it becomes aware of any conditions that might affect the interconnection customer's operation of the distributed generation facility. The interconnection customer shall notify the EDC when it becomes aware of any condition that might affect the EDC's electric distribution system. To the extent information is known, the notification shall describe the condition, the extent of the damage or deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Scheduled maintenance, construction, or repair – the EDC may interrupt interconnection service or curtail the output of the distributed generation facility and temporarily disconnect the distributed generation facility from the EDC's electric distribution system when necessary for scheduled maintenance, construction, or repairs on EDC's electric distribution system. To the extent possible, the EDC shall provide the interconnection customer with notice five business days before an interruption. The EDC shall coordinate the reduction or temporary disconnection with the interconnection customer; however, the interconnection customer is responsible for out-of-pocket costs incurred by the EDC for deferring or rescheduling maintenance, construction or repair at the interconnection customer's request.

3.4.3 Forced outages – The EDC may suspend interconnection service to repair the EDC's electric distribution system. The EDC shall provide the interconnection customer with prior notice, if possible. If prior notice is not possible, the EDC shall, upon written request, provide the interconnection customer with written documentation, after the fact, explaining the circumstances of the disconnection.

3.4.4 Adverse system impact – the EDC must provide the interconnection customer with written notice of its intention to disconnect the distributed generation facility, if the EDC determines that operation of the distributed generation facility creates an adverse system impact. The documentation that supports the EDC's decision to disconnect must be provided to the interconnection customer. The EDC may disconnect the distributed generation facility if, after receipt of the notice, the interconnection customer fails to remedy the adverse system impact, unless emergency conditions exist, in which case, the provisions of Article 3.4.1 apply. The EDC may continue to leave the generating facility disconnected until the adverse system impact is corrected.

3.4.5 Modification of the distributed generation facility – The interconnection customer must receive written authorization from the EDC prior to making any change to the distributed generation facility, other than a minor equipment modification. If the interconnection customer modifies its facility without the EDC's prior written authorization, the EDC has the right to disconnect the distributed generation facility until such time as the EDC concludes the modification poses no threat to the safety or reliability of its electric distribution system.

3.4.6 The EDC is not responsible for any lost opportunity or other costs incurred by the interconnection customer as a result of an interruption of service under Article 3.

Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades

4.1 Interconnection Facilities

4.1.1 The interconnection customer shall pay for the cost of the interconnection facilities itemized in Attachment 3. The EDC shall identify the additional interconnection facilities necessary to interconnect the distributed generation facility with the EDC's electric distribution system, the cost of those facilities, and the time required to build and install those facilities, as well as an estimated date of completion of the building or installation of those facilities.

4.1.2 The interconnection customer is responsible for its expenses, including overheads, associated with owning, operating, maintaining, repairing, and replacing its interconnection equipment.

4.2 Distribution Upgrades

The EDC shall design, procure, construct, install, and own any distribution upgrades. The actual cost of the distribution upgrades, including overheads, shall be directly assigned to the interconnection customer whose distributed generation facility caused the need for the distribution upgrades.

Article 5. Billing, Payment, Milestones, and Financial Security

5.1 Billing and Payment Procedures and Final Accounting (Applies to additional reviews conducted under a Level 2 review and Level 4 reviews)

5.1.1 The EDC shall bill the interconnection customer for the design, engineering, construction, and procurement costs of EDC-provided interconnection facilities and distribution upgrades contemplated by this Agreement as set forth in Attachment 3. The billing shall occur on a monthly basis, or as otherwise agreed to between the Parties. The interconnection customer shall pay each bill within 30 calendar days after receipt, or as otherwise agreed to between the Parties.

5.1.2 Within 90 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall make payment to the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 20%, the EDC will provide a written explanation for the difference.

5.1.3 If a Party disputes any portion of its payment obligation pursuant to this Article 5, the Party shall pay in a timely manner all non-disputed portions of its invoice, and the disputed amount shall be resolved pursuant to the dispute resolution provisions contained in Article 8. A Party disputing a portion of an Article 5 payment shall not be considered to be in default of its obligations under this Article.

5.2 Interconnection Customer Deposit
At least 20 business days prior to the commencement of the design, procurement, installation, or construction of the EDC's interconnection facilities and distribution upgrades, the interconnection customer shall provide the EDC with a deposit equal to 100% of the estimated, non-binding cost to procure, install, or construct any such facilities (the "Security Deposit"). However, when the estimated date of completion of the building or installation of facilities exceeds three months from the date of notification, pursuant to Article 4.1.1 of this Agreement, this deposit may be held in escrow by a

mutually agreed-upon third-party, with any interest to inure to the benefit of the interconnection customer.

Article 6. Assignment, Limitation on Damages, Indemnity, Force Majeure, and Default

6.1 Assignment

This Agreement may be assigned by either Party. If the interconnection customer attempts to assign this Agreement, the assignee must agree to the terms of this Agreement in writing and such writing must be provided to the EDC. Any attempted assignment that violates this Article is void and ineffective. Assignment shall not relieve a Party of its obligations, nor shall a Party's obligations be enlarged, in whole or in part, by reason of the assignment. An assignee is responsible for meeting the same obligations as the assignor.

6.1.1 Either Party may assign this Agreement without the consent of the other Party to any affiliate (including mergers, consolidations, or transfers, or a sale of a substantial portion of the Party's assets, between the Party and another entity), of the assigning Party that has an equal or greater credit rating and the legal authority and operational ability to satisfy the obligations of the assigning Party under this Agreement.

6.1.2 The interconnection customer can assign this Agreement, without the consent of the EDC, for collateral security purposes to aid in providing financing for the distributed generation facility.

6.2 Limitation on Damages

Except for cases of gross negligence or willful misconduct, the liability of any Party to this Agreement shall be limited to direct actual damages and reasonable attorney's fees, and all other damages at law are waived. Under no circumstances, except for cases of gross negligence or willful misconduct, shall any Party or its directors, officers, employees and agents, or any of them, be liable to another Party, whether in tort, contract or other basis in law or equity for any special, indirect, punitive, exemplary or consequential damages, including lost profits, lost revenues, replacement power, cost of capital or replacement equipment. This limitation on damages shall not affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement. The provisions of this Article 6.2 shall survive the termination or expiration of the Agreement.

6.3 Indemnity

6.3.1 This provision protects each Party from liability incurred to third parties as a result of carrying out the provisions of this Agreement. Liability under this provision is exempt from the general limitations on liability found in Article 6.2.

6.3.2 The interconnection customer shall indemnify and defend the EDC and the EDC's directors, officers, employees, and agents, from all damages and expenses resulting from a third party claim arising out of or based upon the interconnection customer's (a) negligence or willful misconduct or (b) breach of this Agreement.

6.3.3 The EDC shall indemnify and defend the interconnection customer and the interconnection customer's directors, officers, employees, and agents from all damages and expenses resulting from a third party claim arising out of or based upon the EDC's (a) negligence or willful misconduct or (b) breach of this Agreement.

6.3.4 Within 5 business days after receipt by an indemnified Party of any claim or notice that an action or administrative or legal proceeding or investigation as to which the indemnity provided for in this Article may apply has commenced, the indemnified Party shall notify the indemnifying Party of such fact. The failure to notify, or a delay in notification, shall not affect a Party's indemnification obligation unless that failure or delay is materially prejudicial to the indemnifying Party.

6.3.5 If an indemnified Party is entitled to indemnification under this Article as a result of a claim by a third party, and the indemnifying Party fails, after notice and reasonable opportunity to proceed under this Article, to assume the defense of such claim, that indemnified Party may, at the expense of the indemnifying Party, contest, settle or consent to the entry of any judgment with respect to, or pay in full, the claim.

6.3.6 If an indemnifying Party is obligated to indemnify and hold any indemnified Party harmless under this Article, the amount owing to the indemnified person shall be the amount of the indemnified Party's actual loss, net of any insurance or other recovery.

6.4 Force Majeure

6.4.1 As used in this Article, a force majeure event shall mean any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing by the Party claiming force majeure.

6.4.2 If a force majeure event prevents a Party from fulfilling any obligations under this Agreement, the Party affected by the force majeure event ("Affected Party") shall notify the other Party of the existence of the force majeure event within one business day. The notification must specify the circumstances of the force

majeure event, its expected duration, and the steps that the Affected Party is taking and will take to mitigate the effects of the event on its performance. If the initial notification is verbal, it must be followed up with a written notification within one business day. The Affected Party shall keep the other Party informed on a continuing basis of developments relating to the force majeure event until the event ends. The Affected Party may suspend or modify its obligations under this Agreement (other than the obligation to make payments) only to the extent that the effect of the force majeure event cannot be otherwise mitigated.

6.5 Default

6.5.1 No default shall exist when the failure to discharge an obligation (other than the payment of money) results from a force majeure event as defined in this Agreement, or the result of an act or omission of the other Party.

6.5.2 A Party shall be in default ("Default") of this Agreement if it fails in any material respect to comply with, observe or perform, or defaults in the performance of, any covenant or obligation under this Agreement and fails to cure the failure within 60 calendar days after receiving written notice from the other Party. Upon a default of this Agreement, the non-defaulting Party shall give written notice of the default to the defaulting Party. Except as provided in Article 6.5.3, the defaulting Party has 60 calendar days after receipt of the default notice to cure the default; provided, however, if the default cannot be cured within 60 calendar days, the defaulting Party shall commence the cure within 20 calendar days after original notice and complete the cure within six months from receipt of the default notice; and, if cured within that time, the default specified in the notice shall cease to exist.

6.5.3 If a Party has assigned this Agreement in a manner that is not specifically authorized by Article 6.1, fails to provide reasonable access pursuant to Article 2.3, and is in default of its obligations pursuant to Article 7, or if a Party is in default of its payment obligations pursuant to Article 5 of this Agreement, the defaulting Party has 30 days from receipt of the default notice to cure the default.

6.5.4 If a default is not cured as provided for in this Article, or if a default is not capable of being cured within the period provided for in this Article, the non-defaulting Party shall have the right to terminate this Agreement by written notice, and be relieved of any further obligation under this Agreement and, whether or not that Party terminates this Agreement, to recover from the defaulting Party all amounts due under this Agreement, plus all other damages and remedies to which it is entitled at law or in equity. The provisions of this Article shall survive termination of this Agreement.

Article 7. Insurance

For distributed generation facilities with a nameplate capacity of 1 MVA or above, the interconnection customer shall carry sufficient insurance coverage so that the maximum comprehensive/general liability coverage that is continuously maintained by the interconnection customer during the term shall be not less than $2,000,000 for each occurrence, and an aggregate, if any, of at least $4,000,000. The EDC, its officers, employees and agents shall be added as an additional insured on this policy. The interconnection customer agrees to provide the EDC with at least 30 calendar days advance written notice of cancellation, reduction in limits, or non-renewal of any insurance policy required by this Article.

Article 8. Dispute Resolution

8.1 Parties shall attempt to resolve all disputes regarding interconnection as provided in this Article in a good faith manner.

8.2 If there is a dispute between the Parties about an interpretation of the Agreement, the aggrieved Party shall issue a written notice to the other Party to the agreement that specifies the dispute and the Agreement articles that are disputed.

8.3 A meeting between the Parties shall be held within ten days after receipt of the written notice. Persons with decision-making authority from each Party shall attend the meeting. If the dispute involves technical issues, persons with sufficient technical expertise and familiarity with the issue in dispute from each Party shall also attend the meeting. The meeting may be conducted by teleconference.

8.4 After the first meeting, each Party may seek resolution through complaint or mediation procedures available at the Commission. The Commission may designate an engineer from the Commission's Energy Division to assist in resolving the dispute. Dispute resolution shall be conducted in a manner designed to minimize costs and delay. Dispute resolution may be conducted by phone.

8.5 Pursuit of dispute resolution may not affect an interconnection request or an interconnection applicant's position in the EDC's interconnection queue.

8.6 If the Parties fail to resolve their dispute under the dispute resolution provisions of this Article, nothing in this Article shall affect any Party's rights to obtain equitable relief, including specific performance, as otherwise provided in this Agreement.

Article 9. Miscellaneous

9.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the State of Illinois, without regard to its conflicts of law principles. This Agreement is subject to all applicable laws and regulations. Each Party expressly reserves the right to seek change in, appeal, or otherwise contest any laws, orders or regulations of a governmental authority. The language in all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against the EDC or interconnection customer, regardless of the involvement of either Party in drafting this Agreement.

9.2 Amendment

Modification of this Agreement shall be only by a written instrument duly executed by both Parties.

9.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations in this Agreement assumed are solely for the use and benefit of the Parties, their successors in interest and, where permitted, their assigns.

9.4 Waiver

9.4.1 Except as otherwise provided in this Agreement, a Party's compliance with any obligation, covenant, agreement, or condition in this Agreement may be waived by the Party entitled to the benefits thereof only by a written instrument signed by the Party granting the waiver, but the waiver or failure to insist upon strict compliance with the obligation, covenant, agreement, or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.

9.4.2. Failure of any Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement, or to give notice or declare this Agreement or the rights under this Agreement terminated, shall not constitute a waiver or relinquishment of any rights set out in this Agreement, but the same shall be and remain at all times in full force and effect, unless and only to the extent expressly set forth in a written document signed by that Party granting the waiver or relinquishing any such rights. Any waiver granted, or relinquishment of any right, by a Party shall not operate as a relinquishment of any other rights or a waiver of any other failure of the Party granted the waiver to comply with any obligation, covenant, agreement, or condition of this Agreement.

9.5 Entire Agreement

Except as provided in Article 9.1, this Agreement, including all attachments, constitutes the entire Agreement between the Parties with reference to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants that constitute any part of the consideration for, or any condition to, either Party's compliance with its obligations under this Agreement.

9.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all constitute one and the same instrument.

9.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties, or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

9.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other governmental authority, (1) that portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by the ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

9.9 Environmental Releases

Each Party shall notify the other Party of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the distributed generation facility or the interconnection facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided that Party makes a good faith effort to provide the notice no later than 24 hours after that Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

9.10 Subcontractors

Nothing in this Agreement shall prevent a Party from using the services of any subcontractor it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing services and each Party shall remain primarily liable to the other Party for the performance of the subcontractor.

9.10.1 A subcontract relationship does not relieve any Party of any of its obligations under this Agreement. The hiring Party remains responsible to the other Party for the acts or omissions of its subcontractor. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of the hiring Party.

9.10.2 The obligations under this Article cannot be limited in any way by any limitation of subcontractor's insurance.

Article 10. Notices

10.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to Interconnection Customer:

Interconnection Customer: Nexamp Solar, LLC

Attention: Yorkville Solar C/o [redacted]

Address: 101 Summer St., 2nd Fl

City: Boston State: Massachusetts Zip: 02110

Phone: [redacted] Fax: _____ E-Mail: [redacted]

If to EDC:

EDC: Commonwealth Edison Company

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

Phone: [redacted] E-Mail: [redacted]

Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other Party and not required by this Agreement to be in writing may be given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out above.

10.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

If to Interconnection Customer

Interconnection Customer: Nexamp Solar, LLC

Attention: Accounts Payable

Address: 101 Summer St., 2nd Fl

City: Boston State: Massachusetts Zip: 02110

Phone [redacted] Fax _____ Email [redacted]

If to EDC:

EDC: Commonwealth Edison

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

10.3 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications that may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Attention: [redacted]

Address: 101 Summer Street, 2nd Floor

City: Boston State: MA Zip: 02110

Phone: [redacted] Fax: Email: [redacted]

EDC's Operating Representative: Commonwealth Edison Company

Attention: Customer Operations

Address: ComEd - 2 Lincoln Center – Call Center

City: Oakbrook State: IL Zip: 60181

Phone: [redacted]

10.4 Changes to the Notice Information

Either Party may change this notice information by giving five business days written notice before the effective date of the change.

Article 11. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

Project Name: 92029 Yorkville Solar

For the Interconnection Customer:

Name: [redacted]

Title: [redacted]

Date: [redacted]

For EDC:

Name: [redacted]

Title: [redacted]

Date: [redacted]

Attachment 1

Definitions

Adverse system impact – A negative effect that compromises the safety or reliability of the electric distribution system or materially affects the quality of electric service provided by the electric distribution company (EDC) to other customers.

Applicable laws and regulations – All duly promulgated applicable federal, State and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any governmental authority, having jurisdiction over the Parties.

Commissioning test – Tests applied to a distributed generation facility by the applicant after construction is completed to verify that the facility does not create adverse system impacts. At a minimum, the scope of the commissioning tests performed shall include the commissioning test specified IEEE Standard 1547 Section 5.4 "Commissioning tests."

Distributed generation facility – The equipment used by an interconnection customer to generate or store electricity that operates in parallel with the electric distribution system. A distributed generation facility typically includes an electric generator, prime mover, and the interconnection equipment required to safely interconnect with the electric distribution system or a local electric power system.

Distribution upgrades – A required addition or modification to the EDC's electric distribution system at or beyond the point of interconnection to accommodate the interconnection of a distributed generation facility. Distribution upgrades do not include interconnection facilities.

Electric distribution company or EDC – Any electric utility entity subject to the jurisdiction of the Illinois Commerce Commission.

Electric distribution system – The facilities and equipment used to transmit electricity to ultimate usage points such as homes and industries from interchanges with higher voltage transmission networks that transport bulk power over longer distances. The voltage levels at which electric distribution systems operate differ among areas but generally carry less than 100 kilovolts of electricity. Electric distribution system has the same meaning as the term Area EPS, as defined in 3.1.6.1 of IEEE Standard 1547.

Facilities study – An engineering study conducted by the EDC to determine the required modifications to the EDC's electric distribution system, including the cost and the time required to build and install the modifications, as necessary to accommodate an interconnection request.

Force majeure event – Any act of God, labor disturbance, act of the public enemy, war, acts of terrorism, insurrection, riot, fire, storm or flood, explosion, breakage or accident to machinery or equipment through no direct, indirect, or contributory act of a Party, any order, regulation or restriction imposed by governmental, military or lawfully established civilian authorities, or any

other cause beyond a Party's control. A force majeure event does not include an act of gross negligence or intentional wrongdoing.

Governmental authority – Any federal, State, local or other governmental regulatory or administrative agency, court, commission, department, board, other governmental subdivision, legislature, rulemaking board, tribunal, or other governmental authority having jurisdiction over the Parties, their respective facilities, or the respective services they provide, and exercising or entitled to exercise any administrative, executive, police, or taxing authority or power; provided, however, that this term does not include the interconnection customer, EDC or any affiliate of either.

IEEE Standard 1547 – The Institute of Electrical and Electronics Engineers, Inc. (IEEE), 3 Park Avenue, New York NY 10016-5997, Standard 1547 (2003), "Standard for Interconnecting Distributed Resources with Electric Power Systems."

IEEE Standard 1547.1 – The IEEE Standard 1547.1 (2005), "Conformance Test Procedures for Equipment Interconnecting Distributed Resources with Electric Power Systems."

Interconnection agreement or Agreement – The agreement between the interconnection customer and the EDC. The interconnection agreement governs the connection of the distributed generation facility to the EDC's electric distribution system and the ongoing operation of the distributed generation facility after it is connected to the EDC's electric distribution system.

Interconnection customer – The entity entering into this Agreement for the purpose of interconnecting a distributed generation facility to the EDC's electric distribution system.

Interconnection equipment – A group of components or an integrated system connecting an electric generator with a local electric power system or an electric distribution system that includes all interface equipment, including switchgear, protective devices, inverters or other interface devices. Interconnection equipment may be installed as part of an integrated equipment package that includes a generator or other electric source.

Interconnection facilities – Facilities and equipment required by the EDC to accommodate the interconnection of a distributed generation facility. Collectively, interconnection facilities include all facilities, and equipment between the distributed generation facility and the point of interconnection, including modification, additions, or upgrades that are necessary to physically and electrically interconnect the distributed generation facility to the electric distribution system. Interconnection facilities are sole use facilities and do not include distribution upgrades.

Interconnection request – An interconnection customer's request, on the required form, for the interconnection of a new distributed generation facility, or to increase the capacity or change the operating characteristics of an existing distributed generation facility that is interconnected with the EDC's electric distribution system.

Interconnection study – Any of the following studies, as determined to be appropriate by the EDC: the interconnection feasibility study, the interconnection system impact study, and the interconnection facilities study.

Illinois standard distributed generation interconnection rules – The most current version of the procedures for interconnecting distributed generation facilities adopted by the Illinois Commerce Commission. See 83 Ill. Adm. Code 466.

Parallel operation or Parallel – The state of operation that occurs when a distributed generation facility is connected electrically to the electric distribution system.

Point of interconnection – The point where the distributed generation facility is electrically connected to the electric distribution system. Point of interconnection has the same meaning as the term "point of common coupling" defined in 3.1.13 of IEEE Standard 1547.

Witness test – For lab-certified equipment, verification (either by an on-site observation or review of documents) by the EDC that the interconnection installation evaluation required by IEEE Standard 1547 Section 5.3 and the commissioning test required by IEEE Standard 1547 Section 5.4 have been adequately performed. For interconnection equipment that has not been lab-certified, the witness test shall also include verification by the EDC of the on-site design tests required by IEEE Standard 1547 Section 5.1 and verification by the EDC of production tests required by IEEE Standard 1547 Section 5.2. All tests verified by the EDC are to be performed in accordance with the test procedures specified by IEEE Standard 1547.1.

Attachment 2

Construction Schedule, Proposed Equipment & Settings

This attachment is to be completed by the interconnection customer and shall include the following:

1. The construction schedule for the distributed generation facility.

   The proposed construction schedule for the distributed generation facility is identified in Attachment 3, Schedule for Customer Work.

2. A one-line diagram indicating the distributed generation facility, interconnection equipment, interconnection facilities, metering equipment, and distribution upgrades.

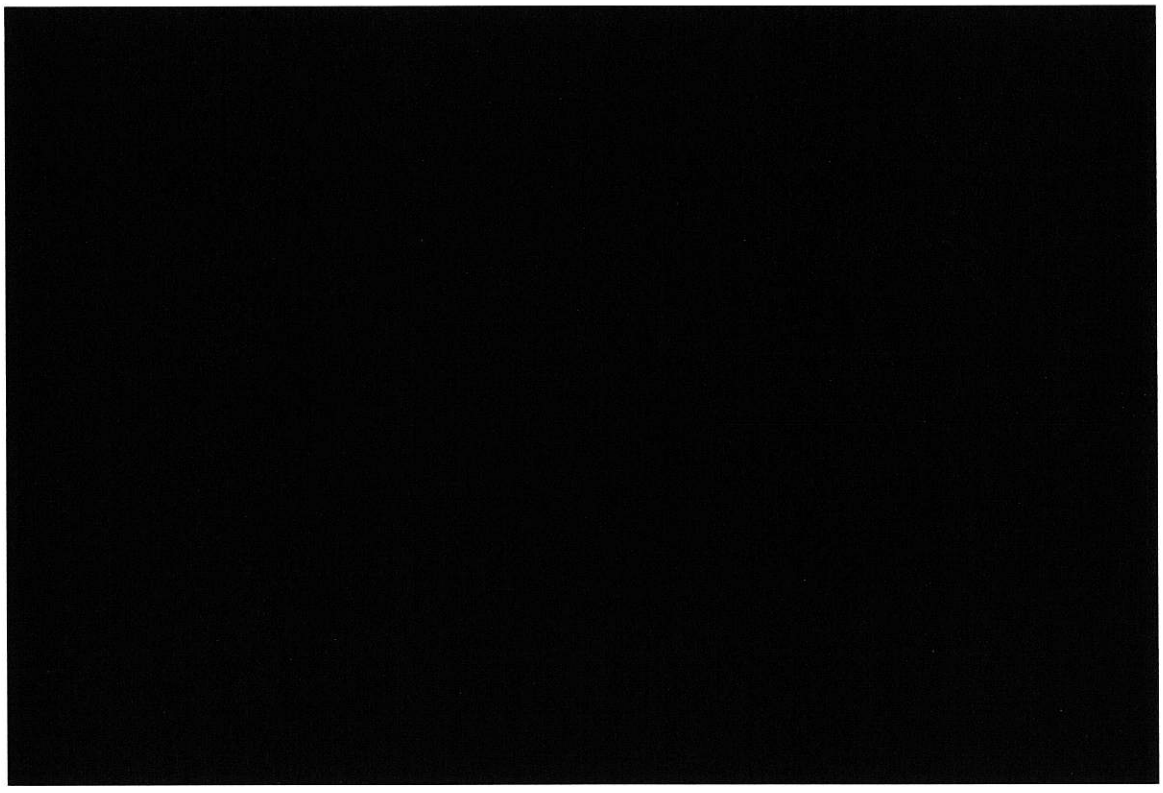
3. Component specifications for equipment identified in the one-line diagram.

4. Component settings.

5. Proposed sequence of operations.

6. A three line diagram showing current potential circuits for protective relays.

7. Relay tripping and control schematic diagram.



Attachment 3

Description, Costs and Time Required to Build and Install the EDC's Interconnection Facilities

This attachment is to be completed by the EDC and shall include the following:

1. Facilities Address/ Location: Galena Road, Yorkville, Illinois 60512

2. Capacity: 4950 kW

3. Required interconnection facilities, including any required metering*.

[redacted]

4. An estimate of itemized costs charged by the EDC for interconnection, including overheads, is provided below*.

Cost Summary		
Labor	[redacted]	
Indirects		
AIA		
Tax Gross Up		
Estimated Grand Total*		

**The scope of work and cost provided are intended to be an initial estimate based on information provided by the interconnection customer about its distributed generation system, and ComEd's engineering and design standards. The scope of work may be revised as location-specific conditions are identified during detailed design.*

5. An estimate for the time required to build and install the EDC's interconnection facilities based on results from prior studies and an estimate of the date upon which the facilities will be completed.

Schedule for EDC Work:

Project Authorization:	**Day 1 – The latter of execution of this agreement and receipt by the EDC of the security deposit set forth in Attachment 3.**
Project Design	**Day 20-254**
Material Procurement:	**Day 196-318**
Construction – Feeder Tie-In:	**Day 319-333**
Constructions – Substations Modifications:	**Day 334-341**
Acceptance Testing:	**Day 342-344**

**Schedule reflects calendar days*

Schedule for Customer Work per Attachment 2, Step 1:

[redacted]

[redacted]

Attachment 4

Operating Requirements for Distributed Generation Facilities Operating in Parallel

The EDC shall list specific operating practices that apply to this distributed generation interconnection and the conditions under which each listed specific operating practice applies.

See Articles 1,7 Parallel Operation Obligations 1.9, Reactive Power, 1.10, Standards of Operation and as identified in the prior studies.

Any additional operational practices listed below:

1. All transformers require a high side protective operating device to operate under fault conditions.
2. Customer owned interconnection transformers are required to have a delta high side winding (utility connected side).
3. ComEd personnel will be required to perform testing and/or witness testing of all equipment being installed or modified by this project. Customer must retain qualified 3rd party testing agent to perform any ComEd required witness testing of customer owned equipment with verification by ComEd testing engineer.
4. Customer will be responsible to complete all subgrade and civil work on their property, if required for the interconnection facilities.
5. Customer will be responsible to purchase real estate or obtain the necessary right-of - way/ easements, to install the interconnection facilities.

Attachment 5

Monitoring and Control Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The EDC's monitoring and control requirements must be specified, along with a reference to the EDC's written requirements documents from which these requirements are derived.

2. An internet link to the requirements documents.

https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx

http://standards.ieee.org

Attachment 6

Metering Requirements

This attachment is to be completed by the EDC and shall include the following:

1. The metering requirements for the distributed generation facility.

   The specific metering requirements and equipment will be specified as part of the Detailed Engineering.

2. Identification of the appropriate tariffs that establish these requirements.

3. An internet link to these tariffs.

https://www.comed.com/MyAccount/MyService/Pages/DistributionLess10k.aspx

https://www.comed.com/MyAccount/MyBillUsage/Pages/CurrentRatesTariffs.aspx

Attachment 7

As Built Documents

This attachment is to be completed by the interconnection customer and shall include the following:

When it returns the certificate of completion to the EDC, the interconnection customer shall provide the EDC with documents detailing the as-built status of the following:

1. A one-line diagram indicating the distributed generation facility, interconnection equipment, interconnection facilities, and metering equipment.

2. Component specifications for equipment identified in the one-line diagram.

3. Component settings.

4. Proposed sequence of operations.

5. A three-line diagram showing current potential circuits for protective relays.

6. Relay tripping and control schematic diagram.

Attachment 8
Other Provisions

The Parties agree to the following terms and conditions in connection with the distributed generation facility.

1.1 Nothing in this Agreement shall constitute an express or implied representation or warranty on the part of EDC with respect to the current or future availability of transmission service or create any obligation on the part of EDC to accept deliveries of energy unless the interconnection customer or a third party taking delivery of such energy has arranged for transmission service with PJM Interconnection LLC, or its successor in interest, the organization that operates the EDC's transmission system ("PJM") in accordance with the PJM tariff and applicable laws and regulations. EDC may charge for service over its electric distribution system to deliver energy or power from the distributed generation facility to or from the facilities controlled or operated by PJM that are used to provide transmission service pursuant to the PJM tariff.

1.2 This Agreement does not constitute an agreement to interconnect the interconnection customer to a PJM point of interconnection.

1.3 The interconnection customer shall not be allowed to construct any facilities or install any equipment which will be owned or operated by the EDC, without the prior written consent of the EDC, which consent may be conditioned on the Parties negotiating and agreeing upon provisions to govern such construction or installation.

1.4 Tax Status. Based on information provided by the interconnection customer, EDC will make the determination as to whether all costs and other amounts payable, and property to be transferred, by interconnection customer to EDC under this Agreement (collectively, the "Paid Amounts") satisfy the tax law provisions for non-taxable status, as referenced in this Section 1.4. For any amounts that EDC determines do not qualify for non-taxable status, the interconnection customer shall comply with this Section 1.4, including without limitation paying the applicable income tax gross-up as set forth herein.

1.4.1 Tax Status

A. To qualify for non-taxable treatment with respect to the Paid Amounts, the interconnection customer must meet all qualifications and requirements as set forth in the tax laws ("Non-Taxable Treatment"). The determination of whether the Paid Amounts qualify for Non-Taxable Treatment shall be made by EDC, based on the information furnished by interconnection customer to determine tax treatment under the relevant tax law provisions.

B. To the extent EDC reasonably determines that all or a portion of the Paid Amounts qualify for Non-Taxable Treatment, both Parties intend to treat such

amounts as non-taxable contributions from interconnection customer to EDC for federal and state income tax purposes. With respect to any such Paid Amounts, interconnection customer agrees to maintain Non-Taxable Treatment for such amounts, and interconnection customer shall remain subject to the terms of this Section 1.4, in any subsequent or interim agreement related to this Agreement. To the extent EDC determines that all or a portion of the Paid Amounts are taxable, interconnection customer agrees to pay the income tax gross-up amount referenced in this Section 1.4.

1.4.2 Tax Indemnity

For any amounts the Parties treat as non-taxable pursuant to Section 1.4.1, interconnection customer shall indemnify and hold harmless EDC for any costs or taxes, penalties, and interest that EDC incurs in the event that the IRS and/or a state taxing authority determines that the Paid Amounts are taxable income to EDC. In such an event, interconnection customer shall pay to EDC, on demand, the amount of any income taxes that the IRS or a state taxing authority assesses EDC in connection with the Paid Amounts, plus any applicable interest and/or penalties assessed EDC. In the event that EDC in its sole discretion chooses to contest such assessment and prevails in reducing or eliminating the tax, interest and/or penalties assessed against it, EDC shall refund to interconnection customer the excess of the amount paid to EDC pursuant to this Section 1.4 over the amount of the tax, interest and penalties for which EDC is finally determined to be liable. Interconnection customer's tax indemnification obligation under this section shall survive any termination of this Agreement or of any subsequent or interim agreement related to this Agreement.

1.4.3 Income Tax Gross-Up

A. In the event that interconnection customer does not establish to EDC's satisfaction within 15 days of the execution of this Agreement (the "Specified Date") that the Paid Amounts are or will be non-taxable, interconnection customer shall increase the amount of the Security Deposit to include any amounts described under this Section 1.4 regarding income tax gross-up.

B. The required increase in the Security Deposit shall equal the amount necessary to permit EDC to pay all applicable income taxes ("Current Taxes") on the amounts to be paid by interconnection customer under this Agreement after taking into account the present value of future tax deductions for depreciation that would be available as a result of the anticipated payments or property transfers (the "Present Value Depreciation Amount"), with respect to such amounts. For this purpose, Current Taxes shall be computed based on the composite federal and state income

tax rates applicable to EDC at the time the Security Deposit is increased, determined using the highest marginal rates in effect at that time (the "Current Tax Rate"), and (ii) the Present Value Depreciation Amount shall be computed by discounting EDC's anticipated tax depreciation deductions associated with such payments or property transfers by its current weighted average cost of capital. EDC may draw on the Security Deposit on a quarterly basis based on the Paid Amounts received by EDC.

C. Interconnection customer must provide the increase in the Security Deposit, in a form and with terms as acceptable to EDC, within 15 days of the Specified Date unless EDC notifies interconnection customer otherwise. The requirement for the increase in the Security Deposit under this Paragraph shall be treated as a milestone for purposes of Attachment 3 of this Agreement.

D. Each Party shall cooperate with the other to maintain the other Party's tax status. Nothing in this Agreement is intended to adversely affect any entity's tax exempt status with respect to the issuance of bonds including, but not limited to, local furnishing bonds.

E. In the event, and to the extent, (i) EDC subsequently determines that amounts for which interconnection customer has paid EDC are non-taxable, and (ii) EDC successfully obtains a refund of federal and/or state income tax originally paid with respect to such amounts, EDC shall timely return such amounts to the interconnection customer. For purposes hereof, EDC may make such a determination in light of subsequent IRS guidance, or other relevant authority. In the event of a successful refund claim by EDC, EDC shall return the remaining Security Deposit attributable to this Section 1.4, but no more than it obtains from the relevant taxing authority, less any reasonable fees incurred to secure such tax refund, to interconnection customer.

1.5 If any of EDC's facilities, in addition to those described in Section 2.3, are or will be located on interconnection customer's property, EDC shall have access to such facilities at all times and when practical, the EDC shall provide notice to the interconnection customer prior to using its right of access. Upon EDC's completion of final, detailed engineering, if EDC identifies any facilities which will be located on interconnection customer's property and requests written property rights in order to have such access, the interconnection customer shall provide such rights.

1.6 Interconnection customer shall also be responsible for paying in full to EDC all approved FERC and ICC rates and charges applicable to interconnection customer's connection to and usage of the electric distribution system, if any.

1.7 Interconnection customer shall not disclose any information labeled "CEII" or "Critical Energy Infrastructure Information" or other information labeled "Confidential" obtained pursuant to or in connection with this Agreement to any third party without the express written consent of the EDC, provided that interconnection customer may produce such information in response to a subpoena, discovery request or other compulsory process issued by a judicial body or governmental agency upon reasonable notice to the interconnection customer.

1.8 Each of the Parties shall provide the other party access to areas under its control as reasonably necessary to permit the other Party to perform its obligations under this Agreement, including operation and maintenance obligations. A Party that obtains such access shall comply with all safety rules applicable to the area to which access is obtained. Each Party agrees to inform the other Party's representatives of safety rules applicable to an area.

1.9 If project authorization has not been granted by the Interconnection Customer per Attachment 3, Description, Costs and Time Required to Build and Install the EDC's Interconnection Facilities within one (1) year after the execution of this agreement, this agreement will no longer be effective.

1.10 Article 5.1.2 of the Interconnection Agreement shall be modified as followed;

The parties agree Article 5 Section 1.2 is stricken in its entirety and replaced with, "Within 120 calendar days after completing the construction and installation of the EDC's interconnection facilities and distribution upgrades described in Attachments 2 and 3 to this Agreement, the EDC shall provide the interconnection customer with a final accounting report of any difference between (1) the actual cost incurred to complete the construction and installation of the EDC's interconnection facilities and distribution upgrades; and (2) the interconnection customer's previous deposit and aggregate payments to the EDC for the interconnection facilities and distribution upgrades. If the interconnection customer's cost responsibility exceeds its previous deposit and aggregate payments, the EDC shall invoice the interconnection customer for the amount due and the interconnection customer shall make payment to the EDC within 30 calendar days. If the interconnection customer's previous deposit and aggregate payments exceed its cost responsibility under this Agreement, the EDC shall refund to the interconnection customer an amount equal to the difference within 30 calendar days after the final accounting report. Upon request from the interconnection customer, if the difference between the budget estimate and the actual cost exceeds 25%, the EDC will provide a written explanation for the difference."

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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- [x] One (1) original signed and notarized application.
- [x] Legal description of the property in Microsoft Word.
- [x] Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- [x] Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- [x] Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- [x] One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

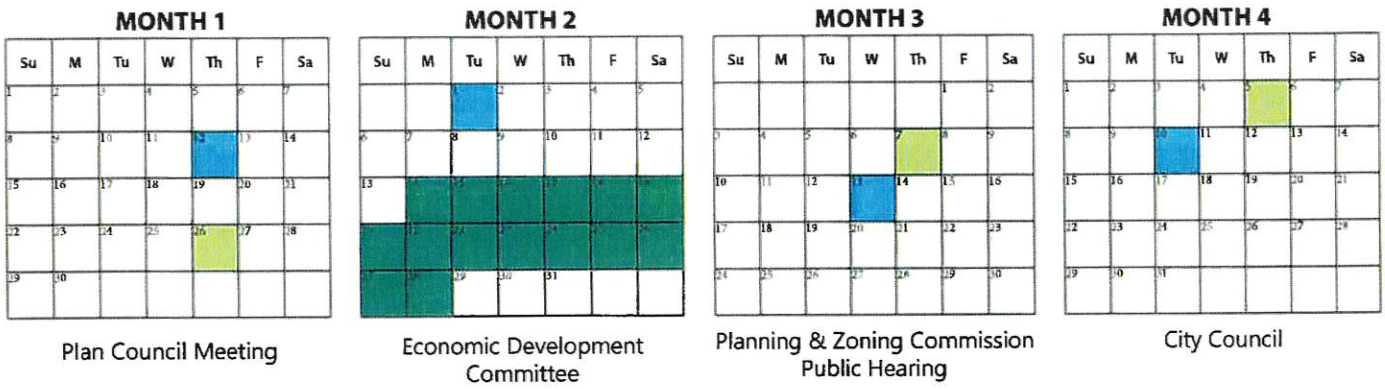
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION		
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit $500.00	Total: $
AMENDMENT	☐ Annexation $500.00 ☐ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres ____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $250 = $ ____ (Total Amount)	Total: $
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* 74.2 (# of Acres) - 5 = 70 (Acres over 5) x $10 = 700 (Amount for Extra Acres) + $200 = $ 900.00 (Total Amount)	Total: $ 900.00
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres 74.2 (# of Acres) - 5 = 70 (Acres over 5) x $10 = 700 (Amount for Extra Acres) + $250 = $ 950.00 (Total Amount)	Total: $ 950.00
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit	Total: $
PRELIMINARY PLAN FEE	☐ $500.00	Total: $
PUD FEE	☐ $500.00	Total: $
FINAL PLAT FEE	☐ $500.00	Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre $5,000.00 ☐ Over 1 acre, less than 10 acres $10,000.00 ☐ Over 10 acres, less than 40 acres $15,000.00 ☑ Over 40 acres, less than 100 acres $20,000.00 ☐ Over 100 acres $25,000.00	Total: $ 20,000.00
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use: ☐ Less than 2 acres $1,000.00 ☐ Over 2 acres, less than 10 acres $2,500.00 ☑ Over 10 acres $5,000.00	Total: $ 5,000.00
	TOTAL AMOUNT DUE:	$26,850.00

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APPLICATION FOR REZONING

DATE: February , 2023	PZC NUMBER:	DEVELOPMENT NAME: Solar Arrary
PETITIONER INFORMATION		
NAME: Christopher F. Clark - Yorkville Renewables, LLC		COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: 200 W. Monroe Street, Suite 620		
CITY, STATE, ZIP: Chicago, IL 60606		TELEPHONE: ◉ BUSINESS ○ HOME 847-212-1585
EMAIL: mwalsh@nexamp.com		FAX:
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Daniel A. Nagel Living Trust and Charene S. Nagel Declaration of Living Trust dated 12/19/2017		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Daniel A. Nagel and Charene S. Nagel		
PROPERTY STREET ADDRESS: No address - 74.20 acres vacant land US Route 47 1/8 of mile from the Corneils Road Intersection		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 73.502 acres vacant land on the west side of US Route 47 1/8 of mile from the Corneils Road Intersection previously annexed and zoned to the United City of Yorkville		
CURRENT ZONING CLASSIFICATION: R2PUD		REQUESTED ZONING CLASSIFICATION: A1 Special use for Solar Array
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Mixed Use PUD		TOTAL ACREAGE: 74.20 acres
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: Residential PUD vacant land		
EAST: Mix of B-3 and unincorporated Kendall County B-3 and A-1		
SOUTH: Mix of Kendall County A-1 and City of Yorkvile R2 Residential		
WEST: Mix of Kendall County manufacturing and A-1 and City of Yorkville Manudacturing		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
See attached list		

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Attorney Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX: 630-553-5764
ENGINEER INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

The surrounding zonings are a mix of Untied City of Yorkville Residential to the North, United City of Yorkville Residential south of Corneils Road; a mix of County A-1 Agricultural uses to the immediate south and west; Special Uses for compost facility to the northwest in both the United City of Yorkville and County of Kendall; and a mix of Kendall County A-1 Agriultural Zoning, United City of Yorkville B-3; and United City of Yorkville Residential to the east and southeast.

The proposed A-1 Special Use fits in with the overall Comprehensive of Plan of a mixed-use City Development, and is certainly a lowering of density from the compost facilities located in both Kendall County and the United City of Yorkville to the north and west of the subject property.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

While there has been substantial zoning activity both at the Kendall County and United City of Yorkville levels from 2000 onward in regard to the subject and surrounding properties, basically all zoning activity and construction came to a long interruption starting in 2007 when the local real estate economy along with national economy suffered a serve decrease in activity and a market crash generally in real estate.

There is a trend of newer development in the area and an interest of potential developers bringing to fruition a residential project to the north of the subject parcel and there is activity of interest on both sides of Route 47 from various business and residential developers with no concrete approved plans as of yet.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

The diminshment in market value has basically been area wide since 2007 and had started to show signs of increasing in value. At this point in time there is not marketability as the property is zoned and the construction of the solar array would be the highest and best use of the subject property.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Yorkville Renewables, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The property was vacant farmland going back to the beginning of the 20th century and continues to basically either be vacant farmland or lying fallow even though it was rezoned under an overall Planned unit Development Agreement in approximately 2005.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Yorkville Renewables, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The community took care in zoning originally for the Planned Unit Development but it was at time where the United City of Yorkville was experiencing substantial growth prior to 2007 and at that point in time Crains Magazine has predicted the United City of Yorkville would be grown to a population in excess of 200,000 by the year 2020. Those projections in the early part of this century did come to fruition given the serious real estate depression from 2007 until approximately 2015. So a revamp of the use of the property is in order and the soar array is an excellent use for the benefit of the public as whole moving forward.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

There will be virtually no impact on traffic or any kind of negative nature to the community as far as development, public safety, morals, or use of surrounding property. It is an extremely low impact use and will have no effect on the school system as far as student impact and will produce way less traffic than a residential development would on the site.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Yorkville Renewables, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

There has been virtually no interest in developing the subject parcel its zoned residential purpose which makes converting the use to the Agricultural A-1 Special Use for the solar array an ideal purpose.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Yorkville Renewables, LLC

X _____ 3/6/23

PETITIONER SIGNATURE Christopher F. Clark, SVP DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

_____ 3/9/23

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: IChristopher F. Clark, SVP	COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: mwalsh@nexamp.com	
CITY, STATE, ZIP: 200 W Monroe Street, Suite 620	TELEPHONE: 847-212-1585
EMAIL: Chicago, IL 60606	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Yorkville Renewables, LLC
Christopher F. Clark
PRINT NAME

Senior Vice President
TITLE

X
SIGNATURE*

3/6/23
DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	$5,000	Less than two (2) acres	$1,000
Over one (1) acre, but less than ten (10) acres	$10,000	Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres, but less than forty (40) acres	$15,000	Over ten (10) acres	$5,000
Over forty (40) acres, but less than one hundred (100)	$20,000		
In excess of one hundred (100.00) acres	$25,000		

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20____.

X _____
Signature of Petitioner(s)

Subscribed and sworn to before me this
6th day of March, 2023

Brianna Rainville
Notary Public

BRIANNA RAINVILLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 74.20 acres vacant land US Route 47 1/8 of mile Corneils Rd	PARCEL NUMBER: 02-08-200-030
SUBDIVISION: N/A	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Yorkville Renewables, LLC	TELEPHONE: ○ HOME ◉ BUSINESS 847-212-1585
ADDRESS: 200 W Monroe Street, Suite 620	E-MAIL: ○ HOME ◉ BUSINESS mwalsh@nexamp.com
CITY, STATE, ZIP: Chicago, IL 60606	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of $50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.

Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

Yorkville Renewables, LLC

X _____ 3/6/23

SIGNATURE/AUTHORIZED AGENT Christopher F. Clark, SVP DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE

The purpose of the zoning code is based upon the authority of the City to divide its land into districts by use, bulk, and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land. In these cases a special use must be granted.

This packet explains the process to successfully submit and complete an Application for Special Use. It includes a detailed description of the process, outlines required submittal materials, and contains the application for special use.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9: Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP 1
APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☒ One (1) original signed and notarized application.
- ☒ Legal description of the property in Microsoft Word.
- ☒ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☒ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☒ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☒ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP 2
PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.

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APPLICATION FOR SPECIAL USE

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4
PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5
CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

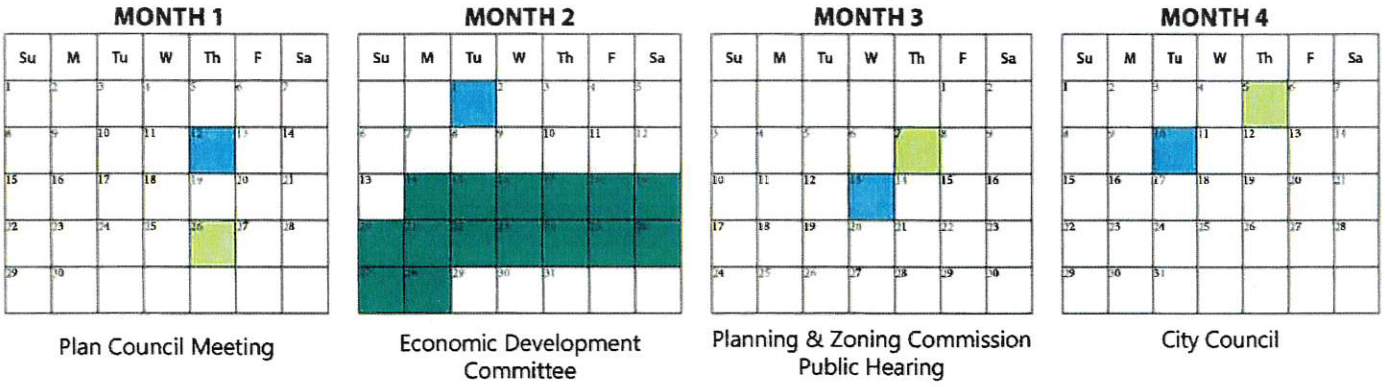
CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording

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APPLICATION FOR SPECIAL USE

SAMPLE MEETING SCHEDULE



This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the submission requirements. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial planning and zoning commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	[ ] Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	[ ] Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 900.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
74.2 - 5 = 70 x $10 = 700 + $200 = $ 900.00			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 950.00
74.2 - 5 = 70 x $10 = 700 + $250 = $ 950.00			
# of Acres / Acres over 5 / Amount for Extra Acres / Total Amount			
ZONING VARIANCE	☐ $85.00 + $500.00 outside consultants deposit		Total: $
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 20,000.00
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☒ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☒ Over 10 acres	$5,000.00	
		TOTAL AMOUNT DUE:	26,850.00

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APPLICATION FOR SPECIAL USE

DATE: February ,2023	PZC NUMBER:	DEVELOPMENT NAME: Yorkville Renewables, LLC Solar Array

PETITIONER INFORMATION

NAME: Christopher F. Clark - Yorkville Renewables, LLC	COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: 200 W Monroe Street, Suite 620	
CITY, STATE, ZIP: Chciago, IL 60506	TELEPHONE: ◉ BUSINESS ○ HOME 847-212-1585
EMAIL: mwalsh@nexamp.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Daniel A. Nagel Living Trust and Charene S. Nagel Declaration of Living Trust dated 12/19/2017

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:

Daniel A. Nagel and Charene S. Nagel

PROPERTY STREET ADDRESS: No address - 74.20 acres vacant land US Route 47 1/8 of mile from the Corneils Road Intersection

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

73.502 acres vacant land on the west side of US Route 47 1/8 of mile from the Corneils Road Intersection previously annexed and zoned to the United City of Yorkville

CURRENT ZONING CLASSIFICATION: R2PUD	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Mixed Use PUD

REQUESTED SPECIAL USE:

A1 Special use for Solar Array

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Residential PUD vacant land

EAST: Mix of B-3 and unincorporated Kendall County B-3 and A-1

SOUTH: Mix of Kendall County A-1 and City of Yorkvile R2 Residential

WEST: Mix of Kendall County manufacturing and A-1 and City of Yorkville Manudacturing

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

See attached List			

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Attorney Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-9500
EMAIL: dkramer@dankramerlaw.com	FAX: 630-553-5764
ENGINEER INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX: 630-577-0900
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Michael Keith	COMPANY: Atwell
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwell-group.com	FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The proposed solar array will be an enhancement to the United City of Yorkville in that it will provide a source of solar collection through the solar array being constructed by Yorkville Renewables, LLC which will hook directly to the Commonwealth Edison Grid. It dovetails perfectly with the Federal Government's Green Energy Plans and the Build Back America Program; and is environmentally friendly. The panels contain no toxic materials and the landscaping under them will be an environmentally friendly grass. Applicant further intends to introduce other environmentally friendly development methods on the site. There is no harm to surrounding property owners, no detrimental effect to public health, safety, or morals. The encouragement of using solar energy in lieu of fossil fuels is an excellent alternative source of green energy.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The proposed solar array will be constructed in a manner that will cause no damage to surrounding property owners.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The intended construction and operation of the solar array in no way determinately effects the operation and development of surrounding real property nor does it imped the use of existing property.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

The project is suitably located in that there is readily available connection sources to the Commonwealth Edison electrical grid. There is great access for repair and maintenance off of Illinois Route 47. Third, there is an access road planned under the previous City Planned Unit Development accessing the Property off of Galena Road. It is an excellent site for this use and one that is a transitional use to surrounding zoning classifications in a complimentary fashion.

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

There will be a minimum amount of traffic in and out during the construction phase of the solar array. There will be virtually no traffic in an out on a daily basis once the system is operational. The only traffic in and once the system is operational will be regular maintenance checks and maintenance of the underlying site itself.

PLEASE STATE HOW 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 CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The Special Use complies with all United City of Yorkville requirements for solar arrays, as well as all State requirements for the use of such facilities and all materials are in compliance with Federal and State Laws.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Yorkville Renewables, LLC

X _____ 3/6/23

PETITIONER SIGNATURE Christopher F. Clark, SVP DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

_____ 3/9/23

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: IChristopher F. Clark, SVP	COMPANY: Yorkville Renewables, LLC
MAILING ADDRESS: mwalsh@nexamp.com	
CITY, STATE, ZIP: 200 W Monroe Street, Suite 620	TELEPHONE: 847-212-1585
EMAIL: Chicago, IL 60606	FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Yorkville Renewables, LLC

Christopher F. Clark — PRINT NAME

Senior Vice President — TITLE

X _____ — SIGNATURE*

3/6/23 — DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

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Up to one (1) acre	$5,000
Over one (1) acre, but less than ten (10) acres	$10,000
Over ten (10) acres, but less than forty (40) acres	$15,000
Over forty (40) acres, but less than one hundred (100)	$20,000
In excess of one hundred (100.00) acres	$25,000

LEGAL DEPOSITS:	
Less than two (2) acres	$1,000
Over two (2) acres, but less than ten (10) acres	$2,500
Over ten (10) acres	$5,000

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I/We, _____, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, _____, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on _____, 20____.

X _____
Signature of Petitioner(s)

Subscribed and sworn to before me this
6th day of March, 20 23

Brianna Rainville
Notary Public

BRIANNA RAINVILLE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2023

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 74.20 acres vacant land US Route 47 1/8 of mile Corneils R	PARCEL NUMBER: 02-08-200-030
SUBDIVISION: N/A	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Yorkville Renewables, LLC	TELEPHONE: ○ HOME ◉ BUSINESS 847-212-1585
ADDRESS: 200 W Monroe Street, Suite 620	E-MAIL: ○ HOME ◉ BUSINESS mwalsh@nexamp.com
CITY, STATE, ZIP: Chicago, IL 60606	FAX:
SIGN INFORMATION	
DATE OF PICK UP:	NUMBER OF SIGNS:
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:

The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois, immediately following the date of the public hearing.

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Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

Yorkville Renewables, LLC

X _____ 3/6/27

SIGNATURE/AUTHORIZED AGENT Christopher F. Clark, SVP DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

CHICAGO WB INVESTORS LLC
129 E 10TH ST #9
NEW YORK, NY, 10003

JOHN F & CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL, IL, 60512

LENNYS GAS N WASH YORKVILLE, LLC
8200 W 185TH ST UNIT K
TINLEY PARK, IL, 60487

JOHN F & CYNTHIA K UNDESSER
10326 GALENA RD
BRISTOL, IL, 60512

DANIEL A & CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE, IL, 60554

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL, IL, 60512

TEQUILLA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE, IL, 60560

BRISTOL VENTURES LLC
10318 GALENA RD
BRISTOL, IL, 60512

OKEEFE FAMILY LTD PARTNERSHIP
1624 HOBBS DR STE 1
DELAVAN, WI, 53115

% MARQUETTE COMPANIES GALENA & 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE, IL, 60540

DANIEL A & CHARENE S NAGEL LIV TRUST
PO BOX 1069
SUGAR GROVE, IL, 60554

% MARQUETTE COMPANIES GALENA & 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE, IL, 60540

STATE OF IL DEPT OF TRANS
700 E NORRIS DR
OTTAWA, IL, 61350

% MARQUETTE COMPANIES GALENA & 47 LLC
135 WATER ST 4TH FLR
NAPERVILLE, IL, 60540

% JEFF MILROY MILROY FARMS LLC
287 WOODSTOCK AVE
GLEN ELLYN, IL, 60137

COUNTY OF KENDALL
CORNER OF BRIDGE & GALENA RD
111 W FOX ST
YORKVILLE, IL, 60560

TORO MARILEX A CEJA VICTOR E TORO &
10292 GALENA RD
BRISTOL, IL, 60512

ROSENWINKEL FAMILY TRUST ET AL 501
% JOHN ROSENWINKEL
10735 CHICAGO RD
WATERMAN, IL, 60556

KONICEK DALE L LLC
6321 WALKER RD
YORKVILLE, IL, 60560

GALENA & 47 LLC
175 HITHPOINT DR
ROMEOVILLE, IL, 60446

MEMORANDUM OF UNDERSTANDING REGARDING THE REPEAL OF A PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE EAST VILLAGE OF WESTBURY, THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

WHEREAS, Ocean Atlantic/PFG-Westbury, LLC, a Delaware limited liability company (the "*First Developer*") acquired, annexed, rezoned and engineered an approved Planned Unit Development pursuant to An Amendment to Annexation Agreement, Annexation Agreement and Planned Unit Development Agreement, as amended (the "*Planned Unit Development Agreement*") for the East Westbury Subdivision consisting of three hundred (300) acres (the "*Acreage*") located in the United City of Yorkville, Kendall County, Illinois (the "*City*"); and,

WHEREAS, the First Developer was unable to proceed with the construction of the Planned Unit Development and lost all rights to the entire Acreage through foreclosure initiated by the lender; and,

WHEREAS, the foreclosure proceedings resulted in an auction whereby the Acreage was acquired by the eight (8) new owners listed on *Exhibit A* attached hereto, each owner acquiring that portion of the Acreage as identified by the parcel numbers listed with the owner's name (the "*Current Owners*"); and,

WHEREAS, the Current Owners have requested the City to repeal the approved Planned Unit Development Agreement for the Acreage with the exception of POD 6E as identified on *Exhibit B* attached hereto, which request the City is prepared to consider conditioned upon the written confirmation from each of the Current Owners of their acceptance of the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants and promises hereinafter set forth, the sufficiency of which is hereby acknowledged by the City and the Current Owners, the City and each of the Current Owners agree as follows:

1. The foregoing Preambles are hereby made a part of and incorporated into this Memorandum of Understanding as if fully restated and in this paragraph 1.

2. The City hereby agrees to repeal Ordinance No. 2004-36 adopted by the Mayor and City Council (the "*Corporate Authorities*") on September 9, 2004, as follows, subject to the satisfaction of the conditions set forth in paragraph 3 below:

   a. That the Acreage shall immediately be rezoned R-2 Single-Family Traditional Residence District, said R-2 District being its underlying zoning district for the Acreage; and,

   b. That all obligations and conditions for development of the Acreage as set forth in the Planned Unit Development Agreement shall be deemed cancelled upon the repeal of Ordinance No. 2004-36 adopted by the Corporate Authorities on September 9, 2004, and Ordinance No. 2006-34 on April 25, 2006, with exception and exclusion of the area designated as POD 6E; and,

   c. That whenever development of the Acreage occurs, with the exception of POD 6E, all development approvals shall be subject to all procedures required for approvals as of the time of development and all fees, land donations and assessment shall apply to the Acreage as are applicable to all developments within the R-2 zoning district.

3. That the foregoing covenants and agreements are contingent upon (i) a written release from Yorkville's School District 115 and the City of the 18.1 acres dedicated as school/park site

and memorialized in the Memorandum of Contract Regarding Obligation To Dedicate School/Park Site recorded with the county Recorder of Kendall County on May 9, 2006, as Document No. 200600013759; (ii) the Current Owner of the POD 6E identified as PIN 02-08-400-004 agrees to proceed with the development of 85 single-family units on 31.68acres; and (iii) the Current Owner of the POD 6E agrees to pay outstanding fees owed to the City in the amount of $418,952.50 for Rob Roy Storm Sewer Outfall installation and previously incurred engineering consultant fees in accordance with the terms and conditions negotiated between said Current Owner and the City.

4. This Memorandum of Agreement may be signed in counterparts.

Dated this _____ day of _____, 2023.

United City of Yorkville, Kendall County, Illinois, a municipal corporation

By: _____
Mayor

Attest:

_____
City Clerk

[List Each Owner]

By: _____
Daniel A. Nagel as Trustee of the Daniel A. Nagel Living Trust

Attest:

_____
Charene S. Nagel as Trustee of the Charene S. Nagel Living Trust

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

First Amended APPLICATION FOR REZONING & Variance

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation	$500.00	Total: $
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☐ P.U.D.	$500.00	
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $
_____ (# of Acres) - 5 = _____ (Acres over 5) x $10 = _____ (Amount for Extra Acres) + $250 = $ _____ (Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 900.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
74.2 (# of Acres) - 5 = 70 (Acres over 5) x $10 = 700 (Amount for Extra Acres) + $200 = $ 900.00 (Total Amount)			
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 950.00
74.2 (# of Acres) - 5 = 70 (Acres over 5) x $10 = 700 (Amount for Extra Acres) + $250 = $ 950.00 (Total Amount)			
ZONING VARIANCE See attached variance explanation	☑ $85.00 + $500.00 outside consultants deposit		Total: $ 85.00
PRELIMINARY PLAN FEE	☐ $500.00		Total: $
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☐ $500.00		Total: $
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 20,000.00
	☐ Over 1 acre, less than 10 acres	$10,000.00	
	☐ Over 10 acres, less than 40 acres	$15,000.00	
	☑ Over 40 acres, less than 100 acres	$20,000.00	
	☐ Over 100 acres	$25,000.00	
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use:		Total: $ 5,000.00
	☐ Less than 2 acres	$1,000.00	
	☐ Over 2 acres, less than 10 acres	$2,500.00	
	☑ Over 10 acres	$5,000.00	
	TOTAL AMOUNT DUE:		$26,935.00

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Section 10-4-3(B)(8) of the United City of Yorkville Zoning Ordinance. Petitioner request a 8' setback Variance for the north, west, and south setback areas that would allow a 42' setback from the property line in each of those directions, which was permissible when Original Zoning Application was filed.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

The original zoning application on the subject parcel was designed both as site plan and engineering submitted to the City and its outside consultant, Engineering Enterprises, for review under the then-existing ordinance. The entire stormwater plan and site has been engineered in conformity with the privously existing ordinance. To modify that plan now would substantially change the location of the proposed stormwater facilities, the solar array and cause great expense and hardship to the Applicant that was not caused by any modifications of the Applicant or failure to comply to the ordinances that were in existence at the time of filing.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

We believe that the circumstances stated above are unique to this Applicant because to our knowledge it is the only Applicant that applied at the time that totally engineered and created a site plan which has previously been approved by City Staff, outside consulting engineer, and some of City Alderman.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

See statements above about compliance with prior ordinance.

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

The proposed Variance Request for the south, north, and west setback lines by eight feet causes no harm to any existing adjacent owners in that there is no current development on any of the adjacent real property in any of those three directions. There is substantial buffering and a fence that will be installed by the applicant within the setback boundaries that ameliorates any concern to adjoining property. There is no detrimental effect to public health, safety, or welfare.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

There is nothing in regard to granted the Variance that will impair adequate supply of life or air to adjacent properties or increase any traffic whatsoever. The Variance requested in no way impact public safety or diminish or impair adjoining property values. The adjoining properties being zoned R-2 due to the cancellation of the Westbury planned unit development agreement. There currently are no plans in front of the city that would indicate what zoning class the owners of those adjoining properties will seek if, and when, they seek to develop. They very well may not be developed with the residential use whatsoever given surrounding property conditions and uses.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

Yorkville Renewables, LLC

X _____ 6/13/24

PETITIONER SIGNATURE Matthew R. Walsh, VP of Business Development DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

X _____ June 13, 2024

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

VARIANCE EXPLANATION

The Petitioner/Owners request that a Variance be granted from the rear and side setback areas on the north, west, and south property lines as contained in the site improvement plans previously filed herein.

The site plan showing the solar array totally conformed to the then current United City of Yorkville setback requirements at the time the Application for Zoning and Application for Special Use was filed by the Petitioner and consented to by the Owner in writing.

Stormwater storage was contemplated in the north setback area as defined by the then current setback ordinance.

It would work an extreme hardship on the applicant at this time to modify the site plan since it would result in a substantial change in the solar array, stormwater management fill facilities previously designed and recommended for approval by City Consulting Engineer. Applicant hereby requests permission to allow an eight-foot Variance from the new city ordinance for the south, west, and north side and rear setback line as detailed in the current ordinance. There still would be sufficient setback green area buffering the solar array and all three of those directions.

The front setback area of 1,000 feet has more than been met by the existing solar array plan and needs no variance.

Therefore, Petitioner prays that the site plan of Petitioner be approved Varying the current ordinance requirement by eight feet on the south, west, and north setback property lines.

YORKVILLE RENEWABLES, LLC

By: X _____

MATTHEW WALSH, VP OF BUSINESS DEVELOPMENT

STATE OF ILLINOIS)

) SS.

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew R Walsh personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ____ signed, sealed and delivered this instrument as ____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13th Day of June, 2024

Notary Public

ANGELICA RAVELO
Official Seal
Notary Public - State of Illinois
My Commission Expires May 2, 2027

ATWELL

Atwell, L.L.C.
1250 East Diehl Road, Suite 300
(630) 577-0800

Project Yorkville Solar
Location Galena Road, City of Yorkville, Kendall County, Bristol Township, Illinois
Site: 4.95 MWAC
Parcel ID: 02-08-200-030 & 02-05-400-005
Date 1/29/2024

Engineer's Opinion of Probable Decommissioning Cost for Yorkville Solar During First 5 Years of Operation

	Estimated Quantity	Unit	Unit Cost	Removal Cost	Salvage Value based on 5-year projections: Estimated Quantity	Unit	Unit Cost	Salvage Value	Net Cost	Notes
Erosion Control/Contractor Fees										
Mobilization	1	LUMP SUM	$10,000.00	$10,000.00				$0.00	$10,000.00	
Electrical Disconnect	1	EACH	$500.00	$500.00				$0.00	$500.00	
Permitting (NPDES)	1	LUMP SUM	$750.00	$750.00				$0.00	$750.00	
SWPPP	-	LUMP SUM	$0.00	$0.00				$0.00	$0.00	
Silt Fence	5,096	LF	$2.50	$12,740.78				$0.00	$12,740.78	Silt fence for access road removal
Seeding	30	ACRES	$1,000.00	$30,469.19				$0.00	$30,469.19	Seeding access road removal only. Pollinator grass to remain.
Sub-Total				$54,459.97				$0.00	$54,459.97	
Site Demolition										
Remove Existing 18" CMP Culvert	80	LF	$15.00	$1,200.00				$0.00	$1,200.00	
Remove Existing 12" Storm Pipe	60	LF	$10.00	$600.00				$0.00		
Remove Existing 15" Storm Pipe	147	LF	$12.00	$1,764.00				$0.00		
Remove Existing 24" Storm Pipe	219	LF	$18.00	$3,942.00				$0.00		
Remove Existing Storm Structure	10	EACH	$500.00	$5,000.00	10.00	EACH	$0.00	$0.00	$5,000.00	
Remove Existing Fence (8' Chainlink Fence)	6,136	LF	$3.85	$23,623.60	34,362	LB	$0.09	$3,092.54	$20,531.06	Assuming **5.6 lb per LF**
Remove Existing Trees	82	EACH	$500.00	$41,000.00				$0.00	$41,000.00	
Remove Existing Shrub	1,152	EACH	$200.00	$230,400.00				$0.00	$230,400.00	
Remove Existing Gravel Entrance (12" depth)	2,802	CY	$4.00	$11,208.00				$0.00	$11,208.00	
Haul off for Existing Gravel Entrance (12" depth)	2,802	CY	$10.00	$28,020.00				$0.00	$28,020.00	
Sub-Total				$346,757.60				$3,092.54	$343,665.06	
Racking and Module Removal										
Pile Removal	TBD	EACH	$6.00	TBD	TBD	LB	$0.04	TBD	#VALUE!	Assumes **W10x35 I-beams at 15' long = 525 lbs. each**
Assembly Removal	TBD	EACH	$1.25	TBD	TBD	LB	$0.04	TBD	#VALUE!	Assumes **150 lbs. each**
PV Module Removal	TBD	EACH	$1.00	TBD	TBD	EACH	$165.00	TBD	#VALUE!	Assumes **$220/module original value**; Salvage is 75% of original value.
PV Module Haul Off	TBD	TON	$45.00	TBD				$0.00	#VALUE!	Assume **0.032 tons per module** for the removal weight
Sub-Total				$0.00				$0.00	$0.00	
Wiring Removal										
Underground MV Wire (AL)	TBD	LF	$2.00	TBD	TBD	LB	$0.30	TBD	#VALUE!	Need weight (lb) per LF and salvage value per pound
Utility Pole Removal	4	EACH	$750.00	$3,000.00				$0.00	$3,000.00	
Underground PV Wire (~400kcmil)	TBD	LF	$2.00	TBD	TBD	LB	$0.30	TBD	#VALUE!	Need weight (lb) per LF and salvage value per pound
Underground GND Wire (DC side, ~2 AWG)	TBD	LF	$2.00	TBD	TBD	LB	$0.30	TBD	#VALUE!	Need weight (lb) per LF and salvage value per pound
Underground LV Wire	TBD	LF	$2.00	TBD	TBD	LB	$0.30	TBD	#VALUE!	Need weight (lb) per LF and salvage value per pound
Above Ground MV Wire	215	LF	$0.10	$21.50	11.18	LB	$0.30	$3.35	$18.15	Need weight (lb) per LF and salvage value per pound
Combiner Box Removal	TBD	EACH	$80.00	TBD	TBD	EACH	$20.00	TBD	#VALUE!	
Sub-Total				$3,021.50				$3.35	$3,018.15	
Power Conditioning Equipment Removal										
PCU Station (inverters, etc.)	1	EACH	$400.00	$400.00	1.00	EACH	$5,625.00	$5,625.00	($5,225.00)	Assumes 75% of original value **($7,500 original value)** for Salvage Value
Scada Equipment	1	EACH	$280.00	$280.00	1.00	EACH	$1,000.00	$1,000.00	($720.00)	
Transformer	1	EACH	$1,800.00	$1,800.00	1.00	EACH	$93,750.00	$93,750.00	($91,950.00)	Assumes 75% of original value **($125,000 original value)** for Salvage Value
Sub-Total				$2,480.00				$100,375.00	($97,895.00)	
Equipment Pad Removal										
Remove Pad	1	EACH	$750.00	$750.00				$0.00	$750.00	
Sub-Total				$750.00				$0.00	$750.00	
DECOMMISSIONING TOTAL				**$407,469.07**				**$103,470.90**	**$303,998.17**	

Assumptions:
1. Cost Estimate based on 5-year projections. Estimate to be redone in 5-years based on new fees at that time.
2. Cost Estimate is based on the Special Use Plans prepared by **Atwell, LLC** dated **1/29/2024.**
3. Refer to Decommissioning Plan for further information.

Note: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using estimated quantities and represents Engineer's best judgment as an experienced and qualified professional Engineer generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein.

June 13, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL, 60560

Yorkville Renewables, LLC
Proposed Ground-Mounted Solar Farm
Address: Near SWC of Galena Road and IL Route 47
PIN: 02-08-200-030

RE: Response Letter

We offer the following information in response to the comments provided by the City of Yorkville Engineer and Landscape consultants. Responses are in bold font.

City Staff Comments:
Zoning

The subject property is currently located in within an existing Planned Unit Development (PUD) with underling zoning of R-2, R-4, and B-3. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Westhaven Planned Unit Development (R-2, R-3)	Agriculture
South	Westbury East Village (R-2, R-4)	Agriculture
East	IL Route 47 B-3 General Business District	Transportation Land Use O'Keefe Property/Gas Station/Raging Waves Waterpark
West	A1-Special Use (Unincorporated Kendall County)	Compost Facility/Agriculture

- The proposed community solar farm will consist of approximately 11,712 arrays, per the project narrative. However, the Conceptual Layout (Sheet PV-101 A) prepared by Nexamp, dated October 13, 2021 states the number of arrays 13,234. Petitioner must verify the accurate number of arrays proposed. **Nexamp Response: Sheet PV-101A should be removed from the application. That sheet has since be replace with the Civil Plans dated 6/11/2024 and attached hereto.**
- The system appears to include two (2) inverters and one (1) transformer. Please verify and the total number of proposed tracker motors. **Nexamp Responses: The total number of tracker motors is estimated between 10 and 176, depending on the final design of the system.**
- The petitioner must provide the total amount of time proposed for the lease of the property to operate the proposed community solar farm. This includes any options to extend the lease term. **Nexamp Responses, the Operations Phase of the Lease is for 20 years with several extensions that could extend the Operations Phase of the project to 40 years.**

Location on Site

Table 10.07.01 of Chapter 7 in the City's Zoning Ordinance provides dimensions and bulk regulations for the A-1 Agricultural District. The following compares the yard setbacks required for the A-1 Agricultural District and the proposed solar farm use:

	Minimum Requirement	Proposed Setback
Front (East)	100 feet	1,160 feet (fence)
Rear (West)	8 feet	8 feet (fence)
Side (North)	8 feet	Undetermined
Side (South)	8 feet	8 feet (fence)

- The location of the solar panels meets the front (east), side (south), and rear (west) yard setbacks for the A-1 District. However, it is undetermined if the solar panels encroach into the required interior side yard to the north. **Nexamp Response: Solar Panels are setback a minimum 8 feet from the north property line. A variance is being requested to maintain 8 feet side and rear setbacks to the perimeter fence.**
- Section 10-19-7-B of the zoning ordinance states that all parts of any freestanding solar energy system shall be set back 8 feet from interior side and rear property lines. **Nexamp Response: Noted**
- Staff has identified the north property line (parallel to Galena Road) as a side property line since there are intervening parcels between the property line of the subject property and Galena Road. The north property line adjacent to the proposed solar farm is not

considered a front yard due to Section 10-2-3: Definitions of the United City of Yorkville's Zoning ordinance which establishes the lot line which abuts a street shall be the front lot line. **Nexamp Response: Noted.**

- Note: Page 2 of the Project Narrative dated March 9, 2022 references "County setback requirements". This should be revised and resubmitted with correct City regulation references. **Nexamp Response: Project narrative has been revised.**
- The Site Plan should be revised to reflect the accurate distances from the property lines to the proposed solar panels and/or fence line. **Nexamp Response: The Site Plan has been updated to included the accurate distance from property lines.**
- The Site Plan should also indicate the distance of the proposed solar farm and/or the fence line to the nearest residential parcels to the north along Galena Road.
    - It is noted within the project narrative there is a reference to the proposed solar system being over 1,000 feet from the nearest residential structure. **Nexamp Response: Dimensions to the nearest residential structures has been added to the plans.**

Height

The maximum structure height in the A-1 Agricultural District is eighty (80) feet. Additionally, as stated in Section 10-19-7-D of the City's Zoning Ordinance, the minimum clearance between the lowest point of the system and the surface which the system is mounted is ten (10) feet. Section 10-19-7-F states the maximum height will be stipulated as a special use condition.

- The petitioner's exhibit (Sheet C-06 A Standard Details) appears to indicate a maximum solar array height as approx. 20 feet at maximum tilt. **Nexamp Response: Confirmed.**
- The petitioner's exhibit (Sheet C-06 A Standard Details) appears to indicate a minimum solar array clearance as 2 feet. **Nexamp Response: Confirmed.**
- A variance will be required for the minimum clearance requirements. **Nexamp Response: Noted.**

Glare/Lighting

Section 10-19-7-E states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day.

- The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis. **Nexamp Response: Confirmed.**

- Staff requests the petitioner provides a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public rights-of-way (IL Route 47 and Galena Road), as well as from the residential land uses to the north. **Nexamp Response: Please see the attached renderings.**
- Are motion-sensor security lights proposed to be provided at the transformer area? If so, details are requested. **Nexamp Response: There will be no lighting on the project.**

Noise

The transformer is the greatest source of noise on the property.

- Please verify the distance of the transformer to the nearest residences located to the north on Galena Road. **Nexamp Response: Dimensions have been added to the plans.**

Fencing

The petitioner has proposed an eight (8) foot tall, fixed knot farm fence to surround the ~4,600 linear foot perimeter of the solar farm with a 20-foot-wide vehicle access gate. As stated in Section 10-17-2-G, Fence Regulations for Industrial Districts of the Zoning Ordinance, states that a fence may be a maximum of eight (8) feet in height. This section of the code also states that chain link is a permitted material.

- Staff recommends an 8' tall, galvanized chain link fence with slats. **Nexamp Response: The fence detail on sheet C-300 has been revised to reflect this recommendation.**
- A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD). **Nexamp Response: A note indicating the Knox-Box location on the fence has been added to the Gate Detail on sheet C-600**

Access Road

The proposed site access is via a new 20-ft. wide gravel driveway proposed off Galena Road (1.380 acres).

- The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits. **Nexamp Response: Agreed**
- Gravel roads are not permitted for vehicle travel.
    - Petitioner must provide details regarding the proposed material for the access road. Staff defers to the City Public Works Director and City Engineer for comment on the road composition. **Nexamp Response: a gravel access road pavement section has been provided on the plans for review/consideration.**

Decommissioning

The petitioner has provided a decommission plan.

- In addition to the decommissioning plan narrative, a construction estimate for the life of the lease must be provided with a 3% annual inflation rate which must be reviewed and approved by the City Engineer. **Nexamp Response: A draft decommissioning estimate has been added. We recommend the decommissioning estimate be finalized with the Final Engineer Plans.**

Accessory Use

Section 10-19-4-D states alternative energy systems shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use.

- As proposed, the solar farm will occupy approximately 31% (23-acres) of the overall existing 73.5 acres of existing farmland. **Nexamp Response: Agreed**

Signage

Section 10-19-4-F states that no commercial signage or attention getting device is permitted on any alternative energy system. The submitted plans do not indicate any signage will be located on the solar farm or the surrounding fence.

- Per Section 10-19-4-F states one (1) sign shall be permitted to indicate emergency contact information of the property owner or operator not to exceed two (2) square feet in area. **Nexamp Response: The Emergency Contact Sign has been added to Sheet C-300. There will be several small danger signs a located on the fence on all sides of the fence as shown on Sheet C-300 as required by the National Electric Code.**

Landscaping

Defer to Engineering Comments related to landscaping. **Nexamp Response: See response in the Landscape comment section.**

Utilities

The proposed community solar farm will not require public utilities such as water or sanitary sewer. The routing of the electrical infrastructure required to connect to the ComEd system includes electrical cables installed underground for the entire project with the exception of a

series of overhead poles (approx. 6-8) for a wire connection near IL Route 47. **Nexamp Response: Agreed.**

Utility Service Provider

Section 10-19-4-G states that evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator.

- The petitioner has provided a copy of an Interconnection Agreement, as prepared by ComEd dated 02/24/2022.

Special Use Standards

Section 10-19-4-C and 10-4-9-F state specific standards for special use which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application as well as providing an additional attachment to these standards. **Nexamp Response: Agreed**

Blanket Easement

A blanket easement for City access to the solar field will be required in the event the project is abandoned and requires decommissioning by the City. **Nexamp Response: Noted.**

Economic Development Committee Comments

The City's Economic Development Committee will provide direction at their November 7, 2023 meeting to staff regarding the acceptable location of solar fam developments within Yorkville. Staff will provide that feedback to the petitioner during the Plan Council meeting on November 9th. **Nexamp Response: As discussed at the November 7, 2023 meeting – the nearest solar plan is over 1,400 feet from Galena Road right-of-way and over 1,000 feet from Route 47 right-of-way, the remaindered of site is preserved for future development.**

<u>Yorkville Police Department Comments:</u>

Roadway

Concerns as listed below:

• Location of the driveway(s) into Yorkville Renewables **The driveway location is existing and has been approved by the Kendall County DOT. This driveway location is complemented by pervious land use approvals.**

• Driveway(s) clearly marked with signage in both directions **Warning sign has been added to the plans near the driveway entrance.**

• Distance from driveway(s) on Galena Road to the intersection of Rt. 47 would be concerning due to vehicle speeds on Galena Road **The proposed facility will generate little traffic during the operation of the facility. There is anticipated to be 20 site visits with maintenance personnel per year.**

Ingress/Egress

Are warning signs for cross traffic requested: **Warning sign has been added to the plans near the driveway entrance.**

Emergency Contact for after hours construction: Information needed

Will Police have access (through gated development) in case of emergency? **Yes, there will be a knox box located near the entry gate for emergency response personnel.**

Security

Will there be security cameras used on site? ***There will be a camera on site.***

If you will have camera access on site would the police department have remote access into the system for emergency purposes only? ***The camera will be closed circuit but upon request, Nexamp Operations Center can relay visual information from the camera to emergency personnel.***

Will the gate be alarmed? ***Nexamp Response: The gate will not be alarmed but will be locked when Company personnel are not on-site. A knox-box will be located near the gate in case emergency personnel need to access the project area.***

<u>City Engineer Comments (EEI):</u>

1. The following Permits may be required during final engineering and should be provided to the City of Yorkville when obtained. The City and EEI should be copied on all correspondence with agencies.

- IEPA NPDES General Construction Permit is Required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction. **Nexamp Response: A copy of the NOI will be provided to the City of Yorkville with the Final Engineering Plan submittal.**
- Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance) **Nexamp Response: The project will comply with the Storm Water Management Ordinance including an application for Stormwater Permit.**
- Kendall County for access to Galena Road. **Nexamp Response: See attached access agreement.**

2. Since the project is non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. **Nexamp Response: Detention basins have been provided to the maximum extent possible and will achieve the required detention.**

3. There is a floodplain on the property associated with Rob Roy Creek that was identified in the Interim Hydrologic & Hydraulic Analysis of Rob Roy Creek, 2005. The property will have a to be developed in accordance with the floodplain provisions of the City's stormwater ordinance. The flood elevation is between 658 and 656. Please see the attached exhibit. **Nexamp Response: The approximate location of the FEMA mapped floodway area has been added to the SUP Plans. The project does not intend to construct within the floodway but metal foundations and gravel access drive within the EEI mapped floodway. The project will comply with the floodplain requirements of the City's stormwater ordinance.**

   Also, the EEI mapped floodplain has been added to the plans. The equipment within the EEI mapped floodplain will be raised above the BFE.

4. Any impacts to the wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations. **Nexamp Response: The plans have been revised to avoid impacts to the one isolated wetland the property.**

5. A field tile survey will be required. **Nexamp Response: At the time of Final Engineering Plan, a tile survey and mitigation plan will be provided.**

6. Perimeter easements will need to be provided. These easements should be a minimum of 20' along Galena Road and Rt 47. **Nexamp Response: The location of the proposed 20' easements along Galena Road and Route 47 have been added to the SUP Plans. Easement documents will be drafted and executed during the Final Engineer Plan stage.**

7. The decommissioning bond or letter of credit will need to be 120% of the approved estimate. **Nexamp Response: At the time of Final Engineering Plans and after the decommissioning estimate is approved by City of Yorkville, decommissioning surety will be provided.**

8. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted. **Nexamp Response: See responses to the landscaping consultant comments.**

9. The following will need to be submitted with the Final Engineering Plans:

    a. Additional information as shown in the provided checklist. **Nexamp Response: At the time of Final Engineering Plans, the project will be comply with the checklist provided.**
    b. Truck turning exhibits for delivery and emergency vehicles. **Nexamp Response: At the time of Final Engineering Plans, truck turning exhibits will be provided.**
    c. Photometric plan. **Nexamp Response: There will be no lighting associated with this project.**
    d. Decommissioning cost estimate. **Nexamp Response: At the time of Final Engineering Plans, a Decommissioning estimate will be provided.**

<u>City Landscape Consultant Comments (Hey and Associates):</u>

1. Parkway Landscaping: A minimum of one tree per 50 linear feet of frontage is required along Galena Road and Route 47. **Nexamp Response: Attached Landscape Plan has been revised to show proposed parkway landscaping.**

2. Perimeter Landscaping: The proposed development does not directly abut single-family residential property, so therefore perimeter landscaping requirements do not apply. **Nexamp Response: Noted.**

3. Parking Lot Landscaping: The proposed development does not include parking lots; therefore, parking lot landscaping requirements do not apply. **Nexamp Response: Noted.**

4. Lot landscaping: Lot landscaping requirements are not met. Nonresidential developments include 2 shade trees and 15 shrubs be provided for every 20,000 square feet of lot area. We understand trees and shrubs may not be desirable near the solar array, but the eastern half o the site appears vacant. Consider native plantings to enhance the Rob Roy Creek corridor, which would complement the proposed pollinator friendly solar array seed mix.
   Nexamp Response: Attached Landscape Plan has been revised to show lot landscaping to the maximum extent possible given most of the development area will require access to sun light. The project will not be located near the Rob Roy Creek. The intent is the Rob Roy Creek will not be impacted by the proposed solar project. Further improvements to Rob Roy Creek can be address with further development of the remaining property.

   Stormwater Storage Basin Landscaping: No stormwater storage basins were found; therefore, these requirements do not apply. **Nexamp Response: Per the Engineering Review comments, stormwater basins have been added to the site plans. Per the landscape code, no basin landscaping is required as they are located outside of the front and side setbacks.**

5. Tree Preservation: Tree Preservation standards apply to all development parcels greater than five acres; therefore, these requirements apply to this site. A review

of Google Earth imagery reveals trees are present on the site, but that there may not be trees present on the portion of the site proposed for development. **Nexamp Response: Agreed, there are no trees present within the development area of the site.**

6. General Standards: The landscape plan indicates a “Native Pollinator Friendly Solar Array Seed Mix” will be installed but no details are provided. Plan should species (both botanic and common names) and seeding rate of mix. A maintenance plan should also be submitted describing how this landscape will be maintained to ensure that desired species become established, persist, and the area is not overtaken by weeds. **Nexamp Response: A detailed seed mix has been added to the plans. Also, attached the maintenance plan.**

   The plans should indicate what is proposed on the eastern half of the site that appears vacant. **Nexamp Response: The remaining undeveloped property will remain in agricultural production until an application is made at a future date to develop the remaining property.**

YORKVILLE RENEWABLES

A 4.95MW (AC) GROUND-MOUNTED SOLAR POWER GENERATING FACILITY

GALENA ROAD
UNITED CITY OF YORKVILLE, KENDALL COUNTY, BRISTOL TOWNSHIP, ILLINOIS

FINAL SITE PLANS

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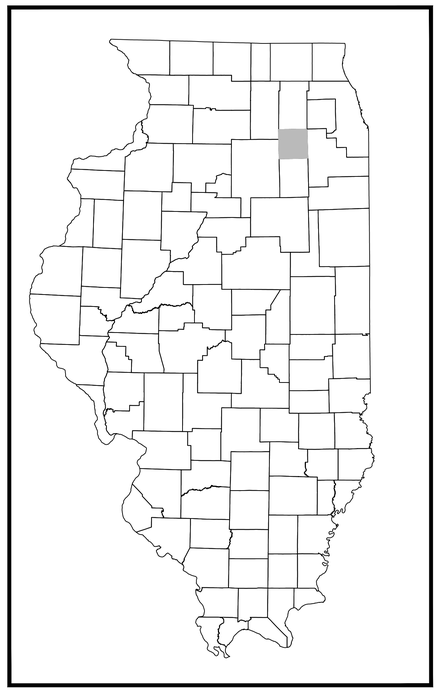
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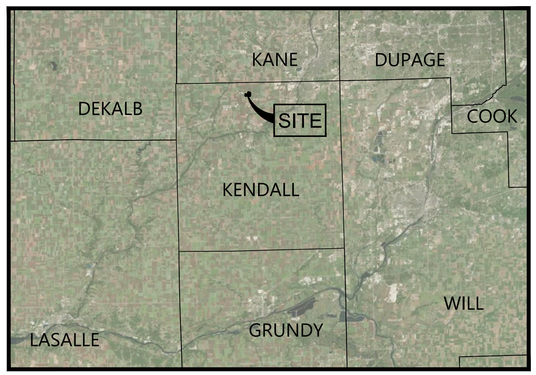
SHEET INDEX

C-000	COVER SHEET
C-001	LEGAL DESCRIPTION
C-100	EXISTING CONDITIONS PLAN
C-200	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-201	SOIL EROSION AND SEDIMENATION CONTROL NOTES AND DETAILS
C-300	SITE LAYOUT PLAN
C-400	GRADING AND STORMWATER PLAN
C-401	GRADING PLAN - ACCESS ROAD
C-402	GRADING PLAN - BASINS
C-500	LANDSCAPE PLAN
C-501	DETAILED LANDSCAPE PLAN
C-600	STANDARD DETAILS
C-601	STANDARD DETAILS

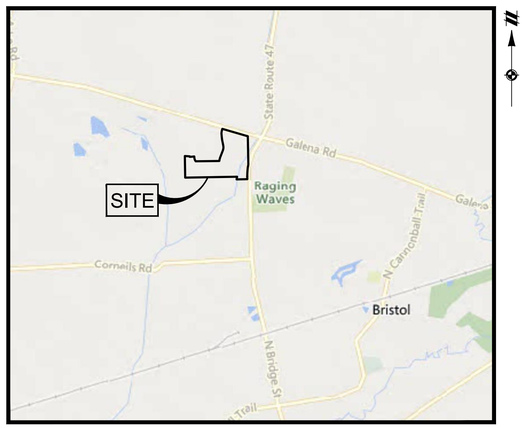
9-1-1 ADDRESS
TBD



ILLINOIS
NOT TO SCALE



KENDALL COUNTY



VICINITY MAP
NOT TO SCALE

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DESIGN FIRM #184-005876

Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project: YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title: COVER SHEET
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-000 Size: D Sheet Rev: C

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LEGAL DESCRIPTION

PARENT PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP TITLE COMMITMENT IL1808635–114 DATED SEPTEMBER 28, 2023 & DOC. NO.: 202100021967 & 202100002603.

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE **•OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE•** AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 24 SECONDS EAST, 202.52 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 38 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 57 SECONDS EAST, 65.30 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 57 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 54 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 17 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 13 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 38 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 13 SECONDS EAST, 991.74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST 318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 50.0 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 56 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT–OF–WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 11 MINUTES 01 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST, 118.67 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 19 SECONDS WEST, 450.34 FEET; THENCE NORTH 09 DEGREES 39 MINUTES 39 SECONDS EAST, 183.43 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 59 SECONDS WEST, 68.19 FEET; THENCE SOUTH 77 DEGREES 17 MINUTES 38 SECONDS WEST, 142.43 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 59 SECONDS WEST, 68.19 FEET; THENCE SOUTH 77 DEGREES 17 MINUTES 38 SECONDS WEST, 142.43 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 07 SECONDS WEST, 40.98 FEET; THENCE SOUTH 56 DEGREES 27 MINUTES 23 SECONDS WEST, 62.20 FEET; THENCE SOUTH 54 DEGREES 35 MINUTES 06 SECONDS WEST, 47.33 FEET; THENCE SOUTH 60 DEGREES 03 MINUTES 18 SECONDS WEST, 101.98 FEET; THENCE SOUTH 69 DEGREES 40 MINUTES 43 SECONDS WEST, 181.54 FEET; THENCE SOUTH 35 DEGREES 33 MINUTES 08 SECONDS WEST, 33.43 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 40 SECONDS WEST, 147.85 FEET; THENCE NORTH 78 DEGREES 13 MINUTES 45 SECONDS WEST, 80.00 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 34 SECONDS WEST, 153.76 FEET; THENCE NORTH 74 DEGREES 47 MINUTES 54 SECONDS WEST, 27.24 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 38 SECONDS WEST, 224.12 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 01 SECOND WEST, 184.74 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS WEST, 118.52 FEET; THENCE SOUTH 33 DEGREES 11 MINUTES 19 SECONDS WEST, 84.38 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES 59 SECONDS WEST, 90.01 FEET; THENCE SOUTH 46 DEGREES 15 MINUTES 48 SECONDS WEST, 122.93 FEET; THENCE SOUTH 64 DEGREES 24 MINUTES 44 SECONDS WEST, 53.07 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 40 SECONDS WEST, 70.96 FEET; THENCE NORTH 76 DEGREES 54 MINUTES 34 SECONDS WEST, 59.31 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 12 SECONDS WEST, 59.31 FEET; THENCE NORTH 45 DEGREES 11 MINUTES 49 SECONDS WEST, 59.31 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS WEST, 150.00 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 365.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31 DEGREES 33 MINUTES 56 SECONDS WEST; THENCE SOUTH 64 DEGREES 08 MINUTES 15 SECONDS WEST, 204.82 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 57 SECONDS WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

EXCEPT THAT PORTION THEREOF DESCRIBED IN THE QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011813, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE **•OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE•** AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86°50'24" EAST, 202.52 FEET; THENCE SOUTH 07°50'38" EAST, 23.88 FEET; THENCE NORTH 86°41'57" EAST, 65.30 FEET; THENCE NORTH 83°59'57" EAST, 125.00 FEET; THENCE SOUTH 06°04'54" EAST, 79.10 FEET; THENCE SOUTH 14°15'17" EAST, 67.24 FEET; THENCE SOUTH 30°16'13" EAST, 44.66 FEET; THENCE SOUTH 29°19'38" EAST, 22.58 FEET; THENCE NORTH 89°16'13" EAST, 991.74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13°02'53" EAST; THENCE NORTH 21°01'18" EAST, 318.85 FEET; THENCE NORTHERLY TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04°45'09" EAST; THENCE NORTH 11°31'00" WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07°52'07" WEST; THENCE NORTH 06°19'17" WEST, 33.01 FEET; THENCE NORTH 05°23'16" WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09°31'35" EAST; THENCE NORTH 16°03'07" EAST, 50.0 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73°56'53" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01°06'41" EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT–OF–WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05°11'01" WEST; THENCE SOUTH 01°06'41" EAST, 118.67 FEET; THENCE SOUTH 88°53'19" WEST, 450.34 FEET; THENCE NORTH 09°39'39" EAST, 183.43 FEET; THENCE NORTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 64°38'07" WEST, 40.98 FEET; THENCE SOUTH 56°27'23" WEST, 62.20 FEET; THENCE SOUTH 54°35'06" WEST, 47.33 FEET; THENCE SOUTH 60°03'18" WEST, 101.98 FEET; THENCE SOUTH 69°40'43" WEST, 181.54 FEET; THENCE SOUTH 35°33'08" WEST, 33.43 FEET; THENCE SOUTH 86°05'40" WEST, 147.85 FEET; THENCE SOUTH 78°13'45" WEST, 80.0 FEET; THENCE NORTH 59°05'34" WEST, 153.76 FEET; THENCE NORTH 74°47'54" WEST, 27.24 FEET; THENCE NORTH 06°17'38" WEST, 224.12 FEET; THENCE NORTH 73°56'53" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01°06'41" EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT–OF–WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05°11'01" WEST; THENCE SOUTH 01°06'41" EAST, 118.67 FEET; THENCE SOUTH 88°53'19" WEST, 450.34 FEET; THENCE NORTH 09°39'39" EAST, 183.43 FEET; THENCE NORTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 64°38'07" WEST, 40.98 FEET; THENCE SOUTH 56°27'23" WEST, 62.20 FEET; THENCE SOUTH 54°35'06" WEST, 47.33 FEET; THENCE SOUTH 60°03'18" WEST, 101.98 FEET; THENCE SOUTH 69°40'43" WEST, 181.54 FEET; THENCE SOUTH 35°33'08" WEST, 33.43 FEET; THENCE SOUTH 86°05'40" WEST, 147.85 FEET; THENCE SOUTH 78°13'45" WEST, 80.0 FEET; THENCE NORTH 59°05'34" WEST, 153.76 FEET; THENCE NORTH 74°47'54" WEST, 27.24 FEET; THENCE NORTH 06°17'38" WEST, 224.12 FEET; THENCE NORTH 73°10'01" WEST, 184.74 FEET; THENCE NORTH 85°19'13" WEST, 118.52 FEET; THENCE SOUTH 33°11'19" WEST, 84.38 FEET; THENCE SOUTH 34°29'59" WEST, 90.01 FEET; THENCE SOUTH 46°15'48" WEST, 122.93 FEET; THENCE SOUTH 64°24'44" WEST, 53.07 FEET; THENCE SOUTH 89°30'40" WEST, 70.96 FEET; THENCE NORTH 76°54'34" WEST, 59.31 FEET; THENCE NORTH 61°03'12" WEST, 59.31 FEET; THENCE NORTH 45°11'49" WEST, 59.31 FEET; THENCE SOUTH 52°43'52" WEST, 150.0 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31°33'56" WEST; THENCE SOUTH 64°08'15" WEST, 204.82 FEET; THENCE SOUTH 88°59'57" WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01°00'03" WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE–DESCRIBED TRACT LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

ALSO, INCLUDING THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011814, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS (=58.74 FEET) SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF SAID OLD GALENA ROAD, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH, ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, TO A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 64°02'00" EAST, 308.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°02'00" WEST, 308.99 FEET, ALONG THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 AT A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST, 2447.03 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8; THENCE NORTH 88°59'57" EAST, 68.98 FEET; THENCE NORTH 64°08'15" EAST, 204.82 FEET; THENCE SOUTHEASTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 31°33'56" EAST; THENCE NORTH 52°43'52" EAST, 150.0 FEET; THENCE SOUTH 45°11'49" EAST, 59.31 FEET; THENCE SOUTH 61°03'12" EAST, 59.31 FEET; THENCE SOUTH 76°54'34" EAST, 59.31 FEET; THENCE NORTH 89°30'40" EAST, 70.96 FEET; THENCE NORTH 64°24'44" EAST, 53.07 FEET; THENCE NORTH 46°15'48" EAST, 122.93 FEET; THENCE NORTH 34°29'59" EAST, 90.01 FEET; THENCE NORTH 33°11'19" EAST, 84.38 FEET; THENCE SOUTH 85°19'13" EAST, 118.52 FEET; THENCE SOUTH 73°10'01" EAST, 184.74 FEET; THENCE SOUTH 06°17'38" EAST, 224.12 FEET; THENCE SOUTH 74°47'54" EAST, 27.24 FEET; THENCE SOUTH 59°05'34" EAST, 153.76 FEET; THENCE SOUTH 78°13'45" EAST, 80.0 FEET; THENCE NORTH 86°05'40" EAST, 147.85 FEET; THENCE NORTH 35°33'08" EAST, 33.43 FEET; THENCE NORTH 69°40'43" EAST, 181.54 FEET; THENCE NORTH 60°03'18" EAST, 101.98 FEET; THENCE NORTH 54°35'06" EAST, 47.33 FEET; THENCE NORTH 56°27'23" EAST, 62.20 FEET; THENCE NORTH 64°38'07" EAST, 40.98 FEET; THENCE NORTH 77°17'38" EAST, 142.43 FEET; THENCE SOUTH 87°18'59" EAST, 68.19 FEET; THENCE SOUTH 09°39'39" WEST, 1000.44 FEET; THENCE SOUTH 73°08'14" WEST, 437.67 FEET; THENCE SOUTH 61°50'59" WEST, 297.0 FEET; THENCE SOUTH 39°47'51" WEST, 1584.39 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE–DESCRIBED TRACT LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SURVEYOR'S NOTE: SCRIVENERS ERROR FOUND IN TITLE COMMITMENT SCHEDULE A, CORRECTED PER WARRANTY DEED RECORDED 1/29/2021 AS DOCUMENT NUMBER 202100002603

AS–SURVEYED LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE **•OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE•** AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS WEST 3404.23 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 28 SECONDS EAST, 202.57 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 42 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 53 SECONDS EAST, 65.30 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 53 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 58 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 21 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 17 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 42 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 991.82 FEET; THENCE NORTHERLY, 143.33 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST 318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 52.18 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 50 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, 1111.45 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE, 1189.49 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT–OF–WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT–OF–WAY LINE); THENCE SOUTHERLY, 495.91 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 10 MINUTES 32 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 47 SECONDS EAST, 118.69 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 15 SECONDS WEST, 450.38 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760; THENCE NORTH 09 DEGREES 39 MINUTES 35 SECONDS EAST 114.02 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST 2172.95 TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS WEST 904.35 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SURVEYOR'S NOTE: CORRECTION PER WARRANTY DEED RECORDED 1/29/2021 AS DOCUMENT NUMBER 202100002603

SURVEYOR'S RESPONSE TO NEAR NORTH TITLE GROUP TITLE COMMITMENT IL1808635–114 DATED SEPTEMBER 28, 2023 SCHEDULE B EXCEPTIONS

11. SUBJECT TO ALL ASSESSMENTS LEVIED BY SAID DISTRICT AGAINST THE LAND. PURSUANT THERETO WE NOTE THE FOLLOWING: ORDER CONFIRMING ADDITIONAL ASSESSMENT RECORDED NOVEMBER 21, 1977 AS DOCUMENT NO. 77–7010; ORDER INCREASING ANNUAL MAINTENANCE ASSESSMENT RECORDED NOVEMBER 21, 1977 AS DOCUMENT NO. 77–7011; ORDER CONFIRMING ADDITIONAL ASSESSMENT RECORDED NOVEMBER 13, 1981 AS DOCUMENT NO. 81–4285.
RESPONSE: NOT PLOTTED; PLOTS OUTSIDE AS–SURVEYED PARCEL LIMITS

12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN AMENDMENT TO ANNEXATION AGREEMENT ATTACHED TO ORDINANCE NO. 2004–36 RECORDED FEBRUARY 18, 2005 AS DOCUMENT NO. 200500004986 MADE BY AND AMONG THE UNITED CITY OF YORKVILLE, OCEAN ATLANTIC CHICAGO, LLC, AND OTHER PARTIES RELATING TO THE DEVELOPMENT OF THE LAND AND CHARGES IN CONNECTION THEREWITH.
RESPONSE: NOT PLOTTED; PLOTS OUTSIDE AS–SURVEYED PARCEL LIMITS

13. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 9809623, AFFECTING PART OF THE LAND.
RESPONSE: NOT PLOTTED; PLOTS OUTSIDE AS–SURVEYED PARCEL LIMITS

14. EASEMENT IN FAVOR OF YORKVILLE–BRISTOL SANITARY DISTRICT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 200600000993.
RESPONSE: 30' WIDE SANITARY SEWER, 100' & 30' WIDE TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN HEREON

15. EASEMENT IN FAVOR OF YORKVILLE–BRISTOL SANITARY DISTRICT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 200600004710.
RESPONSE: NOT PLOTTED; PLOTS OUTSIDE AS–SURVEYED PARCEL LIMITS

16. DEED OF DEDICATION FOR PUBLIC HIGHWAY, ILLINOIS ROUTE 47, RECORDED FEBRUARY 17, 1931 IN RECORD 77, PAGE 583.
RESPONSE: STATE ROUTE 47 RIGHT OF WAY AS SHOWN HEREON

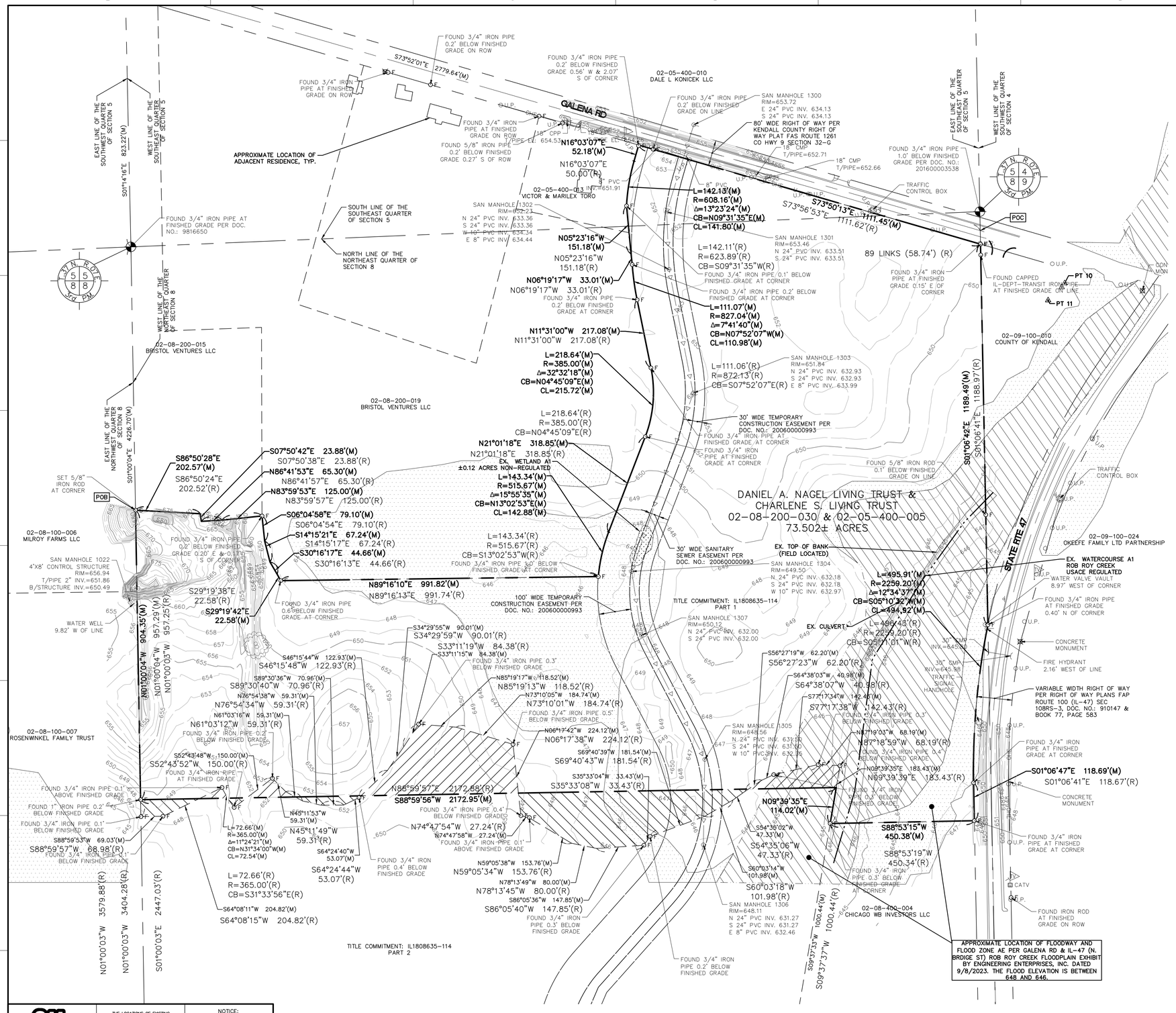
17. ORDINANCE NO. 1997–___ FOR ANNEXATION AND DEVELOPMENT OF THE LAND TO THE UNITED CITY OF YORKVILLE DATED JUNE 19, 1997, AND RECORDED JULY 21, 1997 AS DOCUMENT NO. 9706988.
RESPONSE: SUBJECT PARCEL ANNEXED BY THE UNITED CITY OF YORKVILLE

18. ORDINANCE NO. 2004–36 AUTHORIZING THE EXECUTION OF AN AMENDMENT TO ANNEXATION AGREEMENT RECORDED FEBRUARY 18, 2005 AS DOCUMENT NO. 20050004985.
RESPONSE: SUBJECT PARCEL ANNEXED BY THE UNITED CITY OF YORKVILLE

ALTA TABLE A NOTES:
(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

2. THE CLOSEST ADDRESS TO SUBJECT SITE IS 10292 GALENA RD, BRISTOL, IL 60512.

3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 17093C0030G, WITH A DATE OF IDENTIFICATION OF FEBRUAR


GALENA RD
S73°52'01"E 2779.64'(M)
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE ON ROW
FOUND 3/4" IRON PIPE AT FINISHED GRADE ON ROW
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE 0.56' W & 2.07' S OF CORNER
02-05-400-010
DALE L KONICEK LLC
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE ON LINE
SAN MANHOLE 1300
RIM=653.72
E 24" PVC INV. 634.13
S 24" PVC INV. 634.13
80' WIDE RIGHT OF WAY PER KENDALL COUNTY RIGHT OF WAY PLAT FAS ROUTE 1261 CO HWY 9 SECTION 32-G
FOUND 5/8" IRON PIPE 0.2' BELOW FINISHED GRADE 0.27' S OF ROW
18" CPP
PIPE ELEV. 654.55
18" CMP T/PIPE=652.71
18" CMP T/PIPE=652.66
APPROXIMATE LOCATION OF ADJACENT RESIDENCE, TYP.
N16°03'07"E 52.18'(M)
N16°03'07"E 50.00'(R)
8" PVC
02-05-400-013 INV.=651.91
VICTOR & MARILEX TORO
L=142.13'(M)
R=608.16'(M)
Δ=13°23'24"(M)
CB=N09°31'35"E(M)
CL=141.80'(M)
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5
S01°41'16"E 823.22'(M)
FOUND 3/4" IRON PIPE AT FINISHED GRADE PER DOC. NO.: 9816650
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5
NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8
WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8
SAN MANHOLE 1302
RIM=652.23
N 24" PVC INV. 633.36
S 24" PVC INV. 633.36
W 10" PVC INV. 634.34
E 8" PVC INV. 634.44
N05°23'16"W 151.18'(M)
N05°23'16"W 151.18'(R)
N06°19'17"W 33.01'(M)
N06°19'17"W 33.01'(R)
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE AT CORNER
N11°31'00"W 217.08'(M)
N11°31'00"W 217.08'(R)
L=218.64'(M)
R=385.00'(M)
Δ=32°32'18"(M)
CB=N04°45'09"E(M)
CL=215.72'(M)
L=218.64'(R)
R=385.00'(R)
CB=N04°45'09"E(R)
02-08-200-015
BRISTOL VENTURES LLC
02-08-200-019
BRISTOL VENTURES LLC
EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8
S01°00'04"E 4226.70'(M)
SET 5/8" IRON ROD AT CORNER
POB
S86°50'28"E 202.57'(M)
S86°50'24"E 202.52'(R)
S07°50'42"E 23.88'(M)
S07°50'38"E 23.88'(R)
N86°41'53"E 65.30'(M)
N86°41'57"E 65.30'(R)
N83°59'53"E 125.00'(M)
N83°59'57"E 125.00'(R)
S06°04'58"E 79.10'(M)
S06°04'54"E 79.10'(R)
S14°15'21"E 67.24'(M)
S14°15'17"E 67.24'(R)
S30°16'17"E 44.66'(M)
S30°16'13"E 44.66'(R)
N89°16'10"E 991.82'(M)
N89°16'13"E 991.74'(R)
02-08-100-006
MILROY FARMS LLC
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE 0.20' E & 0.15' S OF CORNER
SAN MANHOLE 1022
4'X8' CONTROL STRUCTURE
RIM=656.94
T/PIPE 2" INV.=651.86
B/STRUCTURE INV.=650.49
WATER WELL 9.82' W OF LINE
S29°19'38"E 22.58'(R)
S29°19'42"E 22.58'(M)
N01°00'04"W 904.35'(M)
N01°00'03"W 957.29'(M)
N01°00'04"W 957.25'(R)
N01°00'03"W 3579.88'(R)
N01°00'03"W 3404.28'(R)
S01°00'03"E 2447.03'(R)
02-08-100-007
ROSENWINKEL FAMILY TRUST
S46°15'44"W 122.93'(M)
S46°15'48"W 122.93'(R)
S89°30'36"W 70.96'(M)
S89°30'40"W 70.96'(R)
N76°54'38"W 59.31'(M)
N76°54'34"W 59.31'(R)
N61°03'16"W 59.31'(M)
N61°03'12"W 59.31'(R)
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE
S52°43'48"W 150.00'(M)
S52°43'52"W 150.00'(R)
FOUND 3/4" IRON PIPE AT FINISHED GRADE
FOUND 3/4" IRON PIPE 0.1' ABOVE FINISHED GRADE
FOUND 1" IRON PIPE 0.2' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.1' BELOW FINISHED GRADE
S88°59'53"W 69.03'(M)
S88°59'57"W 68.98'(R)
FOUND 3/4" IRON PIPE 0.1' BELOW FINISHED GRADE
L=72.66'(M)
R=365.00'(M)
Δ=11°24'21"(M)
CB=N31°34'00"W(M)
CL=72.54'(M)
L=72.66'(R)
R=365.00'(R)
CB=S31°33'56"E(R)
S64°08'11"W 204.82'(M)
S64°08'15"W 204.82'(R)
N45°11'53"W 59.31'(M)
N45°11'49"W 59.31'(R)
S64°24'40"W 53.07'(M)
S64°24'44"W 53.07'(R)
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADE
TITLE COMMITMENT: IL1808635-114 PART 2
N21°01'18"E 318.85'(M)
N21°01'18"E 318.85'(R)
EX. WETLAND A1
±0.12 ACRES NON-REGULATED
L=143.34'(M)
R=515.67'(M)
Δ=15°55'35"(M)
CB=N13°02'53"E(M)
CL=142.88'(M)
L=143.34'(R)
R=515.67'(R)
CB=S13°02'53"W(R)
FOUND 3/4" IRON PIPE 0.0' BELOW FINISHED GRADE AT CORNER
100' WIDE TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO.: 200600000993
S34°29'55"W 90.01'(M)
S34°29'59"W 90.01'(R)
S33°11'19"W 84.38'(M)
S33°11'15"W 84.38'(M)
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
N85°19'17"W 118.52'(M)
N85°19'13"W 118.52'(R)
N73°10'05"W 184.74'(M)
N73°10'01"W 184.74'(R)
FOUND 3/4" IRON PIPE 0.5' BELOW FINISHED GRADE
N06°17'42"W 224.12'(M)
N06°17'38"W 224.12'(R)
S69°40'39"W 181.54'(M)
S69°40'43"W 181.54'(R)
S35°33'04"W 33.43'(M)
S35°33'08"W 33.43'(R)
N88°59'57"E 2172.68'(R)
S88°59'56"W 2172.95'(M)
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADES
N74°47'54"W 27.24'(R)
N74°47'58"W 27.24'(M)
FOUND 3/4" IRON PIPE 0.1' ABOVE FINISHED GRADE
N59°05'38"W 153.76'(M)
N59°05'34"W 153.76'(R)
N78°13'49"W 80.00'(M)
N78°13'45"W 80.00'(R)
S86°05'36"W 147.85'(M)
S86°05'40"W 147.85'(R)
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE AT FINISHED GRADE AT CORNER
30' WIDE TEMPORARY CONSTRUCTION EASEMENT PER DOC. NO.: 200600000993
30' WIDE SANITARY SEWER EASEMENT PER DOC. NO.: 200600000993
EX. TOP OF BANK (FIELD LOCATED)
TITLE COMMITMENT: IL1808635-114 PART 1
SAN MANHOLE 1307
RIM=650.12
N 24" PVC INV. 632.00
S 24" PVC INV. 632.00
SAN MANHOLE 1303
RIM=651.84'
N 24" PVC INV. 632.93
S 24" PVC INV. 632.93
E 8" PVC INV. 633.99
SAN MANHOLE 1304
RIM=649.50
N 24" PVC INV. 632.18
S 24" PVC INV. 632.18
W 10" PVC INV. 632.97
SAN MANHOLE 1305
RIM=649.56
S 24" PVC INV. 631.50
S 24" PVC INV. 631.50
W 10" PVC INV. 632.36
SAN MANHOLE 1306
RIM=648.11
N 24" PVC INV. 631.27
S 24" PVC INV. 631.27
E 8" PVC INV. 632.46
DANIEL A. NAGEL LIVING TRUST & CHARLENE S. LIVING TRUST
02-08-200-030/ & 02-05-400-005
73.502± ACRES
L=111.07'(M)
R=827.04'(M)
Δ=7°41'40"(M)
CB=N07°52'07"W(M)
CL=110.98'(M)
L=111.06'(R)
R=872.13'(R)
CB=S07°52'07"E(R)
L=142.11'(R)
R=623.89'(R)
CB=S09°31'35"W(R)
FOUND 3/4" IRON PIPE/0.1' BELOW FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE AT FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE AT FINISHED GRADE 0.15' E OF CORNER
FOUND 3/4" IRON PIPE 1.0' BELOW FINISHED GRADE PER DOC. NO.: 201600003538
EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 4
T31N R7E 5 4 8 9 3rd PM
POC
S73°50'13"E 1111.62'(R)
1111.45'(M)
89 LINKS (58.74') (R)
FOUND CAPPED IL-DEPT-TRANSIT IRON PIPE AT FINISHED GRADE ON LINE
PT 10
PT 11
02-09-100-010
COUNTY OF KENDALL
S01°06'42"E 1189.49'(M)
S01°06'41"E 1188.97'(R)
FOUND 5/8" IRON ROD 0.1' BELOW FINISHED GRADE ON LINE
TRAFFIC CONTROL BOX
STATE RTE 47
02-09-100-024
OKEEFE FAMILY LTD PARTNERSHIP
EX. WATERCOURSE A1
ROB ROY CREEK
USACE REGULATED
WATER VALVE VAULT 8.97' WEST OF CORNER
FOUND 3/4" IRON PIPE AT FINISHED GRADE 0.40' N OF CORNER
CONCRETE MONUMENT
FIRE HYDRANT 2.16' WEST OF LINE
VARIABLE WIDTH RIGHT OF WAY PER RIGHT OF WAY PLANS FAP ROUTE 100 (IL-47) SEC 10BRS-3, DOC. NO.: 910147 & BOOK 77, PAGE 583
L=495.91'(M)
R=2259.20'(M)
Δ=12°34'37"(M)
CB=S05°10'32"W(M)
CL=494.92'(M)
L=496.43'(R)
R=2259.20'(R)
CB=S05°11'01"W(R)
EX. CULVERT
30" SMP INV.=645.98
TRAFFIC SIGNAL HANDHOLE
S56°27'19"W 62.20'(M)
S56°27'23"W 62.20'(R)
S64°38'03"W 40.98'(M)
S64°38'07"W 40.98'(R)
S77°17'34"W 142.43'(M)
S77°17'38"W 142.43'(R)
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
N87°18'03"W 68.19'(M)
N87°18'59"W 68.19'(R)
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADE
N09°39'35"E 183.43'(M)
N09°39'39"E 183.43'(R)
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
N09°39'35"E 114.02'(M)
S54°35'02"W 47.33'(M)
S54°35'06"W 47.33'(R)
S60°03'14"W 101.98'(M)
S60°03'18"W 101.98'(R)
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE AT CORNER
S88°53'15"W 450.38'(M)
S88°53'19"W 450.34'(R)
S01°06'47"E 118.69'(M)
S01°06'41"E 118.67'(R)
CONCRETE MONUMENT
FOUND 3/4" IRON PIPE AT FINISHED GRADE AT CORNER
FOUND IRON ROD AT FINISHED GRADE ON ROW
02-08-400-004
CHICAGO WB INVESTORS LLC
S09°37'33"W 1000.44'(M)
S09°37'37"W 1000.44'(R)
APPROXIMATE LOCATION OF FLOODWAY AND FLOOD ZONE AE PER GALENA RD & IL-47 (N. BRIDGE ST) ROB ROY CREEK FLOODPLAIN EXHIBIT BY ENGINEERING ENTERPRISES, INC. DATED 9/8/2023. THE FLOOD ELEVATION IS BETWEEN 648 AND 646.
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE AT FINISHED GRADE AT CORNER
FOUND 5/8" IRON ROD 0.1' BELOW FINISHED GRADE ON LINE
FOUND 3/4" IRON PIPE AT FINISHED GRADE AT CORNER
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.5' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.4' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.1' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.2' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.3' BELOW FINISHED GRADE
FOUND 3/4" IRON PIPE 0.4

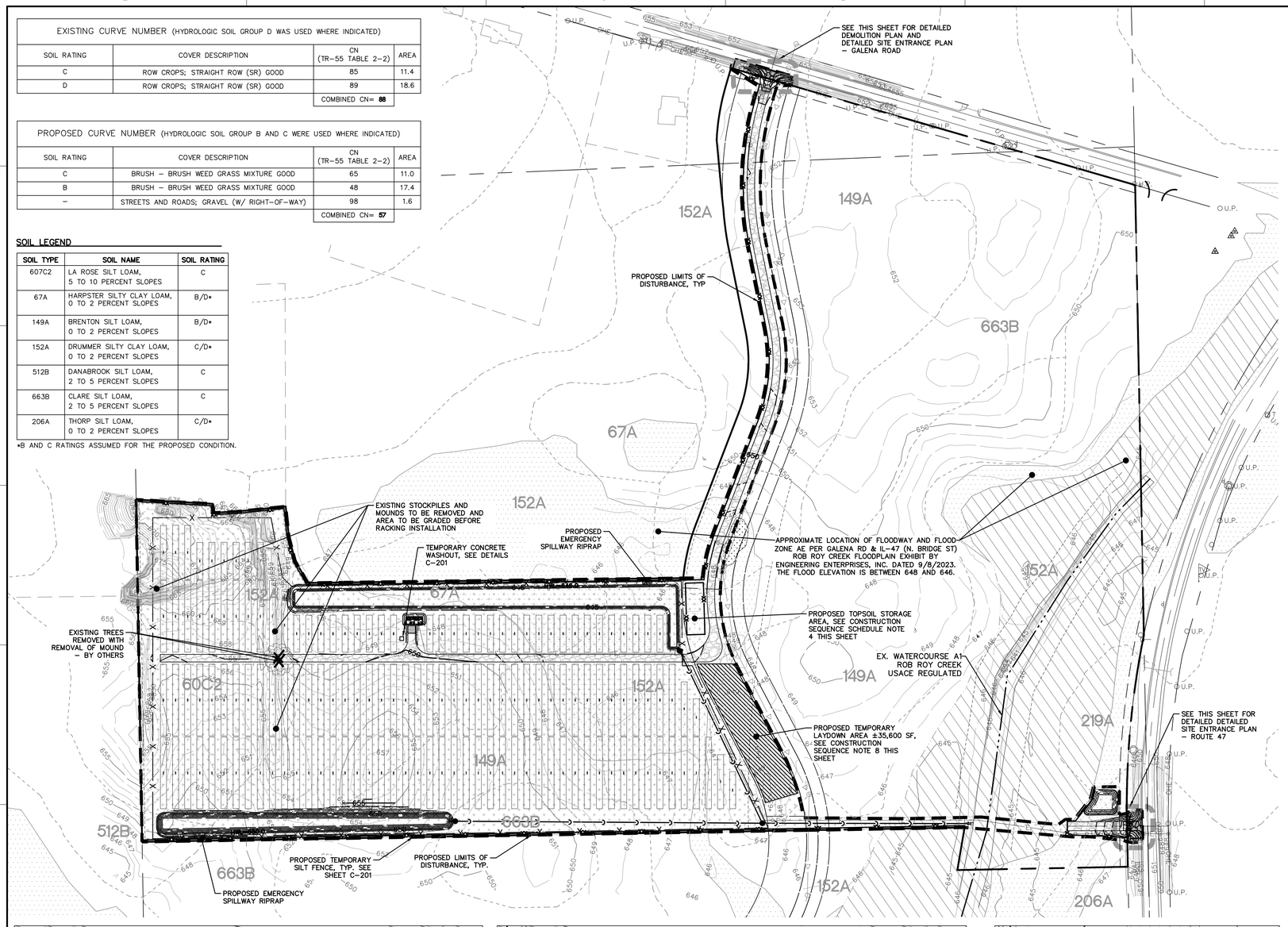
EXISTING CURVE NUMBER (HYDROLOGIC SOIL GROUP D WAS USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
C	ROW CROPS; STRAIGHT ROW (SR) GOOD	85	11.4
D	ROW CROPS; STRAIGHT ROW (SR) GOOD	89	18.6
		COMBINED CN= **88**	

PROPOSED CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)			
SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
C	BRUSH – BRUSH WEED GRASS MIXTURE GOOD	65	11.0
B	BRUSH – BRUSH WEED GRASS MIXTURE GOOD	48	17.4
–	STREETS AND ROADS; GRAVEL (W/ RIGHT-OF-WAY)	98	1.6
		COMBINED CN= **57**	

SOIL LEGEND

SOIL TYPE	SOIL NAME	SOIL RATING
607C2	LA ROSE SILT LOAM, 5 TO 10 PERCENT SLOPES	C
67A	HARPSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D*
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D*
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D*
512B	DANABROOK SILT LOAM, 2 TO 5 PERCENT SLOPES	C
663B	CLARE SILT LOAM, 2 TO 5 PERCENT SLOPES	C
206A	THORP SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D*

*B AND C RATINGS ASSUMED FOR THE PROPOSED CONDITION.



LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SILT FENCE, SEE DETAIL SHEET C-201
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SOILS
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY POLE
- REMOVE EXISTING TREE
- PROPOSED RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C-201
- EROSION CONTROL BLANKET WITH PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD, SEE DETAIL SHEET C-600
- APPROXIMATE FLOODWAY AREA
- APPROXIMATE FLOOD ZONE AE

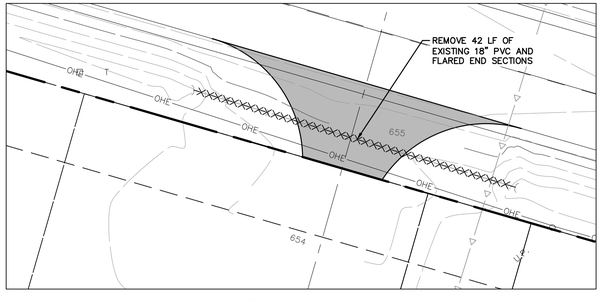
CONSTRUCTION SEQUENCE SCHEDULE

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A.) REMOVE EXISTING CULVERT.
   B.) INSTALL PROPOSED CULVERT AND INLET PROTECTION.
   C.) INSTALL ACCESS ROAD AT ITS FULL WIDTH WITH THE STABILIZATION CONSTRUCTION ENTRANCE UNDER THE EGRESS LAND TO ENSURE EGRESS TRUCKS ARE PROPERLY CLEANED OF MUD AND DEBRIS PRIOR TO ENTERING THE PUBLIC ROADS.
   D.) INSTALL SILT FENCE/SILTSOXX
2. INSTALL SILT FENCE ALONG ALL LIMITS OF DISTURBANCE AREAS.
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. CONTAIN STOCKPILE LOCATIONS WITHIN SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
5. INSTALL GRAVEL ACCESS DRIVE. ACCESS DRIVE SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY PRIOR TO SITE CONSTRUCTION.
6. START CONSTRUCTION OF SOLAR PANELS AND UTILITIES.
7. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. REMOVE GRAVEL FOR LAYDOWN AREA, AND SPREAD WITH TOPSOIL. GRAVEL SHALL BE USED TO FILL IN AREAS ON ACCESS ROAD THAT WERE DAMAGED OR RUTTED DURING CONSTRUCTION.
9. PERMANENTLY STABILIZE ALL AREAS. SEE LANDSCAPE PLAN FOR PERMANENT STABILIZATION MIXES.
10. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

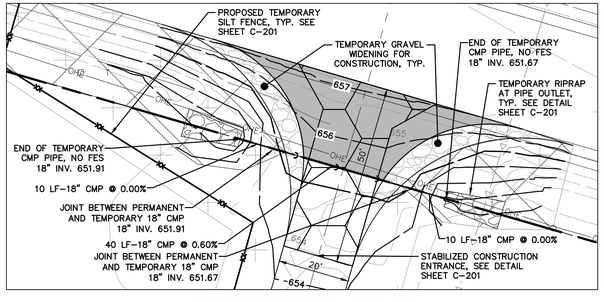
* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS DAY AFTER EVERY 0.5 IN. OR GREATER RAINFALL EVENT.

EROSION CONTROL AND SEDIMENTATION NOTES:

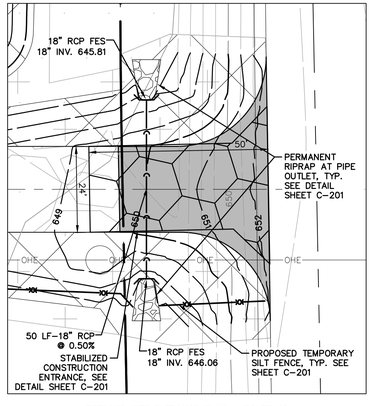
1. SEE DEMOLITION NOTES SHEET C-601
2. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD.
4. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
5. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
6. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
7. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.
8. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY GRAVEL ROADS, EQUIPMENT PAD AREA, AND AREAS OF CUT AND FILL SHALL BE STRIPPED AS NEEDED AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
9. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
11. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
12. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE IN TACT.
13. DUST SHALL BE CONTROLLED AS NEEDED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
14. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
15. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
16. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
17. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORMWATER DRAINAGE PATTERNS.
18. THE OVERALL DEVELOPMENT WILL BE RE-SEEDED AS NEEDED TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE IMPLEMENTED IN THE INTERIM.
19. NO CONSTRUCTION ACTIVITIES, AS PART OF THE SITE DEVELOPMENT, SHALL OCCUR WITHIN ANY DELINEATED WETLANDS OR WETLAND BUFFERS, AS REQUIRED BY THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES.



DETAILED DEMOLITION PLAN
SCALE 1" = 20'



DETAILED SITE ENTRANCE PLAN – GALENA ROAD
SCALE 1" = 20'



DETAILED SITE ENTRANCE PLAN – ROUTE 47
SCALE 1" = 20'

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	75.51
TOTAL DISTURBED AREA (ACRES)	30.0
EXISTING IMPERVIOUS AREA (ACRES)	0.0
PROPOSED IMPERVIOUS AREA (ACRES)	1.6

SCALE IN FEET
0 150 300 450 750

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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1245 EAST DIEHL ROAD, SUITE 100
NAPERVILLE, IL 60563
DESIGN FIRM #184-005878

Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
SOIL EROSION AND SEDIMENTATION CONTROL PLAN

NOT FOR CONSTRUCTION

Scale: As Noted Approved by: MBK
Drawn by: LEH

Dwg No: C-200 Size: D Sheet Rev: C

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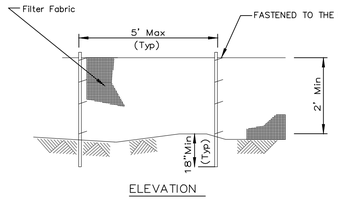
CAD FILE: 220017872C-200-SE.DWG

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

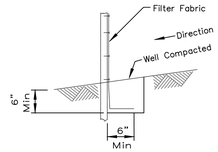
1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE IL GENERAL NPDES PERMIT.
2. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED AND REPLACED AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
3. THE EROSION CONTROL MEASURES INCLUDED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
4. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
5. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. IF SEDIMENT HAS BEEN TRACKED-OUT FROM THE SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE THE SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILAR EFFECTIVE MEANS OF SEDIMENT REMOVAL. THE HOSING OR SWEEPING OF TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE US IS PROHIBITED. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
6. ALL DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, SHALL BE MANAGED BY APPROPRIATE CONTROLS.
   - DEWATERING DISCHARGED SHALL BE TREATED OR CONTROLLED TO MINIMIZE DISCHARGES OF POLLUTANTS.
   - THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM.
   - AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING IS FOUND TO CONTAIN THESE MATERIALS.
   - TO THE EXTENT FEASIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF THE STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL.
   - DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
12. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.
13. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
14. ALL DISTURBED AREAS, AREAS USED FOR STORAGE OR MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AND ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
15. CONTRACTOR SHALL TAKE CORRECTIVE ACTIONS TO ADDRESS ANY STORMWATER CONTROL THAT NEEDS REPAIR OR REPLACEMENT AS SOON AS POSSIBLE AND DOCUMENT CORRECTIVE ACTIONS WITHIN SEVEN DAYS IN AN INSPECTION REPORT.
16. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKET PER MANUFACTURER'S RECOMMENDATIONS ON ALL SLOPES 4:1 OR STEEPER.
17. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (I.E. SILT FENCE, TEMPORARY STABILIZATION, ETC.). STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
21. CONTRACTOR SHALL REMOVE ANY ACCUMULATED SEDIMENT FROM DETENTION BASINS AND STORM SEWER SYSTEMS IN CONJUNCTION WITH THE FINAL STABILIZATION OF THE SITE.
22. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

NOTE:
THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL NPDES PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC.

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

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 period 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, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 4-15-2021
Approved ____ Date ____		

MAINTENANCE:
SILT FENCE SHALL BE REMOVED ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
SILT FENCE SHALL BE INSPECTED NO LESS FREQUENTLY THAN EVERY WEEK DURING CONSTRUCTION. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE STILL IS NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.
SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE.
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, A SEEDBED PREPARED AND THE SITE VEGETATED.

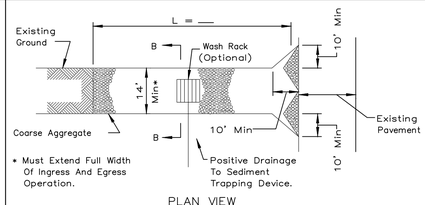
CONCRETE WASHOUT

INSTALLATION
PREFABRICATED WASHOUT SYSTEMS/CONTAINERS
1. INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

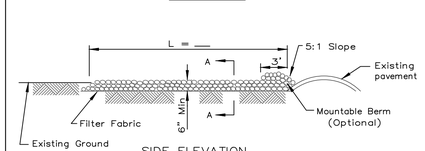
DESIGNED AND INSTALLED SYSTEMS
1. UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
2. DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
3. A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
4. INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
5. PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
6. PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
7. INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
8. POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
9. WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS (SEE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD) OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

MAINTENANCE
1. INSPECT DAILY AND AFTER EACH STORM EVENT.
2. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
3. INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
4. INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
5. ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL.
6. EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
7. UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
8. DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
9. THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING.
10. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
11. CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
12. PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE.
13. INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
14. WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM.
15. HOLES, DEPRESSIONS AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW



SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

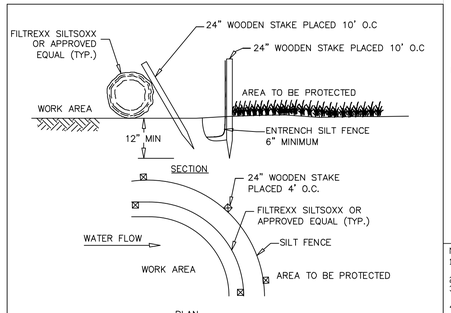
REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

MAINTENANCE:
1. INSPECT DAILY.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
5. FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

CONTRACTOR CERTIFICATION

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

GENERAL CONTRACTOR NAME _____
GENERAL CONTRACTOR ADDRESS _____
GENERAL CONTRACTOR TELEPHONE _____
GENERAL CONTRACTOR SIGNATURE _____
DATE _____
SITE ADDRESS _____
SUBCONTRACTOR NAME _____
SUBCONTRACTOR ADDRESS _____
SUBCONTRACTOR TELEPHONE _____
SUBCONTRACTOR SIGNATURE _____
DATE _____

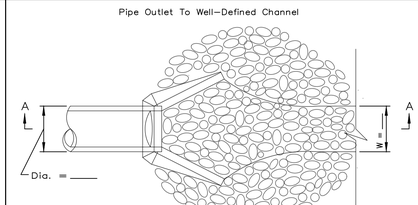


PLAN

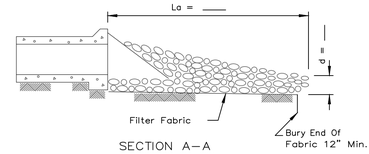
1. FILTER SOCK SHALL BE 12" DIAMETER MIN.
2. SOCKS TO BE FILLED WITH BIODEGRADABLE COMPOST MATERIAL.
3. WOODEN STAKES SHALL BE PLACED DOWNSLOPE OF THE FILTER SOCK.

EROSION CONTROL BARRIER
NOT TO SCALE

PIPE OUTLET TO CHANNEL



PLAN



SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III .
2. The rock riprap shall meet the IDOT requirements for the following gradation _____ .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project		IL-611
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

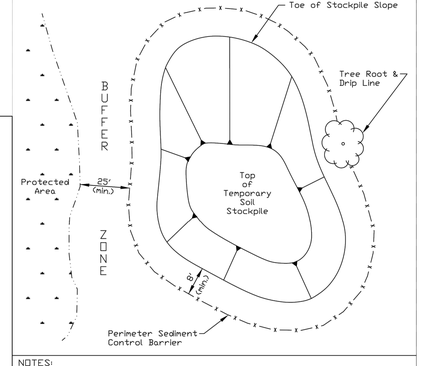
MAINTENANCE:
INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

_____
OWNER DATE

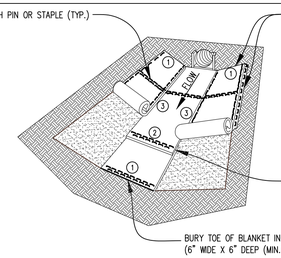
TEMPORARY SOIL STOCKPILE DETAIL

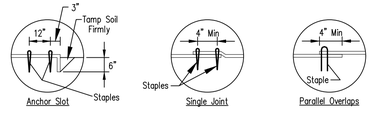


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

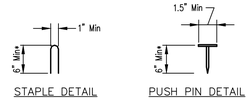
REFERENCE		STANDARD DWG. NO.
Project		IUM-627
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE JANUARY 2017
Approved ____ Date ____		

EROSION CONTROL BLANKET – CHANNEL INSTALLATION





DETAIL 1 DETAIL 2 DETAIL 3

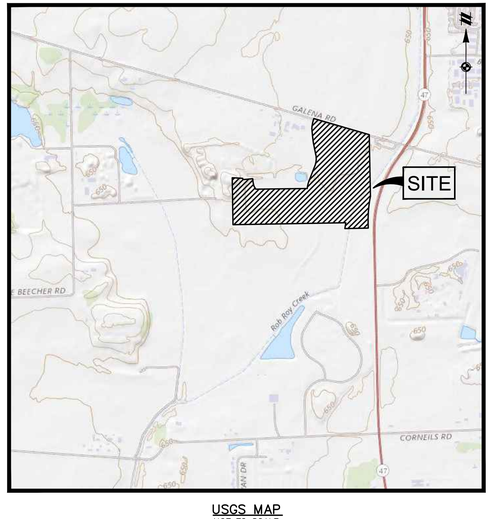


STAPLE DETAIL PUSH PIN DETAIL

*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE		STANDARD DWG. NO.
Project		IUM-531
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 02-22-11
Approved ____ Date ____		

MAINTENANCE:
INSPECT ALL EROSION CONTROL BLANKETS PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR DAMAGE DUE TO WATER RUNNING UNDER THE BLANKET OR IF THE BLANKETS THAT HAVE BEEN DISPLACED BY WIND. ANY AREAS WHERE WATER SEEPED UNDER THE BLANKET, MORE STAPLES MAY BE NEEDED PER GIVEN AREA OR MORE FREQUENT ANCHORING TRENCHES INSTALLED WITH BETTER COMPACTION. IF SIGNIFICANT EROSION HAS OCCURRED UNDER THE BLANKET THEN GRADING AND RESEEDING MAY ALSO BE NECESSARY. ANY EROSION CONTROL BLANKETS THAT HAVE BEEN DISPLACED WILL NEED TO BE REINSTALLED AND RE-STAPLED. THIS MAY INDICATE THAT THE WRONG TYPE OF BLANKET WAS CHOSEN. ONE MAY NEED TO REVISIT THE SITE CHARACTERISTICS AND THEN SELECT A DIFFERENT TYPE OF EROSION CONTROL BLANKET OR CHOSE A DIFFERENT PRACTICE.



USGS MAP
NOT TO SCALE
RECEIVING WATER: ROB ROY CREEK

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CAD FILE: 220017870-201-SE-01.DWG

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Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project: YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

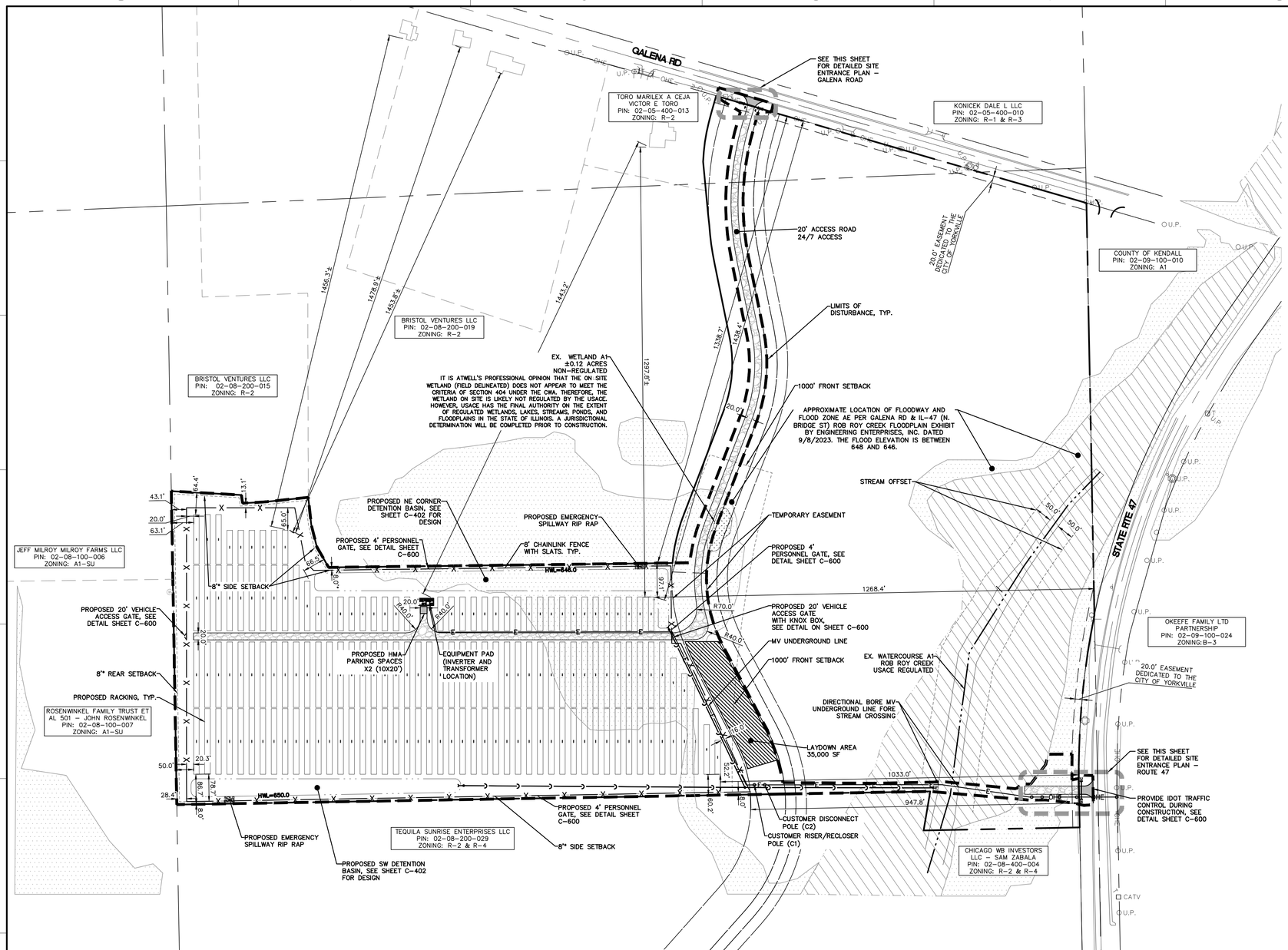
Drawing Title: SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

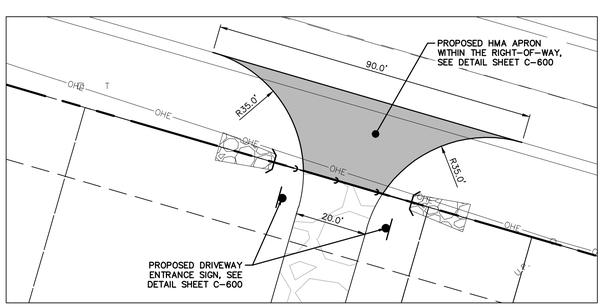
NOT FOR CONSTRUCTION

Scale: As Noted Approved by: MBK
Drawn by: LEH DATE 02-22-11

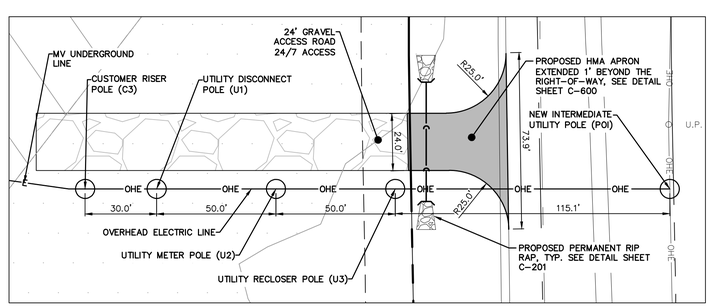
Dwg No: C-201 Size: D Sheet Rev: C

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DETAILED SITE ENTRANCE PLAN – GALENA ROAD
SCALE 1" = 20'



DETAILED SITE ENTRANCE PLAN – ROUTE 47
SCALE 1" = 30'

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING GRAVEL
- EXISTING WETLAND
- EXISTING WATERCOURSE
- PROPOSED FENCE
- PROPOSED SETBACK LINE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD, SEE DETAIL SHEET C-600
- APPROXIMATE FLOODWAY AREA
- APPROXIMATE FLOOD ZONE AE
- EXISTING UTILITY POLE
- PROPOSED SIGN
- LIMIT OF DISTURBANCE

SITE DATA

PIN:	02-05-400-005 & 02-08-200-030
JURISDICTION:	CITY OF YORKVILLE
ZONING DISTRICT:	PUD (PLANNED UNIT DEVELOPMENT)
CURRENT LAND USE:	AGRICULTURAL
PARCEL AREA:	± 75.51 ACRES
LIMITS OF DISTURBANCE:	± 30.0 ACRES
FENCED AREA:	± 23.8 ACRES
PROPOSED IMPERVIOUS AREA:	± 1.6
FLOOD HAZARD:	LOCATION OF FLOODWAY AND FLOOD ZONE AE PER GALENA RD & IL-47 (N. BRIDGE ST) ROB ROY CREEK FLOODPLAIN EXHIBIT BY ENGINEERING ENTERPRISES, INC. DATED 9/8/2023. THE FLOOD ELEVATION IS BETWEEN 648 AND 646.

SOLAR ZONING SETBACKS	REQUIRED	PROPOSED
FRONT (NORTH):	1000'	1438.4'(PANEL)/1338.7'(FENCE)
FRONT (EAST)	1000'	1033.0'(PANEL)/947.8'(FENCE)
SIDE (NORTH)	8'*	64.4'(PANEL)/8.0'(FENCE)
SIDE (SOUTH):	8'*	60.2'(PANEL)/8.0'(FENCE)
REAR (WEST):	8'*	50.0'(PANEL)/28.4'(FENCE)

*SIDE AND REAR YARDS REQUIRED SETBACKS: FIFTY (50) FEET FROM NONRESIDENTIAL PROPERTY LINES AND ONE HUNDRED (100) FEET FROM RESIDENTIAL PROPERTY LINES. A 8' SIDE/REAR SETBACK VARIANCE IS REQUESTED.

SETBACK REQUIREMENTS ARE FOR SOLAR PANELS AND EQUIPMENT PAD, FENCES ARE EXCLUDED.

HEIGHT RESTRICTIONS: MAXIMUM PANEL HEIGHT IS THIRTY (30) FEET AT FULL TILT.

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMITS OF WORK SHALL BE EROSION CONTROL BARRIERS AS INDICATED ON DRAWINGS.
4. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
5. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
6. EXISTING TREES AND SHRUBS OUTSIDE THE FENCE LINE SHALL NOT BE CLEARED, UNLESS OTHERWISE NOTED. ALL EXISTING VEGETATION INSIDE FENCE LINE SHALL BE CLEARED AND GRUBBED.
7. FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

ZONING DISTRICT:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE **CITY OF YORKVILLE PLANNING DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.**
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING, SECURING AND COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT, AS ADMINISTERED BY THE STATE ENVIRONMENTAL PROTECTION AGENCY.

LAYOUT AND MATERIALS NOTES:

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
4. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

SCALE IN FEET
0 150 300 450 750

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

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DESIGN FIRM #184-005878

Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

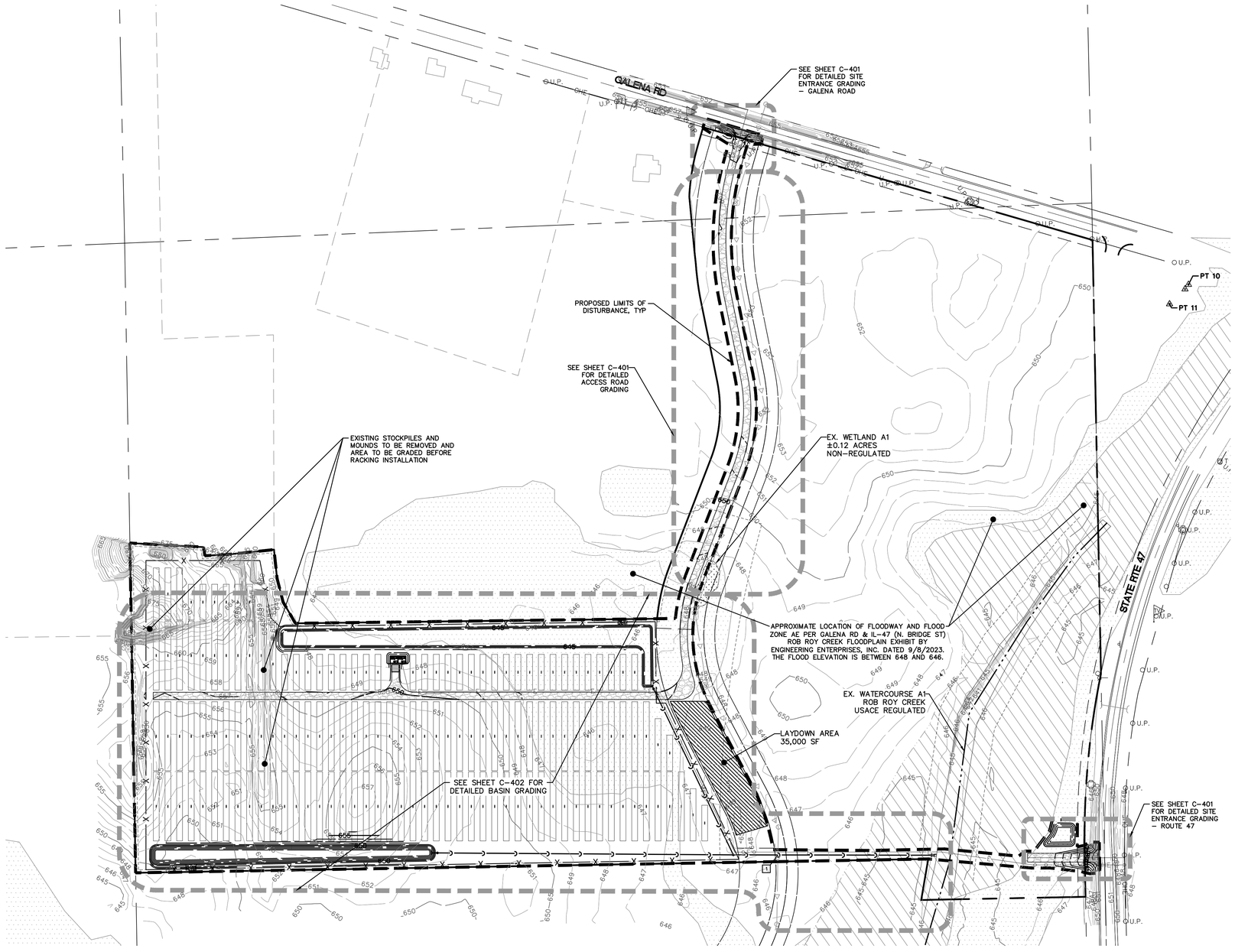
P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
SITE LAYOUT PLAN
NOT FOR CONSTRUCTION
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: C-300 Size: D Sheet Rev: C

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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING GRAVEL
- EXISTING WETLAND
- EXISTING WATERCOURSE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED FENCE
- EXISTING SANTIARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD, SEE DETAIL SHEET C-600
- APPROXIMATE FLOODWAY AREA
- APPROXIMATE FLOOD ZONE AE
- EXISTING UTILITY POLE
- PROPOSED FLARED END SECTION/HEADWALL
- PROPOSED MANHOLE/RISER
- PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART SHEET C-402

STORMWATER SUMMARY

DISTURBED AREA:	30.0± ACRES
PROPOSED IMPERVIOUS AREA:	1.6 ± ACRES
AVERAGE EXISTING SOIL RATING:	B
EXISTING COVER:	STRAIGHT ROW CROPS
CN FOR EXISTING SITE:	88
PROPOSED COVER:	BRUSH-WEED-GRASS
CN FOR PROPOSED SITE:	57

- THE DRAINAGE AREA WILL NOT BE LARGELY ALTERED BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS. SOME REVISIONS MAY BE NECESSARY.
- DUE TO THE LARGE REDUCTION IN CURVE NUMBER BETWEEN THE EXISTING AND PROPOSED CONDITIONS, THE PROPOSED RUNOFF WILL BE REDUCED; THUS, CAUSING NO NEGATIVE IMPACTS ON THE DOWNSTREAM TRIBUTARY AREAS.

GRADING, DRAINAGE AND UTILITY NOTES:

1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "811" OR EQUIVALENT AND THE OWNER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTIFIED IN ADVANCE.
2. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
5. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
6. THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE EROSION CONTROL BARRIERS AFTER RE-VEGETATION OF DISTURBED AREAS.
7. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED UNLESS NOTED ON PLANS.
8. PITCH EVENLY BETWEEN SPOT GRADES.
9. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
10. EXISTING SITE SURFACE DRAINAGE PATTERNS WILL BE MAINTAINED.

SCALE IN FEET
0 150 300 450 750

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Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
GRADING AND STORMWATER PLAN

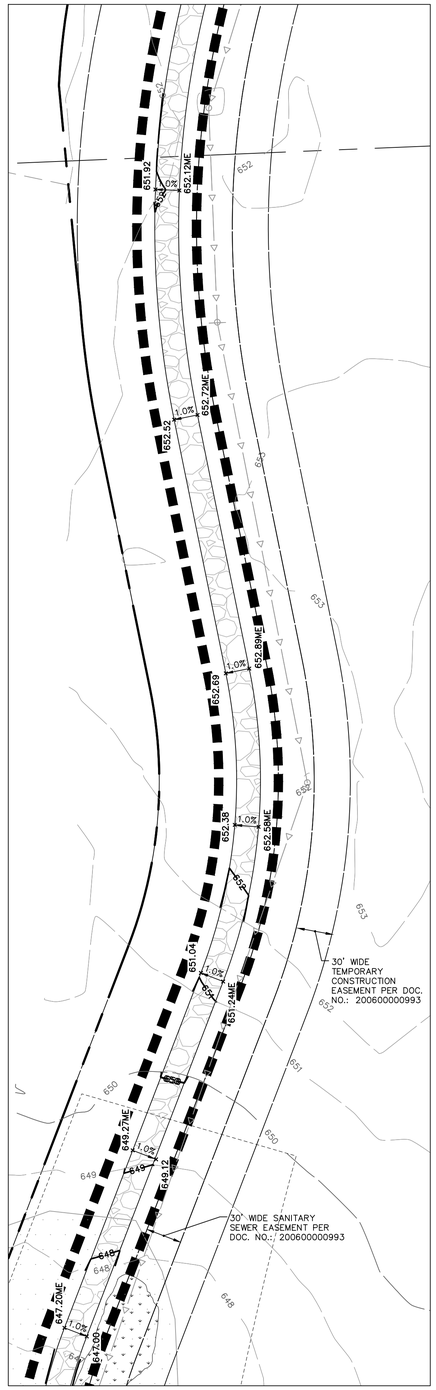
NOT FOR CONSTRUCTION

Scale: As Noted
Approved by: MBK
Drawn by: LEH

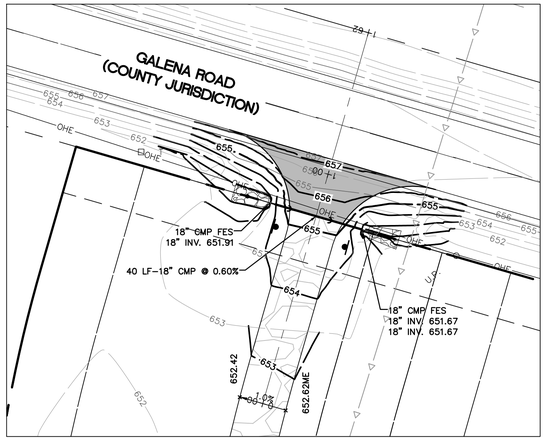
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Size: D
Sheet Rev: C

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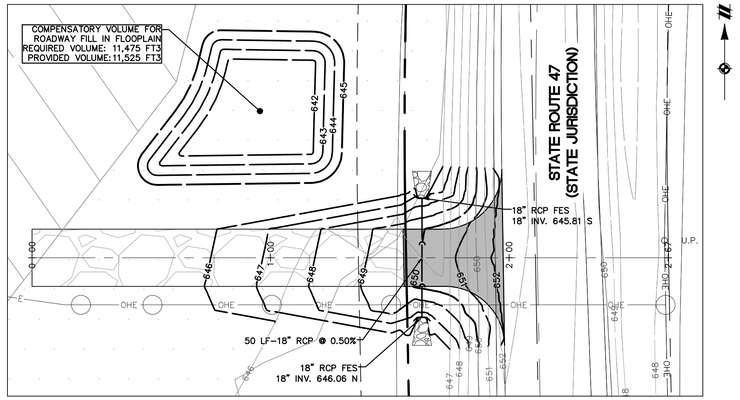
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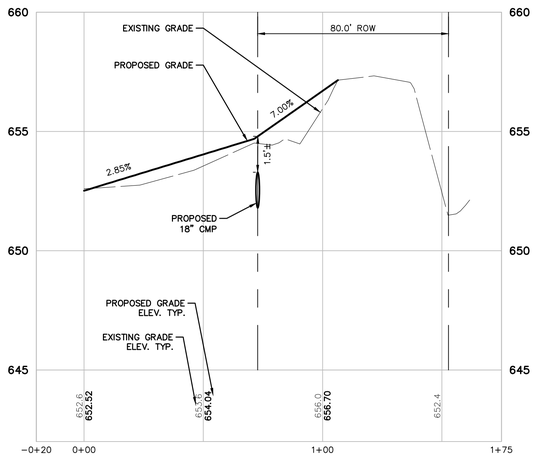
DETAILED ACCESS ROAD GRADING
SCALE 1" = 60'



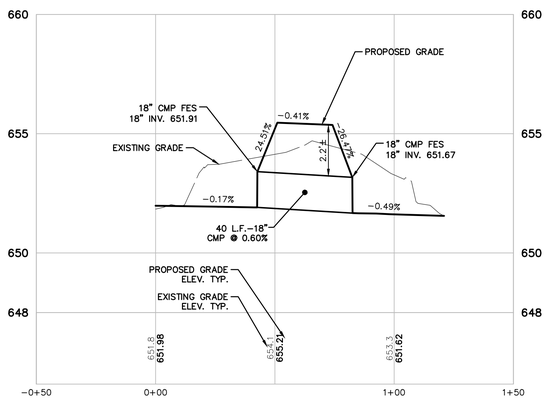
DETAILED SITE ENTRANCE GRADING – GALENA ROAD
SCALE 1" = 30'



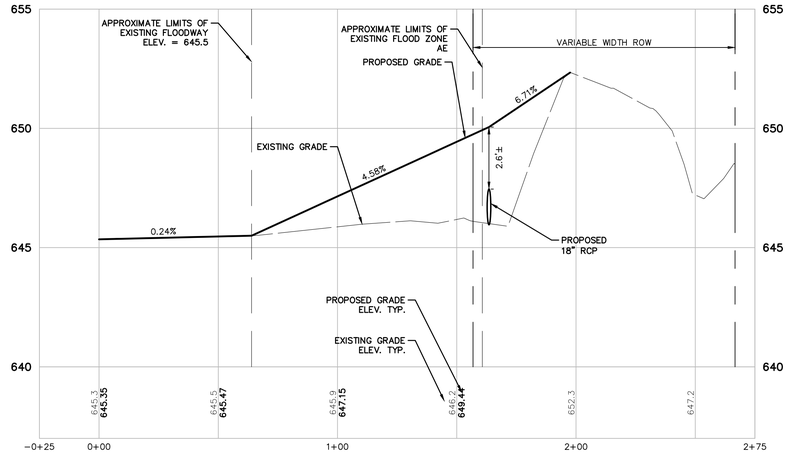
DETAILED SITE ENTRANCE GRADING – ROUTE 47
SCALE 1" = 30'



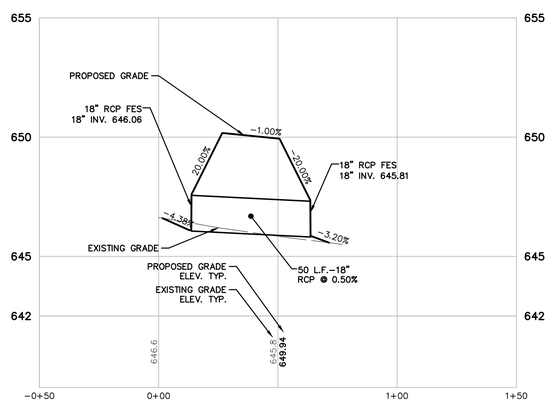
ACCESS ROAD ENTRANCE – GALENA ROAD
VERT: 1"=3'
HORZ: 1"=30'



GALENA ROAD CULVERT
VERT: 1"=3'
HORZ: 1"=30'



ACCESS ROAD – ROUTE 47
VERT: 1"=3'
HORZ: 1"=30'



RT 47 CULVERT
VERT: 1"=3'
HORZ: 1"=30'

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Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
GRADING PLAN - ACCESS ROAD

NOT FOR CONSTRUCTION

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-401 | Size: D | Sheet Rev: C

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PROPOSED EMERGENCY SPILLWAY RIP RAP, SEE DETAIL THIS SHEET

PROPOSED NE DETENTION BASIN
VOLUME PROVIDED=108,767 CF
BASIN HIGH WATER LEVEL = 646.0
BASIN OUTLET ELEV. = 644.0

12" HDPE FES
12" INV. 644.00 SE

7 LF-12" HDPE @ 0.00%

T/P = 649.75

649.70 649.50 649.83 649.57

656.33ME 657.26ME 649.85ME 648.91ME 650.06ME 649.70ME 649.11ME 646.61 647.06ME 647.46 647.14 647.34ME 647.00 646.60ME

655.94ME 656.83ME 650.10ME 649.27ME 650.73ME 650.37ME 649.51ME 646.81ME 647.50ME 646.80ME

EXISTING STOCKPILES AND MOUNDS TO BE REMOVED AND AREA TO BE GRADED BEFORE RACKING INSTALLATION

RESTRICTOR MH-2
4' DIA. RESTRICTOR MH
W/ GROUTED 6" ORFICE
SEE DETAIL THIS SHEET
RIM 646.53
12" INV. 644.00 NW
12" INV. 644.00 SE

505 LF-12" HDPE @ 0.23%

PROPOSED SW DETENTION BASIN
VOLUME PROVIDED = 103,983 CF
BASIN HIGH WATER LEVEL = 650.0
BASIN OUTLET ELEV. = 646.0

15 LF-12" HDPE @ 0.00%

811 LF-12" HDPE @ 0.42%

12" HDPE FES
12" INV. 646.00 E

RESTRICTOR MH-1
4' DIA. RESTRICTOR MH
W/ GROUTED 6" ORFICE
SEE DETAIL THIS SHEET
RIM 651.19
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12" INV. 646.00 E

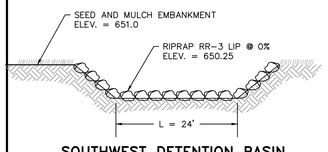
MH-3
4' DIA. MH
RIM 647.79
12" INV. 642.63 NW
12" INV. 642.63 W
12" INV. 642.63 E

542 LF-12" HDPE @ 0.30%

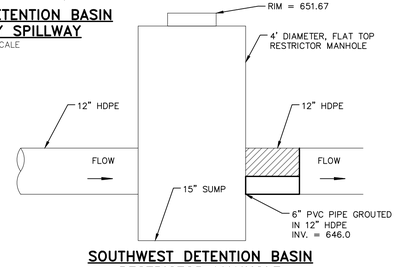
PROPOSED EMERGENCY SPILLWAY RIP RAP, SEE DETAIL THIS SHEET

MATCHLINE SEE THIS SHEET

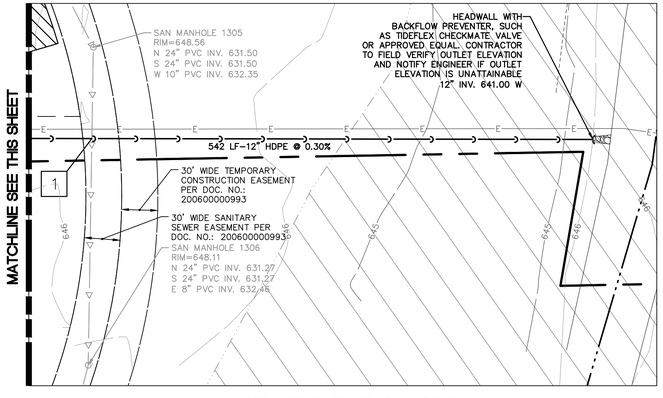
DETAILED BASIN GRADING
SCALE 1" = 60'



SOUTHWEST DETENTION BASIN EMERGENCY SPILLWAY
NO SCALE

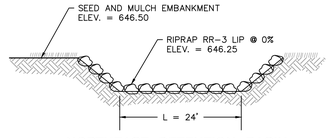


SOUTHWEST DETENTION BASIN RESTRICTOR MANHOLE
NO SCALE

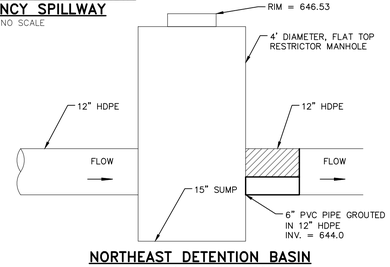


DETAILED BASIN GRADING CONT.
SCALE 1" = 60'

UTILITY CROSSING CHART							
CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	B/P ELEVATION	BOTTOM UTILITY	T/P ELEVATION	CLEARANCE	COMMENT
1	0.00	12" STORM	642.09	EX. 24" SANITARY	632.46	9.63	



NORTHEAST DETENTION BASIN EMERGENCY SPILLWAY
NO SCALE



NORTHEAST DETENTION BASIN RESTRICTOR MANHOLE
NO SCALE

SCALE IN FEET
0 60 120 180 300

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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NAPERVILLE, IL 60563
DESIGN FIRM #184-005876

Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project: YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title: GRADING PLAN - BASINS

NOT FOR CONSTRUCTION

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-402 | Size: D | Sheet Rev: C

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PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX

Acres: 30.0	**acres**	
Street Frontage (Galena Rd): 1111.45	**feet**	
Street Frontage (IL Route 47) 814.60	**feet**	
USDA Zone: 5 (-20 degrees to -10 degrees)		

Ch. 12. LANDSCAPE ORDINANCE
Section 8-12-3: GENERAL STANDARDS

A. Parkway Landscaping:

requirement	required	provided
For all development other than single-family detached and duplex residential development, the minimum required number of parkway trees is one (1) tree per fifty (50) linear feet of frontage	23 trees along Galena Road 13 trees along IL Route 47	23 trees along Galena Road 13 trees along IL Route 47

D. Lot Landscaping:

requirement	required	provided
Nonresidential: Two (2) shade trees and fifteen (15) shrubs shall be provided for every twenty thousand (20,000) square feet of lot area.	131 trees	58 *trees
*Assume City of Yorkville can administratively approve less total trees and shrubs on the basis that a solar development would be hindered by more plant material.	980 shrubs	525 *shrubs

PLANT SCHEDULE

SHADE TREES

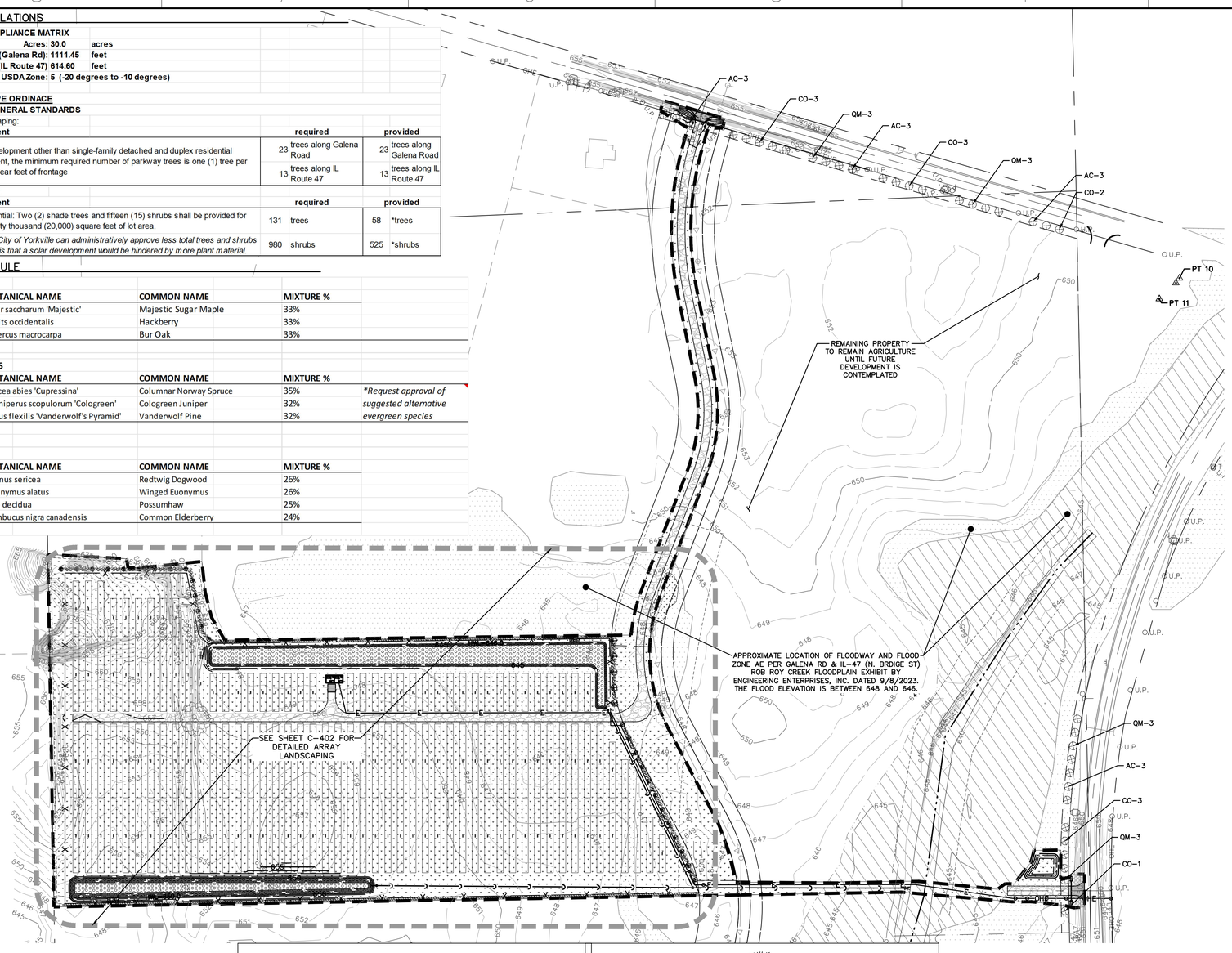
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIXTURE %	
AC	12	Acer saccharum 'Majestic'	Majestic Sugar Maple	33%	
CO	12	Celits occidentalis	Hackberry	33%	
QM	12	Quercus macrocarpa	Bur Oak	33%	
Total	**36**				

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIXTURE %	
PA	11	*Picea abies 'Cupressina'	Columnar Norway Spruce	35%	*Request approval of
JS	10	*Juniperus scopulorum 'Cologreen'	Cologreen Juniper	32%	suggested alternative
PF	10	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	32%	evergreen species
Total	**31**				

SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIXTURE %
CS	145	Cornus sericea	Redtwig Dogwood	26%
EA	146	Euonymus alatus	Winged Euonymus	26%
ID	142	Ilex decidua	Possumhaw	25%
SN	134	Sambucus nigra canadensis	Common Elderberry	24%
Total	**567**			



LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING GRAVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING WETLAND
- EXISTING WATERCOURSE
- PROPOSED FENCE
- PROPOSED GRAVEL ACCESS DRIVE
- PROPOSED HMA ACCESS ROAD, SEE DETAIL SHEET C-600
- PROPOSED POLLINATOR SEED MIX, SEE SEED MIX THIS SHEET
- PROPOSED BASIN SEED MIX (TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS)
- PROPOSED IDOT CLASS 2A: SALT TOLERANT ROADSIDE MIXTURE GRASS SEED
- APPROXIMATE FLOODWAY AREA
- APPROXIMATE FLOOD ZONE AE
- EXISTING UTILITY POLE
- PROPOSED SHRUB
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE

PLANTING NOTES:

1. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
2. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
3. PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
4. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.
5. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
6. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
9. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

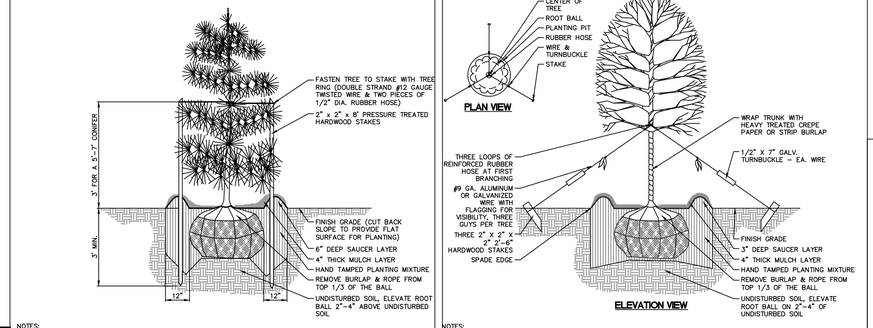
Natural Resource Services

Yorkville Solar Proposed Array Mix
February 2024

Common Name	Scientific Name	% of Mix	Seeds/ft²	Total	
Grasses					
Sideoats Grama	Bouteloua curtipendula	19.83%	5.0	2.28	PLS lb
Prairie Brome	Bromus kalmii	0.87%	0.3	0.10	PLS lb
Plains Oval Sedge	Carex brevior	3.04%	3.7	0.35	PLS lb
Bicknell's Sedge	Carex bicknellii	1.05%	0.8	0.12	PLS lb
Troublesome Sedge	Carex molesta	2.00%	2.1	0.23	PLS lb
Brown Fox Sedge	Carex vulpinoidea	2.17%	9.2	0.25	PLS lb
Silky Wild Rye	Elymus villosus	6.52%	1.5	0.75	PLS lb
Little Bluestem	Schizachyrium scoparium	38.00%	24.1	4.37	PLS lb
Prairie Dropseed	Sporobolus heterolepis	0.43%	0.3	0.05	PLS lb
Forbs					
Common Yarrow	Achillea millefolium	0.48%	3.6	0.06	PLS lb
Nodding Onion	Allium cernuum	0.26%	0.1	0.03	PLS lb
Lead Plant	Amorpha canescens	1.44%	1.0	0.17	PLS lb
Canada Anemone	Anemone canadensis	0.05%	0.0	0.01	PLS lb
Wild Columbine	Aquilegia canadensis	0.05%	0.1	0.01	PLS lb
Common Milkweed	Asclepias syriaca	0.37%	0.1	0.04	PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.35%	0.1	0.04	PLS lb
Canada Milkvetch	Astragalus canadensis	1.18%	0.8	0.14	PLS lb
Calico Aster	Symphyotrichum lateriflorum	0.05%	0.5	0.01	PLS lb
Partridge Pea	Chamaecrista fasciculata	3.38%	0.4	0.39	PLS lb
White Prairie Clover	Dalea candida	4.43%	3.6	0.51	PLS lb
Purple Prairie Clover	Dalea purpurea	6.55%	5.0	0.75	PLS lb
Cream Gentian	Gentiana flavida	0.05%	0.3	0.01	PLS lb
Prairie Blazing Star	Liatris pycnostachya	0.26%	0.1	0.03	PLS lb
Virginia Mountain Mint	Pycnanthemum virginianum	0.10%	0.9	0.01	PLS lb
Prairie Wild Rose	Rosa arkansana	0.32%	0.0	0.04	PLS lb
Black-eyed Susan	Rudbeckia hirta	2.09%	8.1	0.24	PLS lb
Gray Goldenrod	Solidago nemoralis	0.05%	0.6	0.01	PLS lb
Ohio Goldenrod	Solidago ohioensis	0.05%	0.2	0.01	PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.17%	0.6	0.02	PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.26%	0.1	0.03	PLS lb
Hoary Vervain	Verbena stricta	1.56%	1.8	0.18	PLS lb
Golden Alexanders	Zizia aurea	2.61%	1.2	0.30	PLS lb

Seeding rate 11.5 lbs. per acre; 76.1 seeds per square foot.
Northern IL poorly drained B.

2885 Quail Road NE, Souk Rapids MN 56379
14426 W. State Rt 90, Princeville, IL 61559

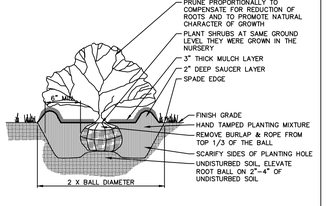


NOTES:
1. PLANTING DETAIL APPLIES TO ALL DECIDUOUS TREES AND LARGE EVERGREEN SHRUBS.
2. SHRUB MULCH RING AND PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
3. CONTRACTOR SHALL PRUNE PER TREE PRUNING DETAIL AS NEEDED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
6. REMOVE TREE RINGS, AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
7. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION.
8. TREE SHALL BE PLACED IN SAME ORIENTATION AS IT WAS GROWN AT THE NURSERY.
9. PLANTING MIXTURE SHALL INCLUDE;
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

CONIFEROUS TREE PLANTING DETAIL BALLED AND BURLAPPED
NOT TO SCALE

NOTES:
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6. REMOVE TREE RINGS, TREE WRAP AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
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   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

DECIDUOUS CANOPY TREE PLANTING DETAIL (2" CAL. OR GREATER)
NOT TO SCALE



NOTES:
1. PLANT AZALEAS AND RHODODENDRONS WITH 1/4 OF ROOT BALL ABOVE FINISH GRADE.
2. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
3. PLANTING MIXTURE SHALL INCLUDE;
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

BALLED AND BURLAPPED SHRUB PLANTING DETAIL
NOT TO SCALE

SCALE IN FEET
0 150 300 450 750

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

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DESIGN FIRM #184-005878

Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

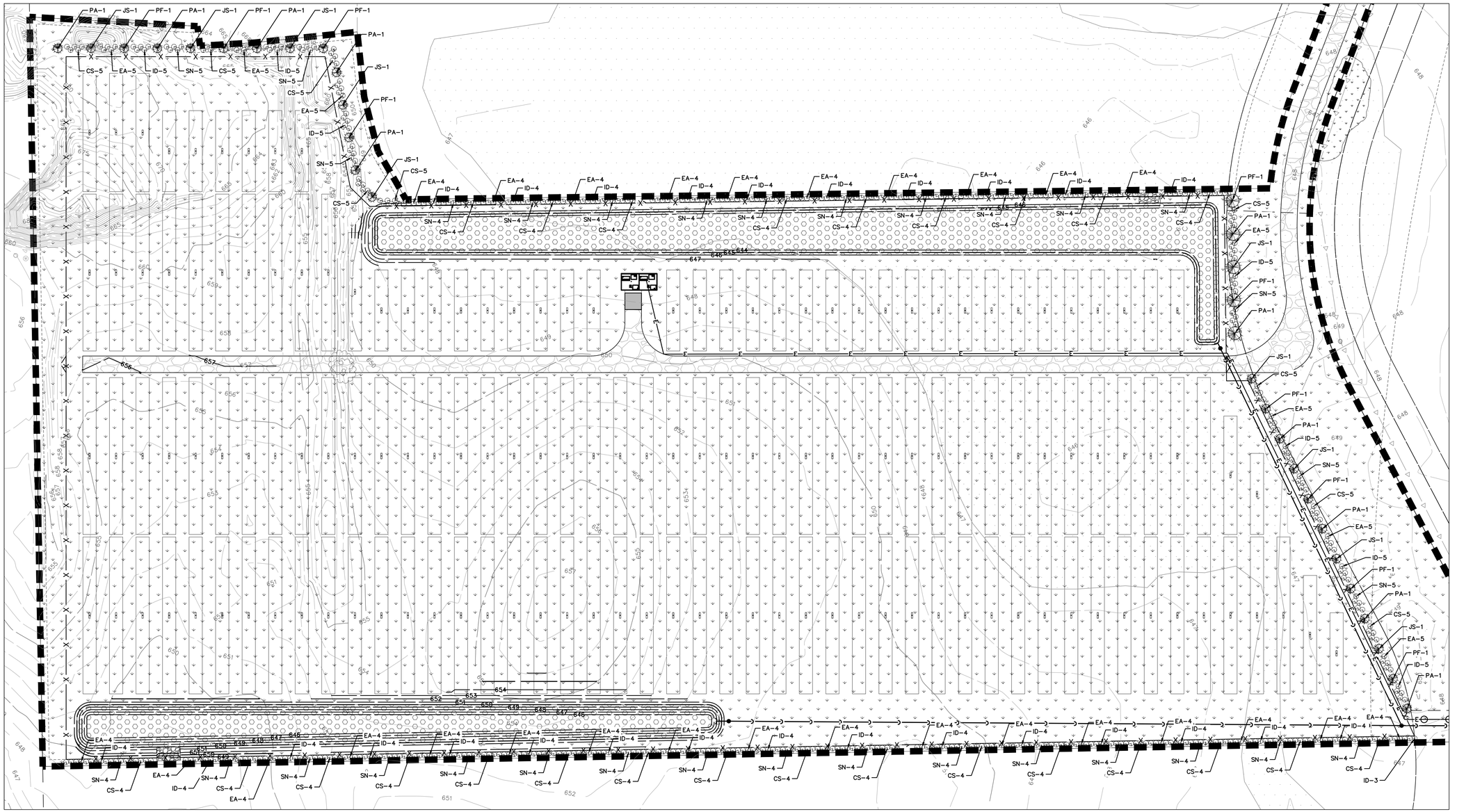
Drawing Title:
LANDSCAPE PLAN

NOT FOR CONSTRUCTION
Scale: As Noted
Approved by: MBK
Drawn by: LEH

Dwg No: C-500
Size: D
Sheet Rev: C

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DETAILED BASIN GRADING
SCALE 1" = 60'

SCALE IN FEET
0 60 120 180 300

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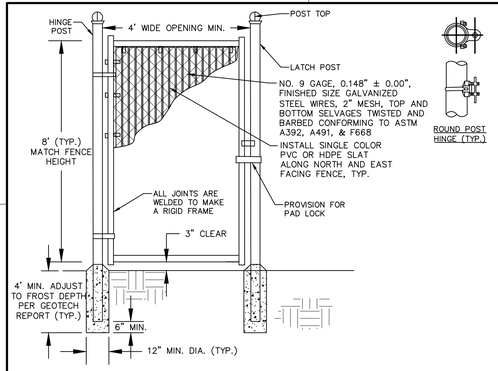
P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
DETAILED LANDSCAPE PLAN
NOT FOR CONSTRUCTION
Scale: As Noted Approved by: MBK
Drawn by: LEH

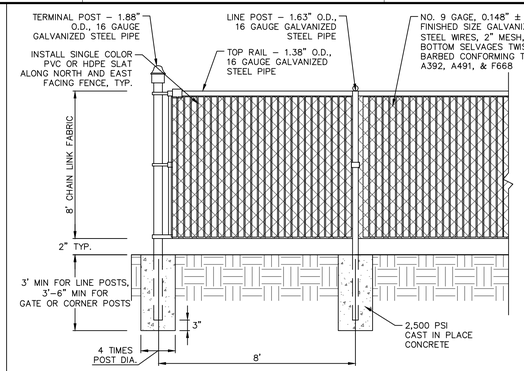
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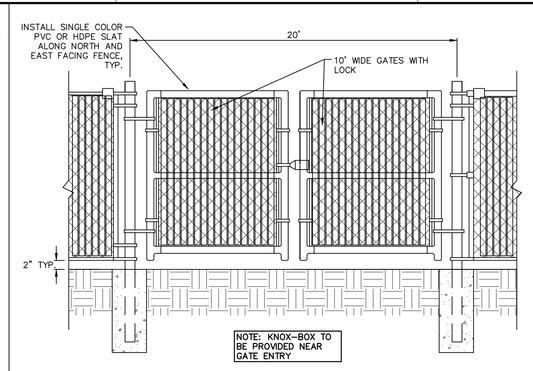
CHAIN LINK FENCE – PERSONNEL GATE

NOT TO SCALE



CHAIN LINK FENCE DETAIL

NOT TO SCALE



CHAIN LINK FENCE WITH GATE

NOT TO SCALE

DANGER

HIGH VOLTAGE - KEEP AWAY
AUTHORIZED PERSONNEL ONLY

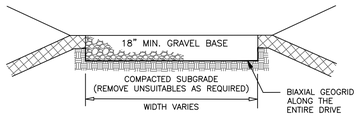
NO TRESPASSING. THIS SITE IS MONITORED BY SURVEILLANCE.

PLEASE DIAL 911
IN THE EVENT OF AN EMERGENCY

Followed By a Second Call To:
857-239-0057

Your Location Is:
TBD, Galena Road
Yorkville, IL 60512

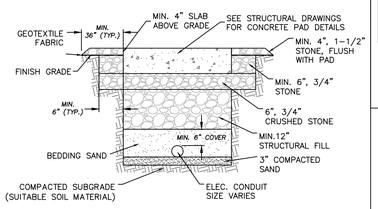
nexamp



NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.

ACCESS DRIVE CROSS SECTION

NOT TO SCALE



SUBSOIL EQUIPMENT FOUNDATION DETAIL

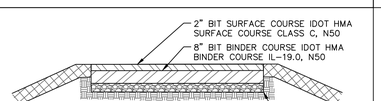
NOT TO SCALE



ENTRANCE LEFT SIGN
NOT TO SCALE



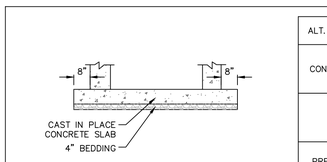
ENTRANCE RIGHT SIGN
NOT TO SCALE



NOTES:
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2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE. DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET DRAIN ACROSS IT AND TO PREVENT PUDDLING.

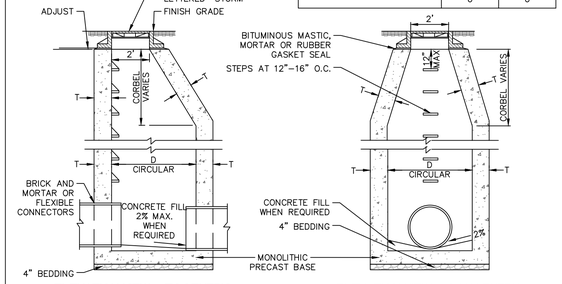
ACCESS DRIVE CROSS SECTION WITHIN R.O.W. AT ROUTE 47

NOT TO SCALE



ALTERNATE BOTTOM SLAB

ALT. MATERIALS FOR WALLS	D (FEET)	T (MIN.) (INCHES)
CONCRETE MASONRY UNITS	4	5
	5	5
	6	5
BRICK MASONRY	4	8
	5	8
	6	8
PRECAST REIN. CONCRETE SECT.	4	4
	5	5
	6	6
CAST-IN-PLACE CONCRETE	4	6
	5	6
	6	6



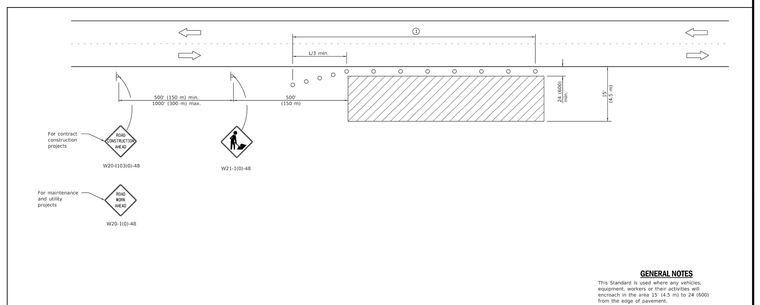
ELEVATION VIEW – ECCENTRIC

ELEVATION VIEW – CONCENTRIC

NOTES:
1. MANHOLE STEPS WHEN REQUIRED SHALL BE INSTALLED AS SHOWN ON THE PLANS.

TYPICAL STORM MANHOLE "A"

NOT TO SCALE



TYPICAL APPLICATIONS
Utility operations
Culvert extensions
Sign face changes
Guardrail repairs and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

SYMBOLS
Work area
Sign
Cone, drum or barricade

GENERAL NOTES
This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

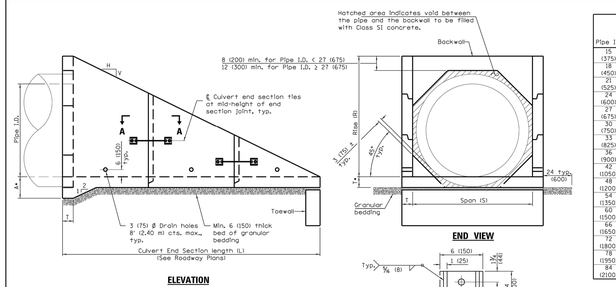
S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Revised workers sign number to agree with current MUTCD.
1-1-13	Omitted text "WORKERS" sign.

OFF-RD OPERATIONS, 2L, 2W, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

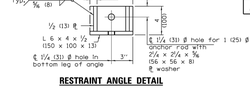
STANDARD 701006-05



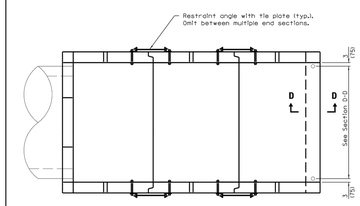
ELEVATION

• This dimension shall be increased by 1½ (38) for CIP field construction. See General Notes.

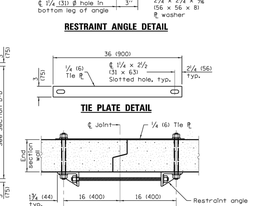
END VIEW



RESTRAINT ANGLE DETAIL



PLAN



TIE PLATE DETAIL

SECTION A–A

(Showing end section tie details)

PIPE CULVERT END SECTION DIMENSIONS

Pipe I.D.	A	R	S	T	L Slope of End Section 1x2	1x3	1x4	1x6
15 (375)	14 (350)	29 (737)	28 (711)	8 (200)	5'-6" (1,68 m)	7'-11" (2,42 m)	10'-4" (3,16 m)	15'-2" (4,63 m)
18 (450)	15 (375)	33 (838)	32 (813)	8 (200)	6'-2" (1,88 m)	8'-11" (2,72 m)	11'-8" (3,56 m)	17'-2" (5,24 m)
21 (525)	15 (375)	36 (914)	34 (864)	8 (200)	6'-8" (2,03 m)	9'-8" (2,95 m)	12'-8" (3,86 m)	18'-8" (5,69 m)
24 (600)	15 (375)	39 (990)	38 (970)	8 (200)	7'-3" (2,19 m)	10'-5" (3,18 m)	13'-8" (4,17 m)	20'-2" (6,15 m)
27 (675)	15 (375)	3'-10" (1,17 m)	3'-9" (1,07 m)	8 (200)	8'-4" (2,54 m)	12'-0" (3,71 m)	15'-9" (4,88 m)	23'-3" (7,21 m)
30 (750)	16 (400)	4'-3" (1,27 m)	4'-1" (1,17 m)	8 (200)	9'-0" (2,75 m)	13'-1" (4,02 m)	17'-2" (5,29 m)	25'-3" (7,83 m)
33 (825)	16 (400)	4'-5" (1,35 m)	4'-5" (1,22 m)	8 (200)	9'-8" (2,90 m)	13'-11" (4,25 m)	18'-4" (5,60 m)	27'-0" (8,29 m)
36 (900)	16 (400)	4'-8" (1,42 m)	4'-8" (1,32 m)	8 (200)	10'-0" (3,05 m)	14'-8" (4,47 m)	19'-3" (5,90 m)	28'-9" (8,74 m)
42 (1050)	17 (425)	5'-3" (1,60 m)	5'-0" (1,52 m)	8 (200)	11'-3" (3,41 m)	16'-5" (5,01 m)	21'-8" (6,61 m)	32'-3" (9,81 m)
48 (1200)	17 (425)	5'-9" (1,75 m)	5'-6" (1,68 m)	8 (200)	12'-2" (3,71 m)	17'-11" (5,46 m)	23'-8" (7,22 m)	35'-3" (10,73 m)
54 (1350)	18 (450)	6'-4" (1,93 m)	6'-2" (1,88 m)	8 (200)	13'-4" (4,07 m)	19'-8" (6,00 m)	26'-0" (7,93 m)	38'-8" (11,79 m)
60 (1500)	18 (450)	6'-10" (2,08 m)	6'-8" (2,03 m)	8 (200)	14'-3" (4,37 m)	21'-2" (6,46 m)	28'-0" (8,54 m)	41'-8" (12,71 m)
66 (1650)	19 (475)	7'-3" (2,26 m)	7'-4" (2,24 m)	8 (200)	15'-6" (4,73 m)	22'-11" (6,99 m)	30'-4" (9,26 m)	45'-2" (13,78 m)
72 (1800)	19 (475)	7'-11" (2,41 m)	7'-10" (2,39 m)	8 (200)	16'-6" (5,03 m)	24'-5" (7,45 m)	32'-4" (9,87 m)	48'-2" (14,70 m)
78 (1950)	21 (525)	8'-6" (2,59 m)	8'-6" (2,59 m)	9 (230)	17'-9" (5,41 m)	26'-3" (8,01 m)	34'-9" (10,60 m)	51'-9" (15,78 m)
84 (2100)	21 (525)	9'-0" (2,74 m)	9'-0" (2,74 m)	9 (230)	18'-9" (5,72 m)	27'-9" (8,46 m)	36'-9" (11,21 m)	54'-9" (16,70 m)

GENERAL NOTES

This Standard is for use with single pipe culverts and multi-pipe culvert installations. For multi-pipe culvert installations, place the end sections side-by-side leaving a 3 (75) space between adjacent end section walls and fill the space(s) with Class SI concrete.

The number of segments shown in elevation is for example only. The length and number of precast sections required to construct the end section shall be determined by the Contractor.

See roadway plans for slope (Vxh) and pipe inside diameter.

End section may be installed up to ± 15 degrees skewed with roadway.

2¼ x 2¼ x ⅜ (56 x 56 x 8) plate washers shall be provided under each nut required for the anchor rods. Holes in the walls for the culvert tie assembly may be drilled using core bits in lieu of formed holes.

See Standard 542311 for end sections having traversable pipe grate.

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (Vxh).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-15-16	Added general note for multiple end sections.
4-1-16	Added note to omit restraint angle and tie plate for mult. end sections.

CONCRETE END SECTIONS FOR PIPE CULVERTS 15" (375 mm) THRU 84" (2100 mm) DIA.

(Sheet 1 of 3)

STANDARD 542001-06

Illinois Department of Transportation
APPROVED April 26, 2016
ENGINEER OF PAVEMENT TECHNOLOGY
APPROVED April 26, 2016
ENGINEER OF BUREAU OF ENVIRONMENT
BDE 5-13 (D1DOT)

Illinois Department of Transportation
APPROVED April 26, 2016
ENGINEER OF STRUCTURAL REQUIREMENTS
APPROVED April 26, 2016
ENGINEER OF BUREAU OF ENVIRONMENT
BDE 5-13 (D1DOT)

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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Rev	Issued For	Date
A	PERMIT SET	4/12/24
B	PERMIT SET	6/4/24
C	PERMIT SET	6/11/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
STANDARD DETAILS

NOT FOR CONSTRUCTION
Drawn by: LEH
Scale: As Noted
Approved by: MBK

Dwg No: C-600
Size: D
Sheet Rev: C

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AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA) AND ILLINOIS DEPARTMENT OF AGRICULTURE (IDOA) CONSTRUCTION NOTES

1. GUY WIRES AND ANCHORS
   A. BEST EFFORTS SHALL BE MADE TO PLACE GUY WIRES AND THEIR ANCHORS, IF USED, OUT OF CROPLAND, PASTURELAND AND HAYLAND, PLACING THEM INSTEAD ALONG EXISTING UTILIZATION LINES AND ON LAND OTHER THAN CROPLAND. WHERE THIS IS NOT FEASIBLE, BEST EFFORTS SHALL BE MADE TO MINIMIZE GUY WIRE IMPACT ON CROPLAND.

2. UNDERGROUND CABLING DEPT
   A. UNDERGROUND ELECTRICAL CABLES LOCATED OUTSIDE THE PERIMETER OF THE FENCE OF THE SOLAR PANELS SHALL BE BURIED WITH:
      A.1. A MINIMUM OF 5 FEET OF TOP COVER WHERE THEY CROSS CROPLAND.
      A.2. A MINIMUM OF 5 FEET OF TOP COVER WHERE THEY CROSS PASTURE LAND OR OTHER NON– CROPLAND CLASSIFIED AS PRIME FARMLAND.
      A.3. A MINIMUM OF 3 FEET OF TOP COVER WHERE THEY CROSS PASTURE LAND AND OTHER AGRICULTURAL LAND NOT CLASSIFIED AS PRIME FARMLAND.
      A.4. A MINIMUM OF 3 FEET OF TOP COVER WHERE THEY CROSS WOODED/BRUSHY LAND.

3. TOPSOIL REMOVAL AND REPLACEMENT
   A. ANY EXCAVATION SHALL BE PERFORMED IN A MANNER TO PRESERVE TOPSOIL. BEST EFFORTS SHALL BE MADE TO STORE THE TOPSOIL NEAR THE EXCAVATION SITE IN SUCH A MANNER THAT IT SHALL NOT BECOME INTERMIXED WITH SUBSOIL MATERIALS.
   B. BEST EFFORTS SHALL BE MADE TO STORE ALL DISTURBED SUBSOIL MATERIAL NEAR THE EXCAVATION SITE AND SEPARATE FROM THE TOPSOIL.
   C. WHEN BACKFILLING AN EXCAVATION SITE, BEST EFFORTS SHALL BE USED TO ENSURE THE STOCKPILED SUBSOIL MATERIAL WILL BE PLACED BACK INTO THE EXCAVATION SITE BEFORE REPLACING THE TOPSOIL.
   D. REFER TO NOTE 5 FOR PROCEDURES PERTAINING TO ROCK REMOVAL FROM THE SUBSOIL AND TOPSOIL.
   E. REFER TO NOTE 6 FOR PROCEDURES PERTAINING TO THE REPAIR OF COMPACTION AND RUTTING OF THE TOPSOIL.
   F. BEST EFFORTS SHALL BE PERFORMED TO PLACE THE TOPSOIL IN A MANNER SO THAT AFTER SETTLING OCCURS, THE TOPSOIL'S ORIGINAL DEPTH AND CONTOUR WILL BE RESTORED AS CLOSE AS REASONABLY PRACTICABLE. THE SAME SHALL APPLY WHERE EXCAVATIONS ARE MADE FOR ROAD, STREAM, DRAINAGE DITCH, OR OTHER CROSSINGS. IN NO INSTANCE SHALL THE TOPSOIL MATERIALS BE USED FOR ANY OTHER PURPOSE UNLESS AGREED TO EXPLICITLY AND IN WRITING BY THE LANDOWNER.
   G. BASED ON THE MUTUAL AGREEMENT OF THE LANDOWNER AND FACILITY OWNER, EXCESS SOIL MATERIAL RESULTING FROM SOLAR FACILITY EXCAVATION SHALL EITHER BE REMOVED OR STORED ON THE LANDOWNER'S PROPERTY AND RESEEDED PER THE APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT/STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

4. REROUTING AND PERMANENT REPAIR OF AGRICULTURAL DRAINAGE TILES
   THE FOLLOWING STANDARDS AND POLICIES SHALL APPLY TO UNDERGROUND DRAINAGE TILE LINE(S) DIRECTLY OR INDIRECTLY AFFECTED BY CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, THE CONTRACTOR AND OWNER SHALL WORK WITH THE LANDOWNER TO IDENTIFY DRAINAGE TILE LINES TRAVERSING THE PROPERTY SUBJECT TO THE UNDERLYING AGREEMENT TO THE EXTENT REASONABLY PRACTICABLE. ALL DRAINAGE TILE LINES IDENTIFIED IN THIS MANNER SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
   B. THE LOCATION OF ALL DRAINAGE TILE LINES LOCATED ADJACENT TO OR WITHIN THE FOOTPRINT OF THE FACILITY SHALL BE RECORDED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. WITHIN 60 DAYS AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL PROVIDE THE OWNER, LANDOWNER, THE IDOA, AND THE RESPECTIVE COUNTY SOIL AND WATER CONSERVATION DISTRICT (SWCD) WITH "AS BUILT" DRAWINGS (STRIP MAPS) SHOWING THE LOCATION OF ALL DRAINAGE TILE LINES BY SURVEY STATION ENCOUNTERED IN THE CONSTRUCTION OF THE FACILITY, INCLUDING ANY TILE LINE REPAIR LOCATION(S), AND ANY UNDERGROUND CABLE INSTALLED AS PART OF THE FACILITY.
   C. MAINTAINING SURROUNDING AREA SUBSURFACE DRAINAGE
      IF DRAINAGE TILE LINES ARE DAMAGED BY THE FACILITY, THE CONTRACTOR SHALL REPAIR THE LINES OR INSTALL NEW DRAINAGE TILE LINE(S) OF COMPARABLE QUALITY AND COST TO THE ORIGINAL(S), AND OF SUFFICIENT SIZE AND APPROPRIATE SLOPE IN LOCATIONS THAT LIMIT DIRECT IMPACT FROM THE FACILITY. IF THE DAMAGED TILE LINES CAUSE AN UNREASONABLE DISRUPTION TO THE DRAINAGE SYSTEM, AS DETERMINED BY THE LANDOWNER, THEN SUCH REPAIRS SHALL BE MADE PROMPTLY TO ENSURE APPROPRIATE DRAINAGE. ANY NEW LINE(S) MAY BE LOCATED OUTSIDE OF, BUT ADJACENT TO THE PERIMETER OF THE FACILITY. DISRUPTED ADJACENT DRAINAGE TILE LINES SHALL BE ATTACHED THERETO TO PROVIDE AN ADEQUATE OUTLET FOR THE DISRUPTED ADJACENT TILE LINES.

5. ROCK REMOVAL
   WITH ANY EXCAVATIONS, THE FOLLOWING ROCK REMOVAL PROCEDURES PERTAIN ONLY TO ROCKS FOUND IN THE UPPERMOST 42 INCHES OF SOIL, THE COMMON FREEZE ZONE IN ILLINOIS, WHICH EMERGED OR WERE BROUGHT TO THE SITE AS A RESULT OF CONSTRUCTION.
   A. BEFORE REPLACING ANY TOPSOIL, BEST EFFORTS SHALL BE TAKEN TO REMOVE ALL ROCKS GREATER THAN 3 INCHES IN ANY DIMENSION FROM THE SURFACE OF EXPOSED SUBSOIL WHICH EMERGED OR WERE BROUGHT TO THE SITE AS A RESULT OF CONSTRUCTION.
   B. IF TRENCHING, BLASTING, OR BORING OPERATIONS ARE REQUIRED THROUGH ROCKY TERRAIN, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR OVERSIZED ROCKS TO BECOME INTERSPERSED IN ADJACENT SOIL MATERIAL.
   C. ROCKS AND SOIL CONTAINING ROCKS REMOVED FROM THE SUBSOIL AREAS, TOPSOIL, OR FROM ANY EXCAVATIONS, SHALL BE REMOVED FROM THE LANDOWNER'S PREMISES OR DISPOSED OF ON THE LANDOWNER'S PREMISES AT A LOCATION THAT IS ACCEPTABLE TO THE LANDOWNER AND THE OWNER.

6. REPAIR OF COMPACTION AND RUTTING
   A. AFTER THE TOPSOIL HAS BEEN REPLACED, ALL AREAS THAT ARE NOT DIRECTLY UNDER PHOTOVOLTAIC PANELS THAT WERE TRAVERSED BY VEHICLES AND CONSTRUCTION EQUIPMENT SHALL BE RIPPED AT LEAST 18 INCHES DEEP, AND ALL PASTURE AND WOODLAND SHALL BE RIPPED AT LEAST 12 INCHES DEEP TO THE EXTENT PRACTICABLE. THE EXISTENCE OF TILE LINES OR UNDERGROUND UTILITIES MAY NECESSITATE LESS DEPTH. THE DISTURBED AREA SHALL THEN BE DISKED.
   B. ALL RIPPING AND DISKING SHALL BE DONE AT A TIME WHEN THE SOIL IS DRY ENOUGH FOR NORMAL TILLAGE OPERATIONS TO OCCUR ON LAND ADJACENT TO THE FACILITY.
   C. THE CONTRACTOR SHALL RESTORE ALL RUTTED LAND TO A CONDITION AS CLOSE AS POSSIBLE TO ITS ORIGINAL CONDITION.

7. CONSTRUCTION DURING WET WEATHER
   EXCEPT AS PROVIDED BELOW, CONSTRUCTION ACTIVITIES ARE NOT ALLOWED ON AGRICULTURAL LAND WHERE NORMAL FARMING OPERATIONS, SUCH AS PLOWING, DISKING, PLANTING OR HARVESTING, CANNOT TAKE PLACE DUE TO EXCESSIVELY WET SOILS. WET WEATHER CONDITIONS ARE TO BE DETERMINED ON A FIELD BY FIELD BASIS AND NOT FOR THE PROJECT AS A WHOLE.
   A. CONSTRUCTION ACTIVITIES ON PREPARED SURFACES, SURFACES WHERE TOPSOIL AND SUBSOIL HAVE BEEN REMOVED, HEAVILY COMPACTED IN PREPARATION, OR OTHERWISE STABILIZED (E.G. THROUGH CEMENT MIXING) MAY OCCUR AT THE DISCRETION OF THE CONTRACTOR IN WET WEATHER CONDITIONS.
   B. CONSTRUCTION ACTIVITIES ON UNPREPARED SURFACES SHALL BE DONE ONLY WHEN WORK SHALL NOT RESULT IN RUTTING CREATING A MIXING OF SUBSOIL AND TOPSOIL DETERMINATION AS TO THE POTENTIAL OF SUBSOIL AND TOPSOIL MIXING SHALL BE IN CONSULTATION WITH THE UNDERLYING LANDOWNER, OR, IF APPROVED BY THE LANDOWNER, HIS/HER DESIGNATED TENANT.

8. WEED/VEGETATION CONTROL
   A. THE CONTRACTOR SHALL PROVIDE FOR WEED CONTROL IN A MANNER THAT PREVENTS THE SPREAD OF WEEDS. SPRAYING SHALL BE DONE BY A PESTICIDE APPLICATOR THAT IS APPROPRIATELY LICENSED FOR DOING SUCH WORK IN THE STATE OF ILLINOIS.

DECOMPACTION NOTES

1. DECOMPACTION IS REQUIRED WHEN ALL THREE CONDITIONS APPLY.
   A. THE AREA HAS BEEN TRAFFICKED OR TRAVERSED BY VEHICLES OR CONSTRUCTION EQUIPMENT, AND
   B. THE SOIL PENETROMETER READINGS ARE 300 PSI OR GREATER, AND
   C. THE SOIL STRENGTH (PSI) IN THE RIGHT–OF–WAY AREA IS GREATER THAN THAT OF THE NON–TRAFFICKED AREA.
2. AN ENVIRONMENTAL AND/OR AGRICULTURAL INSPECTOR (AI), WITH EXPERIENCE AND TRAINING IN THE PROPER IDENTIFICATION OF COMPACTED SOIL AND OPERATION METHODS OF DEEP DECOMPACTION TOOLS IS REQUIRED TO OBSERVE THE DAILY OPERATION OF THE RIPPER/SUBSOILER TO ENSURE THE CONDITIONS ARE APPROPRIATE FOR DECOMPACTION EFFORTS AND THAT THE PROPER EQUIPMENT IS UTILIZED AND THAT EQUIPMENT IS SET–UP AND OPERATED CORRECTLY.
3. TO ACHIEVE THE MOST EFFECTIVE SHATTER OF THE COMPACTED SOIL THE FOLLOWING GUIDELINES HAVE BEEN ESTABLISHED:
   A. CONDUCT RIPPING WHEN THE SOIL IS DRY. FOLLOW THE "SOIL PLASTICITY TEST PROCEDURES" TO DETERMINE IF SOIL CONDITIONS ARE ADEQUATELY DRY TO CONDUCT DECOMPACTION EFFORTS.
   B. DEEP RIPPING SHALL BE CONDUCTED USING A RIPPER OR SUBSOILING TOOL WITH A SHANK LENGTH OF NO LESS THAN 18 INCHES AND A SHANK SPACING OF APPROXIMATELY THE SAME MEASUREMENT AS THE SHANK LENGTH.
   C. USE A RIPPER WITH A KNIFE LENGTH OF NO LESS THAN 2 INCHES MORE THAN THE DESIRED DEPTH OF DECOMPACTION.
   D. TO BEST PROMOTE REVEGETATION AND RESTORE CROP PRODUCTION, A TOTAL DEPTH OF 30 OR MORE INCHES OF SOIL (TOPSOIL PLUS SUBSOIL) IS REQUIRED.
   E. THE MINIMUM DEPTHS OF DECOMPACTION STATED ABOVE IN 3.D. ARE REQUIRED WHERE POSSIBLE. A SAFE DISTANCE FROM SUB–SURFACE STRUCTURES (TILE DRAINS, PIPELINES, BURIED UTILITIES, BEDROCK, ETC.) MUST BE MAINTAINED AT ALL TIMES. WHERE SUCH STRUCTURES EXIST, A LESSER DEPTH OF DECOMPACTION WILL BE REQUIRED TO PREVENT DAMAGE TO EQUIPMENT AND THE STRUCTURES AS WELL AS TO MAINTAIN A SAFE WORK ENVIRONMENT. THE ALLOWABLE DECOMPACTION DEPTH IN THESE INSTANCES WILL BE DETERMINED ON A SITE BY SITE BASIS.
   F. WHEN THE KNIVES ARE IN THE SOIL TO THE DESIRED DEPTH, THE TONGUE OF THE RIPPER SHOULD BE PARALLEL TO THE SURFACE OF THE GROUND.
   G. SELECT A TRACTOR THAT HAS ENOUGH HORSEPOWER TO PULL THE RIPPER AT A SPEED OF 1.5 TO 2 MPH AND WHOSE FOOTPRINT IS OF EQUAL OR LESSER WIDTH THAN THE RIPPER. TRACKED EQUIPMENT IS PREFERRED AND TYPICALLY REQUIRED TO ACHIEVE THIS CRITERIA.
   H. THE RIPPER SHANKS SHOULD NOT CREATE RUTS, CHANNELS, OR MIXING OF THE SUB–SOIL WITH TOPSOIL. A SPEED OF 1.5 TO 2 MPH IS RECOMMENDED TO MINIMIZE THE RISK OF RUTTING AND SOIL MIXING. THE IDEAL OPERATING SPEED CAN VARY WITH SOIL CHARACTERISTICS, TRACTOR AND RIPPING TOOL USED. AN EXCESSIVE TRAVEL SPEED WILL OFTEN INCREASE MIXING OF SOIL HORIZONS.
   I. WHEN THE EQUIPMENT IS SET UP AND OPERATED CORRECTLY, THE RIPPER SHOULD CREATE A WAVE ACROSS THE SURFACE OF THE GROUND AS IT LIFTS AND DROPS THE SOIL.
   J. MAKE ONE RIPPING PASS THROUGH THE COMPACTED AREA. USING A PENETROMETER, THE AI WILL MEASURE THE PSI BETWEEN THE RIPPED KNIFE TRACKS TO DETERMINE IF THE SINGLE RIPPING PASS WAS SUCCESSFUL. ADDITIONAL PASSES SHOULD ONLY BE USED WHERE NEEDED AS THEY MAY REDUCE THE EFFECTIVENESS OF THE RIPPING BY RECOMPACTING THE SOIL SHATTERED IN THE PREVIOUS PASS.
   K. IF THE FIRST PASS DOES NOT SUCCESSFULLY DECOMPACT THE SOIL, ADDITIONAL PASSES WILL BE NEEDED. SHOULD MULTIPLE PASSES OF THE RIPPER BE NEEDED TO ACHIEVE DECOMPACTION BETWEEN THE KNIVES TRACKS OF THE RIPPING TOOL, THE SUBSEQUENT PASSES SHOULD BE POSITIONED SO THE KNIFE TRACKS FROM THE PREVIOUS PASS ARE SPLIT BY THE SECOND PASS. IF THREE OR MORE PASSES HAVE BEEN MADE AND SUFFICIENT DECOMPACTION HAS NOT YET BEEN ACHIEVED THE AI MAY CHOOSE TO HALT FURTHER DECOMPACTION EFFORTS IN THAT AREA UNTIL CONDITIONS IMPROVE OR BETTER METHODS ARE DETERMINED.
   L. FOLLOWING RIPPING, ALL STONE AND ROCK THREE OR MORE INCHES IN SIZE WHICH HAS BEEN LIFTED TO THE SURFACE SHALL BE COLLECTED AND REMOVED FROM AGRICULTURAL AREAS.
   M. AFTER RIPPING HAS BEEN CONDUCTED, DO NOT ALLOW UNNECESSARY TRAFFIC ON THE RIPPED AREA.
   N. IN AGRICULTURAL LANDS AND CROPLANDS THAT WILL NOT BE REPLANTED TO VEGETATION AS SHOWN ON THE PLANS, RECOMMEND TO LANDOWNERS TO PLANT A COVER CROP (CEREAL RYE, CLOVER, ALFALFA, TILLAGE RADISH, TURNIPS, ETC.) FOLLOWING DECOMPACTION. REDUCED COMPACTION CREATED BY THE RIPPER PASS WILL NOT REMAIN OVER TIME WITHOUT SUBSEQUENT ROOT PENETRATION. ROOT PENETRATION INTO THE SHATTERED SOIL IS NECESSARY TO ESTABLISH PERMANENT STABILIZED CHANNELS TO CONDUCT AIR AND WATER INTO THE SOIL PROFILE. TWO GOOD SOURCES FOR LANDOWNER COVER CROP EDUCATION ARE HTTP://WWW.MCCC.MSU.EDU/CCINFO/CROPBYCROP.HTML AND HTTP://MCCCDEV.ANR.MSU.EDU/. FOR LOCAL EXPERTISE, CONSULT WITH YOUR COUNTY'S SOIL AND WATER CONSERVATION DISTRICT /USDA NATURAL RESOURCE CONSERVATION SERVICE (NRCS) OFFICE FOR COVER CROP SELECTION AND COMPLIANCE WITH NRCS PLANTING DEADLINES.

SOIL PLASTICITY TEST PROCEDURES

THE AGRICULTURAL INSPECTOR WILL TEST THE CONSISTENCY OF THE SURFACE SOIL TO A DEPTH OF APPROXIMATELY 4 TO 8 INCHES USING THE FIELD PLASTICITY TEST PROCEDURE DEVELOPED FROM THE ANNUAL BOOK OF ASTM STANDARDS, PLASTIC LIMIT OF SOILS (ASTM D–4318).

1. PULL A SOIL PLUG FROM THE AREA TO BE TILLED, MOVED, OR TRAFFICKED TO A DEPTH OF 4–8 INCHES.
2. ROLL A PORTION OF THE SAMPLE BETWEEN THE PALMS OF THE HANDS TO FORM A WIRE WITH A DIAMETER OF ONE–EIGHTH INCH.
3. THE SOIL CONSISTENCY IS:
   A. TILLABLE (ABLE TO BE WORKED) IF THE SOIL WIRE BREAKS INTO SEGMENTS NOT EXCEEDING 3/8 OF AN INCH IN LENGTH.
   B. PLASTIC (NOT TILLABLE) IF THE SEGMENTS ARE LONGER THAN 3/8 OF AN INCH BEFORE BREAKING.
4. THIS PROCEDURE IS TO BE USED TO AID IN DETERMINING WHEN SOIL CONDITIONS ARE DRY ENOUGH FOR CONSTRUCTION ACTIVITIES TO PROCEED.
5. ONCE THE SOIL CONSISTENCY HAS BEEN DETERMINED TO BE OF ADEQUATE DRYNESS, THE PLASTICITY TEST IS NOT REQUIRED AGAIN UNTIL THE NEXT PRECIPITATION EVENT.

DEMOLITION NOTES

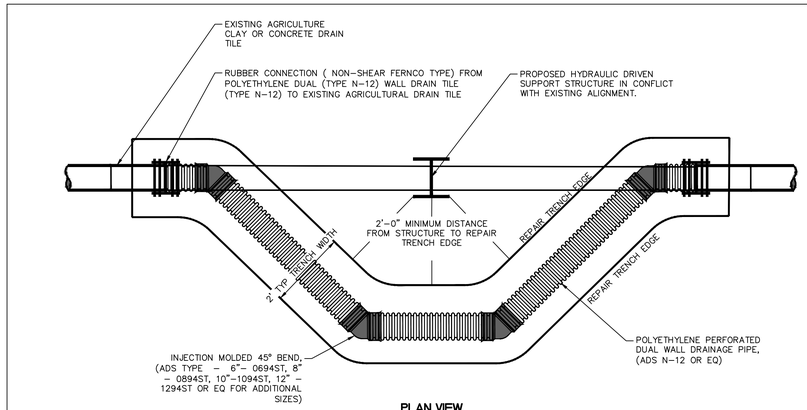
1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIAL IN A LOCATION AND IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, CONCRETE, ASPHALT, STEEL, UTILITIES, DRAINAGE STRUCTURES, ETC.
2. CONTRACTOR TO DEMOLISH THE SITE SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED.
3. ALL UNSUITABLE MATERIAL THAT WOULD CONFLICT WITH THE PROPER CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALL GOVERNING AGENCIES PRIOR TO THE START OF SITE DEMOLITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITY SERVICES ARE DISCONNECTED OR PROTECTED PRIOR TO THE START OF DEMOLITION OF THE SITE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES ASSOCIATED WITH UTILITY COORDINATION.
7. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER.
8. PRIOR TO THE START OF ANY SITE DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. CONTRACTOR MUST PROVIDE SAFETY FENCING FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
10. SITE DEMOLITION SHALL NOT CONFLICT WITH ACCESS TO ADJACENT LINES OF TRAFFIC AND PEDESTRIAN FLOW IN ADJACENT PUBLIC R.O.W.'S.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITY.
12. ANY IMPROVEMENTS, STRUCTURES, PAVEMENTS, UTILITIES, OR PROPERTY, EITHER ON–SITE OR OFF–SITE, THAT BECOMES DAMAGED DURING SITE CONSTRUCTION SHALL BE REPLACED BACK TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. EARTH EXCAVATION AND/OR BUILDING DEMOLITION THAT RESULTS IN SOIL AND/OR BUILDING DEMOLITION DEBRIS HAUL–OFF SHALL BE EXECUTED IN ACCORDANCE WITH THE ILLINOIS POLLUTION CONTROL BOARD CLEAN CONSTRUCTION OR DEMOLITION DEBRIS RULE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE HAUL–OFF MATERIAL IS CLEAN OR CONTAMINATED AND WITHIN THE ALLOWABLE LIMITS OF THE RULE.

GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK AND GRADING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE SITEWORK SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF IDOT STANDARD TRAFFIC CONTROL AND PROTECTION DEVICES TO INFORM AND PROTECT THE PUBLIC, IN COMPLIANCE WITH IDOT STANDARD TRAFFIC CONTROL AND PROTECTION SPECIFICATIONS.
3. EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE IN THE 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 NOTIFY THE OWNER SO THAT THE CONFLICT MAY BE RESOLVED.
4. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS, CODES AND O.S.H.A. STANDARDS.
6. CONTRACTOR SHALL REFER TO THE MOST RECENT ELECTRICAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SOLAR COMPONENTS.

GRADING NOTES

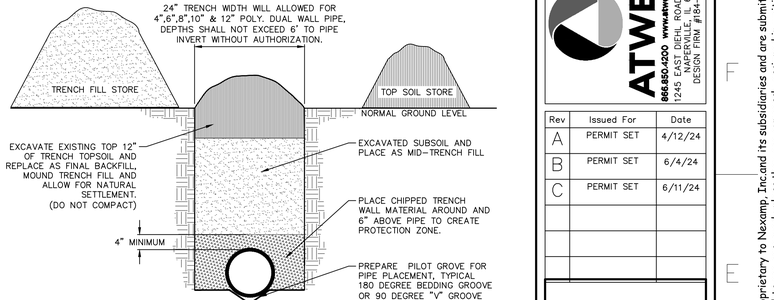
1. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STATE, LOCAL AND COUNTY SPECIFICATIONS, INCLUDING IN ACCORDANCE WITH THE N.P.D.E.S. GENERAL PERMIT, UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. ALL SPOT GRADES ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE FLOWLINE ELEVATIONS.
5. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.



PLAN VIEW

SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

EXISTING DRAIN TILE BYPASS REROUTE
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING DRAIN TILE REROUTE WHICH IS IN CONFLICT WITH FIXED IMPROVEMENT INSTALLED AS MODIFICATION TO ORIGINAL ROUTE
HUDDLESTON – MCBRIDE TYPICAL SECTION NO. 360D
NOT TO SCALE

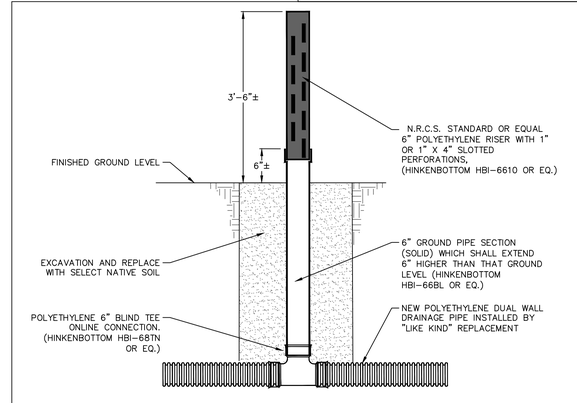


NEW POLYETHYLENE DUAL WALL PERFORATED DRAIN TILE INSTALLATION FOR AGRICULTURAL LAND USE

1. EXCAVATE 12" (+–) TOPSOIL, STORE SEPARATE AND SAVE FOR FINAL BACKFILL.
2. EXCAVATE SUBSOIL TO PROPOSED GRADE LINE, STORE SEPARATE AND SAVE FOR MID–TRENCH FILL.
3. HAND EXCAVATE DRAIN TILE PILOT GROOVE TO PROPOSED LASER GRADE, AND INSTALL NEW POLYETHYLENE PERFORATED DUAL WALL DRAIN TILE (ADS N–12 OR EQUAL) (FILTER PIPE WRAP OPTIONAL FOR SANDY SOILS)
4. PLACE "HAND SPADED CHIPPED" CLEAN TOP SOIL MATERIAL AROUND NEW PIPE TO CREATE BEDDING SUPPORT AND PIPE PROTECTION.
5. BACKFILL EXCAVATION TRENCH WITH MID TRENCH MATERIAL AND REPLACE SAVED TOP SOIL AS FINAL BACKFILL.

NOTE:
TYPICAL SINGLE WALL POLYETHYLENE PERFORATED DRAIN TILE INSTALLATION BY AGRICULTURAL DRAINAGE TRENCHERS IN ACCORDANCE WITH A.S.T.M. F–405, F–449 OR F–667, A.A.S.H.T.O. M–252, OR M–294. INSTALLATION PROCEDURE MAY BE ALLOWED ONLY BY DIRECTION OF THE RESIDENT PROJECT ENGINEER.

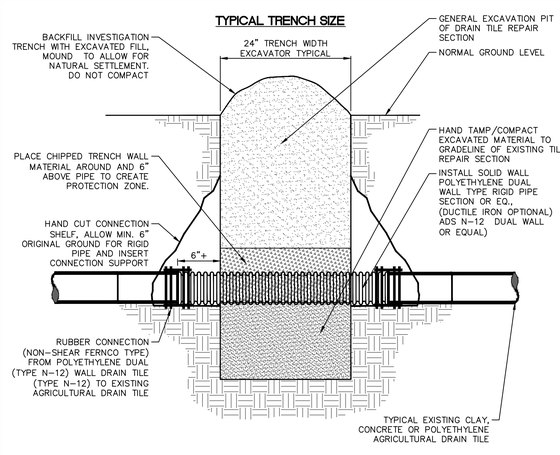
EXISTING CLAY DRAIN TILE REPLACEMENT SECTION
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING AGRICULTURAL DRAIN TILE REPLACEMENT SECTION
TYPICAL FIELD INSTALLATION FOR POLYETHYLENE DUAL WALL DRAIN TILE
HUDDLESTON – MCBRIDE TYPICAL SECTION NO. 20A
NOT TO SCALE



NOTE:
THESE TYPICAL STANDARD SPECIFICATION MAY BE FIELD ADJUSTED WITH THE PROPER AUTHORIZATION FROM THE PROJECT MANAGER, ALL CHANGES SHALL BE RECORDED ON FINAL AS–BUILT DRAWINGS.

SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

6" OBSERVATION RISER STRUCTURE
FOR COMMERCIAL SOLAR ENERGY PROJECTS
INSTALLED AT PARCEL INGRESS AND EGRESS LOCATIONS
HUDDLESTON – MCBRIDE TYPICAL SECTION NO. 27D
NOT TO SCALE



SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STAN

STORMWATER MANAGEMENT MEMO

for

YORKVILLE RENEWABLES
A 4.95 MW (AC) GROUND-MOUNTED
SOLAR POWER GENERATING FACILITY

Prepared for

NEXAMP, INC.
MATT WALSH
101 N WACKER DRIVE, SUITE 200
CHICAGO, IL 60606

Submitted by: Atwell, LLC

Project Number: 22001787

Date: February 9, 2024

INTRODUCTION

Nexamp, Inc. is proposing a 4.95 MW (AC) ground-mounted solar generating facility to be constructed at Galena Road & State Route 47 located in Yorkville, Kendall County, Illinois. Per comments provided by Timothy Paulsen with EEI dated 12/21/2023, Atwell looked at the estimated proposed runoff volumes for the proposed solar project.

EXISTING CONDITIONS

The existing 73.5 +/- acre property consists of mostly straight row crops with no existing structure or impervious area. A stream cuts through the property in the southeast corner. The site has a high point in the western "flag" of the property, with drainage to the north, south, and east directions. Per the USDA NRCS Web Soil Survey the soil types and hydrologic soil groups consist of La Rose Silt Loam (C), Harpster Silty Clay Loam (B/D), Brenton Silt Loam (B/D), Drummer Silty Clay Loam (B/D), Danabrook Silt Loam (C), Clare silt Loam (C), and Thorp Silt Loam (C/D).

PROPOSED CONDITIONS

The proposed development will consist of a solar farm and equipment pad enclosed within an 8-foot fence, as well as a gravel access road connecting Galena Road to the project site. The total proposed hydrologic study area is 30.0 acres, which is the approximate limits of disturbance for the project.

Run off from the proposed project will flow both undetained and detained offsite. Mass grading is anticipated to direct runoff to one of two detention basins. The existing drainage patterns on site will be roughly maintained. All disturbed ground cover will be converted from straight row crop farmland to brush-weed-grass mixture. All surface curve numbers chosen for design are shown in **Table 1.0** below. The curve number (CN) used for design calculations is 57.

Table 1.0 - Chosen Curve Numbers for Design

Soil Designation	Hydrologic Soil Group	Acres	Cn	Weighted Cn	
60c2	C	5.65	65	367.25	
67a	B/D	3.30	48	158.4	
149a	B/D	6.92	48	332.16	
152a	B/D	7.11	48	641.28	
512b	C	0.25	65	16.25	
663b	C	5.01	65	325.65	
206a	C/D	0.12	65	7.80	
Access Rd. + equip pad		1.64	98	160.72	
TOTAL		**30.0**		**1709.51**	**57 = Proposed CN**

According to the Kendall County Stormwater Ordinance, a proposed project shall not discharge at a rate greater than 0.15 cfs/acre of disturbance for a 100-year rainfall event and 0.04 cfs/acre for a 2-year rainfall event. A TR-20 model was utilized to calculate the runoff volumes for the proposed project. A time of concentration of 35 minutes was used, see Appendix A for the TR-55 TC calculation. Below is a list of assumptions used within the model and the time of concentration calculations.

Assumptions used in model:

- The CN number associated with hydrologic soil rating B was used for any soils with a B/D rating.
- Brush-weed-grass mixture in good condition was used for the proposed ground cover.
- For the time of concentration calculation, 300' of sheet flow was used followed by shallow concentrated flow for the rest of the flow path to the discharge point.
- For the time of concentration calculation, short prairie grass (n = 0.15) was used for sheet flow and unpaved (V = 1.24 ft/s) or paved (V = 0.89 ft/s) was used for shallow concentrated flow.

CONCLUSION

Appendix B details the WinTR-20 inputs and outputs. **Table 1.1** summarizes the approximate post-development discharge rates compared to the Kendall County discharge rates. The 2-year storm is at the County threshold and the 100-year storm exceeds the County requirements. Two detention basins have been added to the plans to lower the 100-year storm event runoff to bring it closer to the County threshold.

Table 1.1 – Discharge Rate Comparison

Storm Event	Post-Development Discharge Rate	Kendall County Required Discharge Rate
2-Year	0.04 cfs/acre	0.04 cfs/acre
100-Year	0.44 cfs/acre	0.15 cfs/acre

Appendix C contains the total required detention calculation spreadsheet, utilizing the Bulletin 71 rainfall data. A total detention volume of 197,640 CF is required for the project site. Appendix D contains the conceptual basin storage calculations. The total conceptual detention volume provided is 126,209 CF. The conceptual detention basins have been optimized in regard to footprint and depth. Due to site limitations including the proposed lease area, existing topography (insufficient fall), and floodzone AE it is not anticipated that the project site can expand these basins to provide more detention volume.

APPENDIX A – TIME OF CONCENTRATION CALCULATION

Worksheet 3: Time of Concentration (Tc) or travel time (Tt) for Proposed Drainage Area - 2 year

Project	By	Date
Yorkville Solar, LLC	LEH	1/8/2024
Location	**Checked**	**Date**
Galena Road, Yorkville, Kendall County, Illinois		

Check one: ☐ Present ☑ Developed

Check one: ☑ Tc ☐ Tt through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

			Segment ID					
			A					
1	Surface description (table 3-1)		Grass: Short grass prairie					
2	Manning's roughness coefficient, n (table 3-1)		0.15					
3	Flow length, L (total L † 300 ft)	(ft)	300					
4	Two-year 24-hour rainfall, P2	(in)	3.04					
5	Land slope, s	(ft/ft)	0.021					
6	$T_t = 0.007\ (nL)^{0.8} / (P_2^{0.5} s^{0.4})$ Compute T_t	(hr)	0.40	+	0.00	=	0.40	

Shallow concentrated flow

			Segment ID					
			B		C			
7	Surface description (paved or unpaved)		Unpaved		Paved			
8	Flow length, L	(ft)	823		21			
9	Watercourse slope, s	(ft/ft)	0.00594		0.0019			
10	Average velocity, V (figure 3-1)	(ft/s)	1.24		0.89			
11	$T_t = L/(3600\ V)$ Computer T_t	(hr)	0.18	+	0.01	=	0.19	

Channel flow

			Segment ID					
			D					
12	Cross sectional flow area, a	(ft^2)						
13	Wetted perimeter, pw_a	(ft)						
14	Hydraulic radius, $r = a/p_w$ Compute r	(ft)						
15	Channel slope, s	(ft/ft)						
16	Manning's roughness coefficient, n							
17	$V = (1.49/n)\ r^{2/3} s^{1/2}$	(ft/s)						
18	Flow length, L	(ft)						
19	$T_t = L/(3600\ V)$ Compute T_t	(hr)			0.00	=	0.00	
20	Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19)						Hr	0.59

APPENDIX B – PROPOSED STORMWATER CALCULATIONS

WinTR-20 Printed Page File Beginning of Input Data List
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WinTR-20: version 3.20 0 0 0.02 0
Yorkville Solar
Proposed Conditions

SUB-AREA:

area1	outlet	0.0469	57.	0.58	

STORM ANALYSIS:

100yr/24hr	0.0	7.58	3Huff/24	2	3.04
2yr/24hr	0.	3.04	3Huff/24	2	3.04
100yr/1hr	0.0	3.56	1Huff/1hr	2	3.04
100yr/2hr	0.0	4.47	1Huff/2hr	2	3.04
100yr/3hr	0.0	4.85	1Huff/3hr	2	3.04
100yr/6hr	0.0	5.68	1Huff/6hr	2	3.04
100yr/12hr	0.0	6.59	2Huff/12hr	2	3.04
100yr/18hr	0.0	6.97	3Huff/18hr	2	3.04
100yr/48hr	0.	8.16	4Huff/48hr	2	3.04
100yr/72hr	0.0	8.78	4Huff/72hr	2	3.04

RAINFALL DISTRIBUTION:

3Huff/24	1.2				
0.	.03	.06	.09	.12	
.15	.19	.23	.27	.32	
.38	.45	.57	.7	.79	
.85	.89	.92	.95	.97	
1.0					
1Huff/2hr	.1				
0.	0.16	.33	.43	.52	

```
          .60       .66       .71       .75       .79
          .82       .84       .86       .88       .90
          .92       .94       .96       .97       .98
1Huff/3hr           .15
          0.        .16       .33       .43       .52
          .60       .66       .71       .75       .79
          .82       .84       .86       .88       .90
          .92       .94       .96       .97       .98
          1.00
3Huff/18hr          .9
          0.        .03       .06       .09       .12
          .15       .19       .23       .27       .32
          .38       .45       .57       .70       .79
          .85       .89       .92       .95       .97
          1.00
1Huff/1hr           .05
          0.        .16       .33       .43       .52
          .60       .66       .71       .75       .79
          .82       .84       .86       .88       .90
          .92       .94       .96       .97       .98
          1.00
1Huff/6hr           .3
          0.        .16       .33       .43       .52
          .60       .66       .71       .75       .79
          .82       .84       .86       .88       .90
          .92       .94       .96       .97       .98
          1.00
2Huff/12hr          .6
          0.        .03       .08       .12       .16
          .22       .29       .39       .51       .62
          .70       .76       .81       .85       .88
          .91       .93       .95       .97       .98
          1.00
4Huff/48hr          2.4
          0.        .02       .05       .08       .10
          .13       .16       .19       .22       .25
          .28       .32       .35       .39       .45
          .51       .59       .72       .84       .92
          1.
4Huff/72hr          3.6
          0.        .02       .05       .08       .10
          .13       .16       .19       .22       .25
          .28       .32       .35       .39       .45
          .51       .59       .72       .84       .92
          1.0
```

GLOBAL OUTPUT:

2	.01	.25	YN	N	YN	N

WinTR-20 Printed Page File End of Input Data List

Yorkville Solar
Proposed Conditions

Name of printed page file:
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STORM 100yr/24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
area1	0.047		2.707		15.68	13.16	280.64
OUTLET	0.047		2.707		15.68	13.16	280.64

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
7.750	0.0	0.07	0.17	0.29	0.40	0.52	0.63
9.500	0.75	0.87	1.09	1.32	1.50	1.66	1.85
11.250	2.20	2.50	2.72	2.92	3.21	3.67	4.02
13.000	4.28	4.52	5.72	7.67	8.80	9.51	10.09
14.750	10.91	11.77	12.38	12.89	13.12	11.66	10.44
16.500	10.15	10.17	9.91	8.40	7.49	7.24	7.21
18.250	6.79	5.68	5.15	5.00	4.96	4.63	4.08
20.000	3.87	3.81	3.80	3.80	3.81	3.83	3.84
21.750	3.79	3.25	2.81	2.66	2.62	2.75	3.36
23.500	3.75	3.88	3.93	3.23	1.35	0.44	0.14
25.250	0.04	0.0					

STORM 2yr/24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
area1	0.047		0.258		16.92	1.27	27.08
OUTLET	0.047		0.258		16.92	1.27	27.08

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
13.750	0.0	0.03	0.13	0.29	0.47	0.68	0.87
15.500	1.06	1.22	1.18	1.13	1.17	1.24	1.26
17.250	1.10	1.01	1.01	1.02	0.99	0.84	0.77
19.000	0.76	0.76	0.72	0.64	0.61	0.61	0.61
20.750	0.62	0.63	0.63	0.64	0.64	0.55	0.48
22.500	0.46	0.45	0.47	0.58	0.65	0.68	0.70
24.250	0.57	0.24	0.08	0.03	0.0		

STORM 100yr/1hr

Yorkville Solar
Proposed Conditions

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
area1	0.047		0.438		0.84	14.81	315.78
OUTLET	0.047		0.438		0.84	14.81	315.78

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.22	6.75	14.37	14.37	10.83	4.51
1.750	1.47	0.48	0.14	0.03	0.0		

STORM 100yr/2hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
area1	0.047		0.792		1.05	18.34	391.08
OUTLET	0.047		0.792		1.05	18.34	391.08

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						

0.250	0.643E-02	2.90	13.10	18.17	16.82	13.49	12.38
2.000	10.57	5.59	1.90	0.61	0.19	0.05	0.0

STORM 100yr/3hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
area1	0.047		1.026		1.24	16.57	353.21
OUTLET	0.047		1.026		1.24	16.57	353.21

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.250	0.0	0.76	6.94	14.42	16.56	15.84	13.55
2.000	10.61	9.55	9.41	9.05	7.19	6.22	2.77
3.750	0.89	0.29	0.09	0.02	0.0		

STORM 100yr/6hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
area1	0.047		1.485		1.81	13.91	296.57
OUTLET	0.047		1.485		1.81	13.91	296.57

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.500	0.0	0.94	4.86	9.17	12.37	13.89	13.53
2.250	12.66	11.50	10.91	10.23	8.66	6.96	6.25
4.000	6.09	6.10	6.16	6.24	6.33	6.25	4.92
5.750	3.85	4.40	4.58	2.00	0.64	0.21	0.07
7.500	0.02	0.0					

STORM 100yr/12hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)

area1	0.047	2.045	5.57	14.50	309.17
OUTLET	0.047	2.045	5.57	14.50	309.17

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
3.000	0.0	0.02	0.34	1.20	2.81	4.77	7.07
4.750	9.76	11.92	13.25	14.37	13.95	13.01	12.42
6.500	11.13	10.56	9.82	9.33	8.78	8.01	7.56
8.250	6.63	6.11	5.98	5.98	5.64	4.72	4.28
10.000	4.16	4.13	4.14	4.15	3.95	2.99	2.43
11.750	3.01	3.81	3.33	1.41	0.46	0.15	0.05
13.500	0.01	0.0					

STORM 100yr/18hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
area1	0.047		2.293		11.82	14.77	314.83
OUTLET	0.047		2.293		11.82	14.77	314.83

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
6.250	0.0	0.09	0.24	0.41	0.59	0.83	1.14
8.000	1.41	1.69	2.11	2.54	2.89	3.31	3.92
9.750	4.41	4.88	6.69	8.92	10.28	11.37	12.71
11.500	13.82	14.67	14.06	12.37	11.84	11.65	10.09
13.250	8.83	8.48	7.92	6.62	6.01	5.82	5.27
15.000	4.69	4.50	4.46	4.46	4.47	4.49	4.10
16.750	3.43	3.17	3.17	3.81	4.35	4.54	3.76
18.500	1.58	0.51	0.16	0.05	0.01	0.0	

STORM 100yr/48hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)

area1	0.047	3.116	43.24	8.00	170.49
OUTLET	0.047	3.116	43.24	8.00	170.49

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
17.000	0.0	0.03	0.05	0.07	0.09	0.11	0.13
18.750	0.15	0.17	0.19	0.21	0.23	0.25	0.27
20.500	0.28	0.30	0.32	0.34	0.35	0.37	0.39
22.250	0.41	0.42	0.44	0.46	0.47	0.49	0.50
24.000	0.52	0.57	0.68	0.75	0.79	0.82	0.84
25.750	0.87	0.90	0.92	0.94	0.88	0.80	0.78
27.500	0.78	0.79	0.80	0.81	0.83	0.84	0.88
29.250	1.03	1.14	1.18	1.22	1.24	1.26	1.28
31.000	1.30	1.33	1.54	1.88	2.04	2.13	2.18
32.750	2.23	2.27	2.32	2.36	2.40	2.44	2.48
34.500	2.51	2.55	2.59	2.63	2.66	2.70	2.73
36.250	2.94	3.43	3.70	3.82	3.90	3.96	4.02
38.000	4.08	4.13	4.24	5.25	6.43	6.93	7.18
39.750	7.34	7.47	7.59	7.70	7.80	7.84	7.65
41.500	7.56	7.58	7.65	7.72	7.79	7.86	7.94
43.250	7.99	7.32	6.15	5.69	5.56	5.53	5.54
45.000	5.57	5.59	5.62	5.65	5.67	5.70	5.72
46.750	5.75	5.77	5.80	5.82	5.84	5.86	4.80
48.500	2.02	0.65	0.21	0.06	0.02	0.0	

STORM 100yr/72hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
area1	0.047		3.568		64.82	6.00	127.89
OUTLET	0.047		3.568		64.82	6.00	127.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
23.750	0.0	0.02	0.03	0.04	0.05	0.06	0.07
25.500	0.08	0.09	0.10	0.11	0.12	0.13	0.14
27.250	0.15	0.16	0.17	0.18	0.19	0.20	0.21
29.000	0.22	0.23	0.24	0.25	0.26	0.26	0.27
30.750	0.28	0.29	0.30	0.31	0.32	0.33	0.33
32.500	0.34	0.35	0.36	0.37	0.38	0.38	0.39
34.250	0.40	0.41	0.42	0.42	0.43	0.44	0.45
36.000	0.45	0.49	0.57	0.62	0.65	0.66	0.68
37.750	0.69	0.70	0.72	0.73	0.74	0.75	0.77
39.500	0.78	0.78	0.70	0.64	0.63	0.63	0.63

41.250	0.64	0.64	0.65	0.65	0.66	0.67	0.67

Yorkville Solar
Proposed Conditions

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
43.000	0.68	0.69	0.76	0.87	0.92	0.95	0.96
44.750	0.97	0.98	0.99	1.00	1.01	1.03	1.04
46.500	1.05	1.05	1.12	1.39	1.56	1.63	1.67
48.250	1.69	1.72	1.74	1.76	1.78	1.80	1.82
50.000	1.84	1.86	1.87	1.89	1.91	1.93	1.95
51.750	1.97	1.98	2.00	2.02	2.04	2.05	2.07
53.500	2.09	2.10	2.12	2.27	2.63	2.82	2.90
55.250	2.94	2.98	3.01	3.03	3.06	3.08	3.11
57.000	3.13	3.16	3.18	3.31	4.21	4.96	5.25
58.750	5.38	5.47	5.53	5.59	5.64	5.69	5.75
60.500	5.80	5.85	5.90	5.94	5.86	5.69	5.65
62.250	5.66	5.69	5.72	5.76	5.79	5.83	5.86
64.000	5.89	5.93	5.96	5.99	5.81	4.89	4.33
65.750	4.15	4.10	4.10	4.10	4.12	4.13	4.14
67.500	4.15	4.17	4.18	4.19	4.20	4.21	4.22
69.250	4.24	4.25	4.26	4.27	4.28	4.29	4.30
71.000	4.31	4.32	4.33	4.35	4.35	3.57	1.49
72.750	0.48	0.15	0.05	0.0			

Yorkville Solar
Proposed Conditions

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100yr/24hr (cfs)	2yr/24hr (cfs)	100yr/1hr (cfs)	100yr/2hr (cfs)	100yr/3hr (cfs)
area1	0.047	13.16	1.27	14.81	18.34	16.57
OUTLET	0.047	13.16	1.27	14.81	18.34	16.57

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100yr/6hr (cfs)	100yr/12hr (cfs)	100yr/18hr (cfs)	100yr/48hr (cfs)	100yr/72hr (cfs)
area1	0.047	13.91	14.50	14.77	8.00	6.00
OUTLET	0.047	13.91	14.50	14.77	8.00	6.00

APPENDIX C – TOTAL REQUIRED DETENTION CALCULATION SPREADSHEET

TOTAL DETENTION REQUIRED

KENDALL COUNTY DETENTION POND DESIGN CALCULATION SPREADSHEET

Project Name:	Yorkville Renewables	Cont. Drainage Area (Acres):	30.00	(L)
Project Location:	Galena Road	Proposed Percent Imperviousness:	5.5%	
	Yorkville, IL	Proposed Runoff "C" Value:	0.38	(M)
		Allowable Release Rate per Acre (CFS/Ac.):	0.15	(N)
		Maximum Allowable Release Rate (CFS):	4.50	(G)
		First Flush (IN):	1.00	

A Duration (Minutes)	B Duration (Hours)	C 100-Year 24-Hour Total Rainfall (Inches)	D 100-Year 24-Hour Rainfall Intensity (Inch/Hr)	E Proposed 100YR-24HR Avg. Runoff Flowrate (CFS)	F Proposed 100YR-24HR Runoff Volume (CFT)	G Maximum Maximum Allowable Outflow (CFS)	H Required 100YR-24HR Storage Volume (CFT)	I Bankfull 2YR-24HR (3.04 IN) Volume (CFT)	J First Flush (1 IN) Storage Volume (CFT)	K Total Required Storage Volume (CFT)
60	1.00	3.80	3.80	43.32	155,952	4.50	147,852	125,801	41,382	147,852
120	2.00	4.50	2.25	25.65	184,680	4.50	168,480	125,801	41,382	168,480
180	3.00	5.00	1.67	19.00	205,200	4.50	180,900	125,801	41,382	180,900
360	6.00	6.00	1.00	11.40	246,240	4.50	197,640	125,801	41,382	197,640
720	12.00	7.00	0.58	6.65	287,280	4.50	190,080	125,801	41,382	190,080
1440	24.00	8.00	0.33	3.80	328,320	4.50	133,920	125,801	41,382	133,920

Retention Required Storage (CFT): 197,640

A) Duration of the storm event in minutes.
B) Duration of the storm event in hours.
C) Total amount of rainfall during a 100-year recurrence storm event for the given duration in Column A & B (ref.: Illinois State Watwer Survey rainfall Atlas-Bulletin 71).
D) Average rainfall intensity during the 100-year recurrence storm event. Calculated by dividing Column C by Column B.
E) The unrestricted 100-year recurrence discharge flowrate from the proposed site under fully developed conditions. Calculated by multiplying Intensity (D) and Drainage Area (L).
F) The unrestricted storm event for the given duration in Column A and B. Calculated by multiplying the Proposed Runoff Flowrate (E) by the Storm Duration (A) and by 60 seconds/minute.
G) The maximum allowable discharge from the site is determined by multiplying the drainage area by 0.15 cfs per acre or if the proposed outlet is restrictive by determining the sites share of the existing outlets capacity on a contributing area basis.
H) The required detention storage is determined by multiplying the differention flowrate (Inflow (E) - Outflow (G), by the corresponding duration (A) and by 60 seconds/minute.
The calculated maximum release rate only occurs when the pond is full.
As the pond dewaters the actual release rate from the pond will decrease from the maximum allowed release rate to 0.
Therefore, an average release rate equal to 50% of the maximum rate is used in calculating the required storage volume.
The amount of storage required for various storm durations will vary based on rainfall intensity, the size of the drainage area, and the allowable discharge. The maximum volume of storage for the various storm durations will be the required detention storage volume. This volume of storage will be determined above the required retention volume calculated in Column I.
I) The bankfull volume is based on storing the runoff from 2 YR - 24 HR Storm Event (3.04 IN)
J) The first flush is determined by multiplying the drainage area (L) by 1.0 inches of rain.
K) Total required storage volume is the max storage between the 100 YR - 24 HR at the allowable discharge rate or the total volume of the bank full storm.
L) Contributing Drainage to the proposed detention or retention system
M) Weighted Runoff Coefficient. Impervious surface will be assumed to have a value of 0.96 and pervious a value of 0.35
N) Allowable Release Rate from the site per Acre. Based on capacity of downstream conveyance system

Calculation By:	Lauren Hillis
Date:	2/8/2023

APPENDIX D – CONCEPTUAL BASIN STORAGE CALCULATIONS

2/9/2024

Yorkville Renewables Detention Basin #1 (NE Corner) Stage Storage Design

Bristol Township, Kendall County, Illinois

Tributary Area =	30.00	Ac.
Total Required 100 year Storage =	197,640	FT3
Total Volume Provided in Basin #1	108,767	FT3

Total Basin Volume Provided

Elev.	Area	Avg. Area	Depth	Cumulative Volume	
646.50	68,420			140,771	**Freeboard**
		65,773	0.25		
646.25	63,125			124,328	**Emergency Spillway Elev**
		62,246	0.25		
646.00	61,367			108,767	**HWL**
		57,868	1.00		
645.00	54,369			50,899	
		50,899	1.00		
644.00	47,428			0	**Bottom of pond**

2/9/2024

Yorkville Renewables Detention Basin #2 (SW Corner) Stage Storage Design

Bristol Township, Kendall County, Illinois

Tributary Area =	30.00	Ac.
Total Required 100 year Storage =	197,640	FT3
Remaining Required Storage (Basin 1 storage removed) =	88,873	FT3
Total Volume Provided in Basin #2 =	17,442	FT3
Total Volume Provided in Basin #1 & #2 =	126,209	FT3

Total Basin Volume Provided

Elev.	Area	Avg. Area	Depth	Cumulative Volume	
651.00	22,338			38,136	**Freeboard**
		21,104	0.75		
650.25	19,871			22,308	**Emergency Spillway Elev**
		19,463	0.25		
650.00	19,055			17,442	**HWL**
		17,442	1.00		
649.00	15,829			0	**Bottom of pond**

March 9, 2022 - REVISED JUNE 14, 2024

Krysti Barksdale-Noble, Community Development Director
Village of Yorkville
800 Game Farm Road
Yorkville, IL 60560

Re: Planned Development Amendment – Project Narrative
Proposed 5MW Ground-Mounted Solar Garden

Applicant: Yorkville Renewables, LLC
Location: 10292 Galena Road, Yorkville, IL

Dear Ms. Barksdale-Noble, Members of the Community Development Committee, Planning Commission & City Council:

On behalf of Yorkville Renewables, LLC, please find enclosed and below is our:

- Project narrative and with project details
- Special Use Permit Application Packet:
    - Special Use Permit Application
    - Special Use Permit Plan Set
    - Electrical Diagram
    - Manufacturer's Specifications
    - Glare Analysis
    - Interconnection Agreement
    - Decommissioning Plan
    - Plat of Survey
    - Legal Description
    - Areal Map
- Application fee

Project Narrative:

Yorkville Renewables, LLC is requesting an approval for a Planned Development Amendment to allow for development of a 5MW (AC) ground-mounted distributed generation solar garden facility on an existing farmland parcel of approximately 73.5-acres near the SWC of Galena Road and IL Route 47. The project intends develop approximately 23 acres of the overall parcel.

Nexamp Background:

In 2007, U.S. Army veterans Will Thompson and Dan Leary realized a vision for making a range of renewable energy options more affordable and accessible to homeowners and businesses throughout the Commonwealth of Massachusetts. The pair launched NexGen Energy Solutions, a turnkey provider of renewable energy and carbon solutions, in their hometown of North Andover, Massachusetts. NexGen became Nexamp later in 2007.

During the early years, Nexamp delivered a variety of energy systems for residential, commercial, municipal and agricultural customers. Energy solutions offered included solar PV, solar thermal, micro-wind, geothermal heating and cooling, and a wide array of energy efficiency services. In 2011, the company began shifting its focus fully toward commercial and industrial solar facilities, working with businesses and municipalities that wanted to offset their traditional utility energy power using on-site renewable solar generation.

2015 marked Nexamp's first Community Solar project and the beginning of a new chapter for the company. Leveraging its integrated approach of developing, building, owning and operating solar plants, Nexamp turned its focus to community solar, and alongside that the mission of making the benefits of solar power available to everyone—homeowners, renters, non-profits, small businesses, farms and more. Nexamp was named NECEC Clean Energy Company of the Year in 2015 and a Solar Power World Top 3 Commercial Solar Developer in 2017.

In 2016, Mitsubishi's Diamond Generating Corporation made a significant investment in Nexamp, and in 2018 the group made an additional investment that gave it a controlling interest. Serving a rapidly expanding network of individuals, property owners, businesses and communities that benefit from its nationally distributed portfolio of solar assets, Nexamp is a Massachusetts-based, nationally headquartered solar company that is laying the groundwork for a cleaner, more secure and resilient energy future.

Project Details:

In your review of this Planned Development Amendment request, we ask that staff, the Community Development Committee, Planning Commission and the City Council consider the following:

I. Project components:

- Solar modules (i.e. panels) are mounted on racking that slowly rotate and track the sun; there are approximately 11,712 modules proposed to be installed;
- At full tilt, the height of the solar array will be up to 20 feet in height;
- The solar modules are treated with anti-reflective coating to minimize glare;
- The racking is mounted to metal piles. Concrete foundations are not anticipated;
- The system will be remotely monitored, meaning there will be little traffic generated;
- Electrical cables will be installed underground for the entire project with exception of a series of poles necessary to interconnect with the ComEd grid along IL Route 47;
- Perimeter security fencing at 8 ft. height;
- Location of proposed structures is in compliance with City setback requirements;
- Existing drainage patterns will be maintained throughout the site to the maximum extent possible;
- Limited area of gravel driveway for site access and maintenance;
- The inverter and transformer with be located on a concrete equipment pad;
- Disturbed areas will be re-vegetated with a low-mow native seed mix;
- We have included with our submission a decommissioning plan;

II. Construction:

- Estimated approximately 30 to 40 jobs will be created during construction;
- Most jobs will be local but some may be brought in if the skill set required is not available;
- Typical jobs created include construction jobs - i.e. equipment operators, electricians, fence installers, laborers and construction managers;

III. Development Schedule:

- Anticipated construction start is Fall 2023, depending on a number of factors;
- Duration of construction is typically +/- 5 months;

IV. Traffic:

- Construction traffic will typically be standard semi-tractor trailers – oversized loads are not anticipated.
- At the start of construction there may be a half dozen deliveries a day and will then taper off to 1 to 2 delivery trucks per day;
- There will be proximately 30 – 40 employees at a time during construction;

Maintenance:

- There are typically several site visits per year to maintain the system;
- No employees will be permanently located on-site;
- The site will be remotely monitored via a data.
- Typically, Nexamp relies on rainfall to clean the panel surfaces. As such, it is not anticipated chemicals for cleaning the solar panels will be used, stored or disposed of on this site;

V. Compliance with Standards for Special Use Permits (10-19-4(C)):

We believe the proposed project wholly meets the Special Use Permit review finding of fact criteria outlined in the City Unified Development Ordinance Section 10-19-4(C).

1. The City Council shall determine that the application has met all of the general requirements of this chapter.

   The proposed project meets all the general requirements of the City Zoning Ordinance applicable to the subject property and proposed use.

2. The proposed energy system shall further the intent of this chapter and provide renewable energy to the property on which it is proposed.

   The proposed project meets the intent of the City Zoning Ordinance and will provide renewable energy to the northern Illinois community.

3. The proposed alternative energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means.

   The proposed project will not be injurious to the use and enjoyment nearby residential property in the immediate vicinity for the purposes already permitted by the zoning standards. Care has been taken to locate the proposed solar system over 1,000 feet from the nearest residential structure (from nearest existing residential structure to the nearest proposed module). Additionally, there is significant proposed landscape screening proposed that will buffer the south and east sides of the project providing visual relief.

4. The establishment for the proposed alternative energy system will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

   The project designed to heavily screen by proposed solar system and setback in excess of ordinance requirements, particularly from the residential properties. The project will protect open space and the underlying farmland as after the project is decommissioned the land can be returned to traditional farming or other uses. This project will not impede normal and orderly development in the City of Yorkville.

On behalf of Yorkville Renewables, LLC project we thank you in advance for your consideration of our request for approval. We look forward to review of our submittal at the next Community Development meeting and Planning & Zoning Commission meetings. In the interim, please contact us with any questions regarding our submittal or if any additional information is required.

Sincerely,

Matt Walsh
Business Development Director
P: 847.212.1585
E: mwalsh@nexamp.com



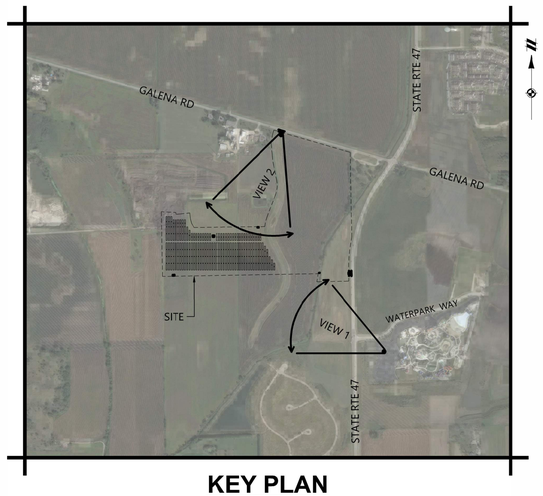
VIEW 1 - WATERPARK PARKING LOT

NOT TO SCALE



VIEW 2 - GALENA RD. ACCESS

NOT TO SCALE



KEY PLAN

NOT TO SCALE

nexamp
101 Summer Street, 2nd Flr, Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

ATWELL
866.850.4200 www.atwell-group.com
1245 EAST DIEHL ROAD, SUITE 100
NAPERVILLE, IL 60563
DESIGN FIRM #184-005875

Rev	Issued For	Date
A	SPECIAL USE PERMIT	8/18/22
B	ACCESS DRIVE REVIEW	10/12/22
C	ACCESS DRIVE REVIEW	10/27/22
D	ACCESS DRIVE REVIEW	11/04/22
E	SPECIAL USE PERMIT	2/2/24

P.E. seal/Consultant:

Project:
YORKVILLE RENEWABLES
GALENA ROAD
YORKVILLE, ILLINOIS 60512

Drawing Title:
SOLAR FIELD RENDERINGS

Drawn by: BTE | Scale: As Noted | Approved by: MBK

Dwg No: L-001 | Size: D | Sheet Rev: E

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CAD FILE: 22001787_LS-IMG.DWG

Michael Keith

From: Matthew Brown
Sent: Wednesday, November 9, 2022 1:40 PM
To: Matt Walsh; Jack Curry
Cc: Michael Keith; Perry Ryan
Subject: FW: [External]RE: Yorkville Solar Access Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Matt/Jack,

Please see below for the Yorkville access road & temporary construction widening approval. We can discuss this further at the meeting this afternoon.

Best Regards,

Matthew Brown
Engineer
ATWELL, LLC
734.994.4000 Office
517.215.1214 Mobile
734.994.1590 Fax
311 North Main | Ann Arbor, MI 48104
www.atwell-group.com

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Tuesday, November 8, 2022 2:24 PM
To: Matthew Brown <mbrown@atwell-group.com>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Yep. That works. Your plan is hereby approved.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov**

From: Matthew Brown <mbrown@atwell-group.com>
Sent: Tuesday, November 8, 2022 12:15 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Hello,

I went through this morning and ran a truck turn analysis on the site with the 50' culvert which would allow turn radii up to 45' (while still allowing room for ditch grading), and I believe it would still be a difficult turn for the construction traffic

to make. I would estimate we would need around a 60' culvert if it were to function for construction traffic. As such, we are thinking the temporary widening would be the route we would like to proceed with. This would allow the construction traffic to enter/exit the site and then after construction, the culvert would be reduced down to the 40' requirement with the road radii of 35' as shown on the previous plan.

Best Regards,

Matthew Brown
Engineer
ATWELL, LLC
734.994.4000 Office
517.215.1214 Mobile
734.994.1590 Fax
311 North Main | Ann Arbor, MI 48104
www.atwell-group.com (-> linkprotect.cudasvc.com)

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Monday, November 7, 2022 8:06 AM
To: Matthew Brown <mbrown@atwell-group.com>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Do to the unique nature of this project, we would be willing to allow you to place a 50' long culvert. Would that work for both temporary and permanent? If not, a temporary widening would be acceptable. This temporary widening would expire after 12 months, and the permanent pipe length would then be required. Let me know how you would like to proceed.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov**

From: Matthew Brown <mbrown@atwell-group.com>
Sent: Friday, November 4, 2022 11:13 AM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Hello,

We have gone through and revised the drawings as recommended. This includes the reduction of the radii on the entrance in order to accommodate the 40' culvert. Because of this, we were wondering if it would be possible to provide a wider entrance and longer culvert on a temporary basis during construction only to alleviate some concerns of getting construction/delivery vehicles in and out of the site. The final permanent drive would then match what is now show on the revised plans. Please let us know if this revised plan is acceptable, and if the proposed temporary widening would be allowed. Thanks!

Revised plans (2022-11-04):
https://atwell-group.sharefile.com/d-sb86de87732df482cb68f2245af8e2a1e (-> linkprotect.cudasvc.com)

Best Regards,

Matthew Brown
Engineer
ATWELL, LLC
734.994.4000 Office
517.215.1214 Mobile
734.994.1590 Fax
311 North Main | Ann Arbor, MI 48104
www.atwell-group.com (-> linkprotect.cudasvc.com) (-> linkprotect.cudasvc.com)

From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Tuesday, November 1, 2022 11:44 AM
To: Matthew Brown <mbrown@atwell-group.com>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

The revised plans appear to show that the new 18" CMP is significantly longer than the 40' requested. I believe the 40' requested is long enough to serve the needs of this access point. You may need to revise your radius returns to 50'. Please revise accordingly.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov**

From: Matthew Brown <mbrown@atwell-group.com>
Sent: Thursday, October 27, 2022 1:49 PM
To: Fran Klaas <FKlaas@kendallcountyil.gov>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Hello,

Thanks for all of the good information. As far as I know, the solar facility is the only anticipated project that will utilize this entrance, so as you stated, there shouldn't be a significant change in trip generation.

We have gone through and revised the plans to show the removal of the 8" PVC and replacement with an 18" CMP culvert as recommended (See sheet C-05). I will provide a link to the revised plans below (dated 2022-10-27). Please let us know if this new culvert layout is satisfactory, and if so, we will move forward using this culvert layout for the project.

https://atwell-group.sharefile.com/d-sea34864c695a4f49b3e844ffe558f503 (-> linkprotect.cudasvc.com) (-> linkprotect.cudasvc.com)

Best Regards,

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From: Fran Klaas <FKlaas@kendallcountyil.gov>
Sent: Friday, October 21, 2022 3:34 PM
To: Matthew Brown <mbrown@atwell-group.com>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: RE: [External]RE: Yorkville Solar Access Permit Application

Matthew,

I visited the site today to confirm a couple things. As shown in your plans, there is currently an 8" PVC culvert located at the existing entrance. I'm not exactly sure how long this has been there; but it does not, in any way, meet County specifications. However, since there is this existing access to Galena Road for the proposed solar field, I am of the opinion that we could likely consider this a "grandfathered" entrance. This would not work if there was a "significant change in trip generation", as defined by the Kendall County Highway Access Regulation Ordinance. But since the number of vehicles going to and from the solar field, once constructed, should be extremely small, I believe it would not trigger the significant change in trip generation clause, and subsequent additional requirements found in the KCHARO.

Bottom line is that the existing 8" PVC culvert must be removed in its entirety. It must be replaced with 18" dia. x 40' long CMP or RCP. We recommend using upstream and downstream elevations of the Galena Road ditch at least 100' away from the proposed culvert so that the new culvert and ditch grades will mesh with the existing Galena Road ditch.

Because this is simply a removal and replacement of an existing entrance, I really don't need a new Application for Access Permit. This work will simply need to be done as part of NexAmp's site work. An aggregate construction entrance or all weather surface (HMA) should be placed within the entire Galena Road right-of-way to help keep dirt/debris off Galena Road.

If there are any other projects besides the solar field that will use this entrance, and those uses constitute a significant change in trip generation, as defined by the KCHARO, then everything discussed above is moot, and compliance with the access ordinance will be required. Specifically, it would then limit the access to right in / right out, and additional turn lanes could be required. But as I see it right now, reconstruction of the existing entrance will likely be all that is required at this point.

Please let me know if you have any additional questions.

Francis C. Klaas, P.E. Kendall County Engineer **6780 Route 47, Yorkville, IL 60560 (630) 553-7616 fklaas@kendallcountyil.gov**

From: Matthew Brown <mbrown@atwell-group.com>
Sent: Friday, October 21, 2022 8:12 AM
To: Fran Klaas <FKlaas@kendallcountyil.gov>; Web_Email_Highway <Web_Email_Highway@kendallcountyil.gov>
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: [External]RE: Yorkville Solar Access Permit Application

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

Hello,

I was just wanting to follow up on this since I hadn't heard anything back yet. I was just wanting to confirm that the previous email and associated documents arrived correctly. If you could please confirm whether the previous email arrived and provide an approximate timeline for the permit, that would be greatly appreciated. Thanks in advance!

Best Regards,

Matthew Brown
Engineer
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From: Matthew Brown
Sent: Thursday, October 13, 2022 10:26 AM
To: fklaas@kendallcountyil.gov
Cc: Perry Ryan <pryan@atwell-group.com>; Michael Keith <mkeith@atwell-group.com>
Subject: Yorkville Solar Access Permit Application

Hello,

This is Matthew Brown with Atwell. I am contacting you in regards to a small solar farm that we had discussed previously on the phone a while back. This is for the site located just southwest of Galena Road and IL 47. We were wanting to start providing the necessary documents in order to apply for an access permit for the site. It is my understanding that you require a completed application form and a site plan. In addition, when we talked previously you mentioned the access will likely need to be limited to "right in, right out" traffic. You will be able to find these documents at the sharefile link located below. Please let us know if you require anything else for the permitting process, or if you have any questions comments or concerns. Also, if you could please let me know if these documents arrived correctly, I would greatly appreciate it.

https://atwell-group.sharefile.com/d-s4760dfd8f6ef46b0ac48a31532dac854 (-> linkprotect.cudasvc.com) (-> linkprotect.cudasvc.com) (-> linkprotect.cudasvc.com)

Best Regards,

Matthew Brown
Engineer
ATWELL, LLC
734.994.4000 Office
517.215.1214 Mobile
734.994.1590 Fax
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United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, July 25, 2024
9:00 a.m.
City Hall
Community Development
3rd Floor – East Conference Room
Remote Access via Zoom

1. Minutes for approval: May 23, 2024

2. PZC 2024-01 Yorkville Renewables – Nexamp Solar – Rezoning, Special Use & Variance

Adjournment

UNITED CITY OF YORKVILLE
PLAN COUNCIL
Community Development
East Conference Room, 3rd floor
651 Prairie Pointe Drive, Yorkville, IL
Thursday, May 23, 2024 9:00am

IN ATTENDANCE:
Krysti Barksdale Noble, City of Yorkville Community Development Director
Sara Mendez, City of Yorkville Planner 1
Bart Olson, City Administrator (arr. 9:07am)
Brad Sanderson, EEI/City Engineer
Eric Dhuse, Public Works Director
Pete Ratos, Building Code Official (arr. 9:02am)
Lynn Dubajic Kellogg, City Consultant (arr. 9:08am)
Pamela Whitfield, EEI
Scott McCarty, BKFD
Mike Torrence, BKFD
Dave Riendeau, Manhard Consulting
Doug Shannon, Gary R. Weber Associates
Russ Whitaker, Rosanova & Whitaker
Bradd Hout, Cyrus One
Matt, D. R. Horton
Nathan Sevener

Ms. Noble called the meeting to order at 9:00am.

1. Minutes for approval: February 8, 2024
The minutes were approved as presented.

All meeting participants introduced themselves and Ms. Noble explained the procedure for the meeting.

2. **PZC 2024-14 Grande Reserve – Units 10 & 11 – Final Plat**
Background: Ms. Noble said this proposal is for Units 10a and 11a of Grande Reserve and consists of 22 acres with 158 new residential townhome lots. The parcel will be developed in phases and at full buildout will consist of 312 townhomes, 14 more than originally planned. The preliminary plans of final plats were pre-approved in April 2005 but never recorded and have expired.

Regarding the concept plans, they are consistent with those previously approved and will be reviewed by the city for a number count as well as architecturally per the Comprehensive Plan. There had been an Economic Incentive Agreement in 2021 which reduced a portion of the unplanned development from duplex units to single family resulting in a reduction of 11 single family homes, so the increased 14 have not resulted in an imbalance.

Per the Comp Plan, the homeowners will be responsible for snowplowing in the cul-de-sacs.

Staff will also require a declaration of CCR's. (Codes, Covenants and Restrictions). Also required are appearance standards and staff has now received color renderings and are reviewing. There is a credit system in the ordinance giving credit for certain architectural features which has been met and credit given.

The plats do indicate the lots meet the building setbacks, but there are standards that dictate minimum building-to-building setbacks.

The certificate block on units 10a and 11a should be revised to 'Planning and Zoning Commission' rather than 'Plan Commission'.

Comments from Engineer Brad Sanderson are detailed in a letter in the agenda packet.

Public Works and the Building Code Official had no comment at this time.

Ms. Noble said the next step is the June 4th EDC meeting at which time she will have an updated memo and she asked for other updated material by May 31st.

3. PZC 2024-15 C-1 Yorkville (Cyrus One) – PUD & Preliminary PUD Plan

Background: Ms. Noble said this plan is for 230 acres at Faxon and Eldamain. The site is proposed for a data center with 9 stand-alone buildings and 6 stormwater basins which would be built in phases over 10-20 years. It is zoned for this type of land use, however, the petitioner has asked for 13 proposed deviations from the M-2 general manufacturing standards. Per the UDO, there is a requested list of approved PUD standards to be met and at least one to qualify for a PUD. Staff thinks that standard #12, the regional utility improvement, would qualify.

Other Comments:

1. The written responses were adequate. Ms. Noble noted that the requested deviation for future energy industrial use regulations is not in the UDO at this time. They are requesting a waiver for future standards being adopted which staff supports.

2. Regarding the preliminary PUD plan, the petitioner has 3 years (because it's a Special Use) to do a Final Plat without the preliminary plan expiring.

3. Mr. Hout said each building takes approximately 12-15 months to build and they hope to move dirt in 2025.

4. The building setbacks are met, but a deviation is requested from the internal building, for which Ms. Noble asked for clarification. They will request zero setbacks at this time until it is decided. Mr. Ratos added that they still must meet the fire and building codes.

5. Clarification is needed if total site coverage is 24% or 35%. The building height is OK.

6. Parking deviation is also being requested. Cyrus One did calculations on gross floor space, while it should be based on net floor space. Staff says there should be no less than 400 parking spots which is shared parking for all the buildings. A minimum of 10 electric vehicle charging stations is requested.

7. Off-street loading is OK.

8. There are 4 components for a landscape plan. The petitioner is asking for a blanket variance for landscape standards, but staff is not comfortable until the plan is received. The Comp Plan also calls for a rural character buffer along Eldamain. A specific plan is needed to grant the deviation.

9. Ms. Noble noted the deviation request for mechanical screening which staff supports. The city has engaged a sound engineer to determine where the mechanical units should be located and if more landscaping is needed or a different placement.

10. Mr. Sevener, sound engineer, said the Yorkville noise ordinance has a tonal penalty which may or may not apply to cooling equipment. Outdoor chillers can cause a high strong tonal component. Ms. Noble noted that the sound is measured on the receiving property, not on the site and different numbers apply on residential property vs. non-residential.

11. Mr. Whitaker asked how the city ordinance differs from the pollution control board standard? IBPC has a more extensive ordinance with limitations at different frequencies.

12. Fencing heights needs to be verified on the plan. The height will be 8 feet and it will be an ornamental black fence. It may be taller around the sub-station.

13. Appearance Standards: The Petitioner is asking for relief from a building recess. The city is asking for the recess on the sides abutting streets. The material meets the facade requirements and staff also requested some type of window feature to break up the long expanse.

14. Signage: No monument sign planned, but there will be signage

15. Address: The proposal will have single site address, but individual buildings will be clearly marked.

16. Photometric plan: This plan is needed.

17. Mr. Hout noted the main entrance was moved to Eldamain with a secondary access on Faxon. A third access on Beecher was removed.

18. There are a couple wetlands identified with no setbacks around them. The Army Corps will visit to ascertain wetlands setbacks and then the buffer can be determined.

19. Mike Torrence/BKFD comments: Developer needs to insure access around buildings, roads must bear weight of fire trucks and hydrants are needed. Hydrant locations will be included on the plans.

20. There was a discussion of the complete rebuild of Faxon and Beecher. Mr. Whitaker asked about reimbursement for half the road reconstruction, however, Mr. Olson said it is not in the agreement and city ordinance requires this. Timing of construction will be discussed and Mr. Olson said it could be done after construction. They also discussed easements and rights-of-way. Faxon would be the road primarily used for construction traffic.

21. Mr. Whitaker asked if the developer had to improve Beecher Rd. even though the project will have no access on Beecher per the revised plan. Mr. Olson replied yes. Bright Farms improved all the way

to their entrance and developments there are funding road improvements.

22. Police Comments: Ms. Noble said the PD asked if they will have access to the gate in the complex. The Police and Fire will both have access and there will be a Knox box and ability to open the gate which will have an alarm. The police also asked if they will have access to the security cameras for emergency purposes. Maps or floor plans will be available for emergencies. There will be on-site security.

23. Ms. Noble said the next steps are the June 4 EDC meeting and a June or July PZC meeting, depending on the project being a PUD agreement or development agreement. Mr. Hout said the focus should be on a PUD. Public Hearing notices and other deadlines were noted. An updated plan and narrative are needed by May 27th.

Adjournment
There was no further business and the meeting adjourned at 10:08am.

Minutes respectfully transcribed by
Marlys Young, Minute Taker

Memorandum

To: Plan Council
From: Sara Mendez, Planner I
Date: July 18, 2024
Subject: **PZC 2024-01 Yorkville Renewables/Nexamp – Solar Farm**
Rezoning, Special Use, and Variance

I have reviewed the applications for Rezoning, Special Use, and Variance request dated June 13, 2024 as submitted by Daniel Kramer on behalf of Nexamp, Yorkville Renewables, LLC, petitioner. The following supplemental materials were included within the original applications including the newly submitted supplemental materials from June 13, 2024:

1) Project Narrative/System Design Summary dated March 9, 2022, as prepared by Nexamp
2) Property Aerial dated 03/13/22, as prepared by Nexamp
3) Legal Description dated August 15, 2022, as prepared by Atwell Group
4) ALTA Survey/NSPS Land Title Survey dated 11/23/2022, as prepared by
5) Special Use Application Plans dated 8/18/22, as prepared by Atwell Group and submitted by Nexamp
6) Glare Study dated Aug. 18, 2022, prepared by Forge Solar
7) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation, as prepared by Natural Resource Services
8) Electrical Diagram dated 01/10/2021, as submitted by Nexamp
9) Manufactures Cut Sheets, as submitted by Nexamp
10) Interconnection Agreement with ComEd
11) Decommissioning Plan, as prepared by Nexamp
12) Application for Rezoning, as prepared by Yorkville Renewables, LLC
13) Application for Special Use, as prepared by Yorkville Renewables, LLC
14) List of Property Owners within 500 feet of subject parcel
15) Copy of Memorandum of Understanding Regarding the Repeal of the Planned Unit Development Agreement for the East Village of Westbury, as executed by Daniel A. and Charene S. Nagel.
16) Application for Variance, as prepared by 126612 Corneils Road Solar, LLC
17) Preliminary Decommissioning Cost Estimate for Yorkville Solar During First 5 Years of Operation, dated January 29, 2024
18) Yorkville Renewables, LLC Response Letter, dated June 13, 2024
19) Final Site Plans, dated June 11, 2024
20) Stormwater Memo, dated February 9, 2024
21) Conditional Use Permit Narrative, dated June 14, 2024
22) Rendering, dated June 13, 2024
23) Kendall County Highway Department Access Approval Email, dated November 9, 2022

The petitioner is seeking to construct a 5-megawatt (MW) alternating current (AC) freestanding community solar farm "garden". The proposed 23-acre solar farm will be situated on approximately 73.5 acres of existing farmland parcel located near the southwest corner of Galena Road and Route 47 within the former East Westbury Village Planned Unit Development (PUD).

The petitioner is also requesting to rezone the parcel from the current R2 Single-Family Traditional Residence District to A-1 Agricultural District zoning for a solar farm and will also require a variance to Section 10-4-13 of the City's Unified Development Ordinance to decrease the minimum rear and interior side yard setbacks from one hundred (100) feet to eight (8) feet.

Based upon my review of the application documents and preliminary plans, I have compiled the following comments (requests to the petitioner are underlined):

WESTBURY PUD AGREEMENT COMMENTS:

1. The parcel is within a formally existing Planned Unit Development (PUD) known as East Village of Westbury.
2. A Memorandum of Understanding with the successor property owners of the East Village of Westbury development was executed to repeal the land plan and obligations of the PUD on May 28, 2024 (Ordinance No. 2024-05).
3. The underlying zoning of the property will remain R-2 Single-Family Traditional Residence District.

REZONING COMMENTS:

1. Per Table 10-3-12(B) Permitted and Special Uses of the Unified Development Ordinance, solar farms are special uses in the A-1 Agricultural District.
2. Section 10-8-12B of the Unified Development Ordinance states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application as well as providing an additional attachment to these standards.

VARIANCE COMMENTS

1. Section 10-4-13 Alternative Energy Use Standards in the City's Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The petitioner is seeking a variance to decrease the minimum rear and interior side yard setbacks from one hundred (100) feet to eight (8) feet.
2. Section 10-8-9C.1 of the Unified Development Ordinance states specific standards for variance requests which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application to these standards.

SPECIAL USE COMMENTS:

Zoning

The subject property consists of two (2) parcels (#02-05-400-005 and 02-08-200-030) which are currently zoned R-2. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	Westhaven Planned Unit Development (R-2, R-3)	Agriculture
South	Former Westbury East Village (R-2)	Agriculture
East	IL Route 47 B-3 General Business District	Transportation Land Use O'Keefe Property/Gas Station/Raging Waves Waterpark
West	A1-Special Use (Unincorporated Kendall County)	Compost Facility/Agriculture

- The proposed community solar farm will consist of approximately 11,712 arrays, per the Conditional Use Permit Narrative dated June 14, 2024.
- In a Response Letter dated June 13, 2024, the petitioner has stated the total number of tracker motors is estimated between 10 to 176, depending on the final design of the system.
- In a Response Letter dated June 13, 2024, the petitioner has stated the operations phase of the lease is for 20 years with several extensions that could extend the operations phase of the project to 40 years.

- **The Site Layout Plan (Exhibit C-300 C) should be updated to reflect the correct zoning of the property, R-2 Single-Family Traditional Residence District.**

Location on Site

Section 10-4-13 Alternative Energy Use Standards in the City's Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses:

	Minimum Setback for Equipment to Property Line	Proposed Setback
Front (East)	100 feet	1,000 feet
Interior Side (North)	100 feet	8 feet
Side Yard (South)	50 feet from nonresidential/100 feet from residential	8 feet
Rear (West)	50 feet from nonresidential/100 feet from residential	8 feet

- The location of the solar panels meets the front (east) yard setback for the Solar Farm uses in the A-1 Agricultural District. **However, the solar panels appear to encroach into the required rear and interior side yards to the south, west, and north.**
    - **The minimum distances required for the rear and west and for the side and south and north is 100 feet, excluding the fence.**
    - **The petitioner has filed a variance request to maintain 8 feet from the interior side and rear yard setbacks.**
- Section 10-4-13B.8.b of the Unified Development Ordinance states that all parts of any freestanding solar energy system shall be set back one hundred (100) feet from side and rear property lines.
- Staff has identified the north property line (parallel to Galena Road) as a side property line since there are intervening parcels between the property line of the subject property and Galena Road. The north property line adjacent to the proposed solar farm is not considered a front yard due to Section 10-2-6: Frontage definition in the Unified Development Ordinance which establishes the lot line which abuts a street shall be the front lot line.
- **The Site Layout Plan (Exhibit C-300 C) should be revised to reflect the proposed interior side yard (north) setback.**
- **The petitioner's exhibit (C-300 C) indicates the distance of the proposed solar farm and/or the fence line to the nearest residential parcels to the north along Galena Road.**
- The location of the solar panels meets the buffer area of one thousand (1,000) feet from the nearest solar array to roadway networks, per petitioner's Exhibit C-300 C.
- The location of the solar panels exceeds the one thousand (1,000) foot setback from the nearest solar array to the edge of the bank of the Fox River.

Minimum Lot Size

Section 10-4-13B.1 of the Unified Development Ordinance states no solar farms shall be erected on any lot less than three (3) acres in size.

- In a Response Letter dated June 13, 2024, the petitioner has stated the project intends to develop on approximately 23 acres of overall parcel

Maximum Lot Coverage

Section 10-4-13B.2 of the Unified Development Ordinance states a solar farm use may occupy up to eighty (80) percent of a given parcel in this district.

- As proposed, the solar farm will occupy approximately 31% (23-acres) of the overall existing 73.5 acres of existing farmland.

Height

The maximum structure height for solar systems, equipment, and structures shall not exceed thirty feet (30') in height when ground mounted, per Section 10-4-13B.6 in the Unified Development Ordinance.

- **The petitioner's exhibit should be revised to display the height of the solar array.**

Glare/Lighting
Section 10-4-13B.13 of the Unified Development Ordinance states solar panels shall be placed such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways. The panels shall be placed to face east and rotate west to follow the path of the sun to collect the most sunlight throughout the day.

- The petitioner has submitted a glare study and analysis which concludes that there was no potential for glint or glare identified by the analysis.
- The petitioner's exhibit (Rendering, dated June 13, 2024) displays viewshed from angles around the solar farm that illustrate how far away the panels will be from the public-right-of-way (IL Route 47 and Galena Road), as well as from the residential land uses to the north.

Noise
The transformer is the greatest source of noise on the property.

- The petitioner's exhibit (Sheet C-300 C Site Plan Layout) indicates the transformer is 1,443.2 feet to the nearest residence located to the north on Galena Road.

Fencing
The petitioner has proposed an eight (8) foot tall, galvanized chain link fence with slats to surround the ~4,600 linear foot perimeter of the solar farm with a 20-foot-wide vehicle access gate. As stated in Section 10-4-13B.9 of the Unified Development Ordinance, Fence Regulations for Solar Farms, states that systems, equipment, and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet.

- **A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD).**
- **Petitioner's exhibit (Sheet C-600 C Standard Details) indicates the Knox-Box location on the fence that has been added to the Gate Detail**

Access Road
The proposed site access is via a new 20-ft. wide gravel driveway proposed off Galena Road (1.380 acres).

- The path provides access to the equipment, however, no formal parking stalls are provided, as no buildings, employees are planned on the site except for the occasional mowing or maintenance visits.
- Section 10-4-13-B.5 of the City's Unified Development Ordinance states off-street parking provided on site shall be paved.
    - **Staff recommends the petitioner have a paved area for off-street parking.**
- Gravel roads are not permitted for vehicle travel.
    - The petitioner's exhibit (C-401 Grading Plan – Access Road) provides a gravel access road pavement section for review and consideration. **Staff defers to the City Public Works Director and City Engineer for comment on the road composition.**

Decommissioning Estimate/Plan
The petitioner has provided a decommission plan.

- Staff defers to City Engineer.

Accessory Use
Section 10-4-13-A.2 of the City's Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use.

- As proposed, the solar farm will occupy approximately 31% (23-acres) of the overall existing 73.5 acres of existing farmland.

Signage
Per Section 10-4-13B.9.a(1) and (2) of the City's Unified Development Ordinance, warning signs shall be provided at the entrance to the facility and along the perimeter of the solar farm.

- Additionally, the signs shall be less than four (4) square feet and made with letters and numbers at least three (3) inches in height and shall include the 911 address and an emergency phone number of the operator which shall be answered twenty-four (24) hours a day by a live operator. A nonemergency phone number for the operator shall be displayed.
- **The emergency contact sign in petitioner's exhibit C-600 C should be revised to provide the dimensions of the emergency contact sign.**

Landscaping

- Defer to Engineering Comments related to landscaping.

Utilities
Per Section 10-4-13B.4 of the Unified Development Ordinance, power and communication lines running in between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.

- The routing of the electrical infrastructure required to connect to the ComEd system includes electrical cables installed underground for the entire project with the exception of a series of overhead poles (approx. 6-8) for a wire connection near IL Route 47.

Utility Service Provider
Section 10-4-13-B.4.a of the Unified Development Ordinance states that evidence that the electric utility service provider that serves the proposed site has been notified of the owner's intent to install an interconnected customer owned electricity generator.

- The petitioner has provided a copy of an Interconnection Agreement, as prepared by ComEd dated 02/24/2022.

Special Use Standards
Section 10-8-5-D state specific standards for special use which all recommendation bodies will review. The petitioner has provided answers to each of the criteria in the application as well as providing an additional attachment to these standards.

Easement Access
Section 10-4-13-B.14 of the City's Unified Development Ordinance states an easement, or other authorized means of access as determined by the City Attorney, shall be provided over the property to allow the City or its contractor to enter and remove the abandoned system in compliance with the City Code.

202400006174
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 06/04/2024 01:35 PM
RECORDING FEE 57.00
PAGES: 6

UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS

ORDINANCE NO. 2024-25

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE REPEALING A PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE EAST VILLAGE OF WESTBURY

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 28th day of May, 2024

Prepared by and Return to:

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Published in pamphlet form by the authority of the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois on June 4, 2024.

Ordinance No. 2024-25

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE REPEALING A PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE EAST VILLAGE OF WESTBURY

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "City") is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, Ocean Atlantic/PFG-Westbury, LLC, a Delaware limited liability company (the "*First Developer*") acquired, annexed, rezoned and engineered an approved Planned Unit Development pursuant to an Amendment to Annexation Agreement, Annexation Agreement and Planned Unit Development Agreement, as amended (the "*Planned Unit Development Agreement*") for the East Westbury Subdivision consisting of three hundred (300) acres (the "*Acreage*") located in the City; and

WHEREAS, the First Developer was unable to proceed with the construction of the Planned Unit Development and lost control of and to all rights to the entire Acreage; and,

WHEREAS, the loss of control and all rights resulted in the entire Acreage being currently owned by the eight (8) owners listed on *Exhibit A* attached hereto, each owner having remained in ownership or by having acquired that portion of the Acreage as identified by the parcel numbers listed with the owner's name (the "*Current Owners*"); and,

WHEREAS, the Current Owners requested the City to repeal the approved Planned Unit Development Agreement for the Acreage with the exception of those labeled 4B-E, POD 5-E, POD 6-E and 7-E ("*Phase I*") further identified on *Exhibit B* attached hereto, which request the City was prepared to consider conditioned upon the written confirmation from each of the Current Owners of their acceptance of the terms and conditions hereinafter set forth, which confirmation has now been received.

WHEREAS, on May 9, 2006, there was recorded in the Office of the Recorder of Deeds of Kendall County, Illinois, Document No. 200600013759, entitled 'Memorandum of Contract Regarding Obligation to Dedicate School/Park Site'. To the extent that the City and / or the School District may be third party beneficiaries of any obligations, by the adoption of this Ordinance, all obligations, if any, reflected or referenced in said Memorandum, as therein contained, for School/Park Site dedication or cash in lieu thereof are waived and terminated.

NOW, THEREFORE, Be It Ordained by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois as follows:

Section 1. The foregoing Preambles are hereby made a part of and incorporated into this Ordinance as if fully restated and in this paragraph 1.

Section 2. The City hereby repeals Ordinance No. 2004-36 adopted by the Mayor and City Council (the "*Corporate Authorities*") on September 9, 2004, as follows, subject to the satisfaction of the conditions set forth below:

a. That the Acreage shall immediately be rezoned R-2 Single-Family Traditional Residence District, said R-2 District being its underlying zoning district for the Acreage; and,

b. With reference to Parcels Numbered 02-08-200-018 (2.91 acres) and 02-06-400-012 (3.93 acres), owned by John Undesser and Cynthia Undesser, the classification of said parcels as R-2 Single Family Traditional Residence, shall not affect the current uses of the parcels (i.e. farming operations, hay, straw, grain storage, truck and trailers, repairs and maintenance, and recreational vehicles). The foregoing non-commercial uses of the property are acknowledged by the City to be, and shall remain as, Legal Non-Conforming Uses in the Zoning District.

c. With reference to Parcel Number 02-05-400-013 (2.48 acres), owned by Ceja Victor E. and Marilex A. Toro, common address 10292 Galena Rd., the classification of said parcel as R-2 Single Family Traditional Residence shall not affect current uses of the parcel (i.e., indoor storage and auto repair and maintenance performed in the outbuilding). The foregoing non-commercial uses of the property are acknowledged by the City to be, and shall remain as, Legal Non-Conforming Uses in the Zoning District.

d. That all obligations and conditions for development of the Acreage as set forth in the Planned Unit Development Agreement shall be deemed cancelled upon the repeal of Ordinance No. 2004-36 adopted by the Corporate Authorities on September 9, 2004, and Ordinance No. 2006-34 on April 25, 2006, with exception and exclusion of the area designated as Phase I. As part of this proposed ordinance repeal, Phase I will retain its current rights to build 85 units of Single Family, and 307 units of multi-plex/townhomes, both as marked on *Exhibit B*; and,

e. That whenever development of the Acreage occurs, with the exception of Phase I, all development approvals shall be subject to all procedures required for approvals as of the time of development and all fees, land donations and assessments shall apply to the Acreage as are applicable to all developments within the R-2 zoning district.

f. That the foregoing covenants and agreements are contingent upon (i) obtaining a written release within eighteen (18) months of execution of this ordinance from Yorkville's School District 115 of the 18.1 acres dedicated as school/park site as stated in Paragraph 14 of Ordinance No. 2004-36 and adopted by the Corporate Authorities on September 9, 2004, (ii) the Current Owner of Phase I identified as PIN 02-08-400-004 agrees to proceed with the development of residential units on 96.59 acres upon execution of a development agreement; and (ii) the Current Owner of the Phase I agrees to pay outstanding fees owed to the City in the amount of $418,952.50 for Rob Roy Storm Sewer Outfall installation and previously incurred engineering consultant fees in accordance with the terms and conditions negotiated between said Current Owner and the City from the proceeds of an initial closing to a home builder.

g. The passage of this ordinance by the Corporate Authorities is confirmation of the City's release of the 18.1 acres dedicated as school/park site as stated in Paragraph 14 of Ordinance 2004-36 by the repeal of said Ordinance 2004-36 as hereinabove stated.

Section 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 28th day of May, A.D. 2024.

CITY CLERK

KEN KOCH	ABSENT	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	ABSENT	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVER TARULIS	AYE	RUSTY CORNEILS	AYE

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 31st day of May, A.D. 2024.

MAYOR

WESTBURY EAST PARCEL OWNERSHIP AS OF 9-21-22 PER KENDALL COUNTY GIS RECORDS

No.	PIN	ACREAGE	Site Address	CURRENT OWNER OF RECORD	CURRENT OWNER OF RECORD ADDRESS
1	02-08-400-004	96.59	10153 Corneils Road	Chicago WB Investors LLC	129 E 10th ST #9, New York, New York 10003
2	02-08-400-003	29.65	-	Tequila Sunrise Enterprises, LLC % Scott Brummel, Brummel Realty	1107 S. Bridge St, STE D, Yorkville, IL 60560
3	02-08-200-029	42.87	-	Tequila Sunrise Enterprises, LLC % Scott Brummel, Brummel Realty	1107 S. Bridge St, STE D, Yorkville, IL 60560
4	02-08-200-030	70.63	-	NAGEL, DANIEL A & CHARENE S LIV TRUST	PO BOX 1069 SUGAR GROVE, IL, 60554
5	02-08-200-019	23.39	-	BRISTOL VENTURES LLC	10318 GALENA RD BRISTOL, IL, 60512
6	02-08-200-015	8.28	-	BRISTOL VENTURES LLC	10318 GALENA RD BRISTOL, IL, 60512
7	02-05-400-014	8.00	-	BRISTOL VENTURES LLC	10318 GALENA RD BRISTOL, IL, 60512
8	02-05-400-018	1.18	10346 GALENA RD	ROSALES CAROLINA CITLALI &, URUETA MARIA MACDALENA	10346 GALENA RD BRISTOL, IL, 60512
9	02-05-400-020	1.38	-	BRISTOL VENTURES LLC	10318 GALENA RD BRISTOL, IL, 60512
10	02-08-200-022	1.62	-	BRISTOL VENTURES LLC	10318 GALENA RD BRISTOL, IL, 60512
11	02-05-400-019	1.20	10326 GALENA RD	KULAKOWSKI ANDREW & KELLY &, HAMSMITH HARRY	10326 GALENA RD BRISTOL, IL, 60512
12	02-05-400-012	3.93	10318 GALENA RD	UNDESSER, JOHN F & CYNTHIA K	10326 GALENA RD BRISTOL, IL, 60512
13	02-08-200-018	2.92	-	UNDESSER, JOHN F & CYNTHIA K	10326 GALENA RD BRISTOL, IL, 60512
14	02-05-400-013	2.71	10292 GALENA RD	CEJA VICTOR E TORO &, TORO MARILEX A	10292 GALENA RD BRISTOL, IL, 60512
15	02-05-400-005	2.38	-	NAGEL, DANIEL A & CHARENE S LIV TRUST	PO BOX 1069 SUGAR GROVE, IL, 60554

Exhibit "B"



t:t.

westbury

EAST VILLAGE

SCALE 1"= 160'

NORTH

July 10, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe
Yorkville, IL 60560

Re: ***NexAmp Solar***
Final Engineering – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Final Engineering Plans dated June 11, 2024, and prepared by Atwell
- Stormwater Management Memo dated February 9, 2024, and prepared by Atwell
- Engineer's Opinion of Probable Decommissioning Cost dated January 29, 2024, and prepared by Atwell
- Variance Application
- Kendall County Approval Letter
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

General

1. The following permits may be required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
    - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
    - Stormwater permit application in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance)
    - Kendall County for access to Galena Road.
    - IDOT for access to Route 47.

2. We acknowledge the receipt of the approval from Kendall County for access to Galena Rd.

3. A field tile survey will be required.

4. A plat of easement for perimeter and stormwater management easements will be required.

5. The decommissioning bond or letter of credit will need to be 120% of the approved estimate.

6. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted.

7. Truck turning exhibits for delivery and emergency vehicles should be submitted.

Stormwater Management Memo

8. A City of Yorkville Stormwater Permit Application should be submitted.

9. The report should be signed and sealed by a Professional Engineer prior to final approval.

10. After discussions with Kendall County it was determined that the following criteria should be used for design of stormwater management systems for solar farms:

    a. The change from agricultural to native vegetation will not be considered as being hydrologically disturbed.

    b. Disturbance area should only include areas to be graded or areas where surface type will be changed to impervious area.

11. In the Proposed Conditions section, the narrative says that the "project will flow both undetained and detained offsite". It should be noted that the detention is onsite.

12. The northeast basin should have 1-foot of freeboard.

13. Provide volume calculations for the compensatory storage area.

14. Provide storm sewer calculations.

15. Provide orifice and spillway calculations for the release rates.

Final Engineering Plans

C-000 Cover Sheet

16. The plans shall be signed and sealed by a Professional Engineer prior to final approval.

17. The street address for the City's contacts should be revised to 651 Prairie Pointe.

C-200 Soil Erosion and Sediment Control Plan

18. Silt fence is needed on the west side of the site.

19. The slopes of the detention basins should have erosion control blanket. It's unclear at this scale if it is shown or not.

20. Culvert protection should be shown for the proposed culverts.

C-300 Site Layout Plan

21. Does the driveway off of Rte 47 just end at the floodplain? If traffic is intended to cross the floodplain for construction purposes, then the road should be shown extended.

22. If the Rte 47 driveway is intended to be used as shown, is it necessary to have the HMA apron for the limited traffic that would be using that driveway?

C-402 Grading Plan – Basins

23. Show the proposed grading after the stockpiles are removed.

24. The volume provided for the southwest basin is shown as 103.983 cu ft, but the stormwater report shows a volume of 17,442 cu ft. Confirm the correct volume.

25. Revise the grading on the north end of the southwest basin. Water will pool at the 650 contour in the northwest corner the way it is currently shown.

26. The rim shown on the Southwest Detention Basin Restrictor Manhole detail conflicts with the callout for Restrictor MH-1.

27. The maximum allowable spacing between storm sewer manholes is 500 feet. Add additional manholes as needed.

28. Show drainage flow arrows throughout the site.

29. Show the emergency overland flow route.

30. The top of the embankment for the northeast basin should be 647.00 to provide the required 1-foot of freeboard.

31. The spillways should have a concrete curtain wall for erosion control. See the Unified Development Ordinance - 10-A-7-J.7 for additional details.

32. Detention basins will need to be in a Stormwater Management Easement.

C-600 Standard Details

33. Include a typical section for the detention basins.

Engineer's Opinion of Probable Decommissioning Costs

34. The items with "TBD" quantities should be estimated with a value to get a more accurate total cost.

35. The assumptions listed specify that the estimate would be redone every 5 years. The UDO requires the estimate to be redone every 3 years.

36. An inflation rate of 3% should be included in the estimate. A note specifying the years used for the lifetime of the project should be added when calculating the inflation costs.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Matt Walsh, NexAmp (via email)
TNP, PGW2, EEI (Via e-mail)

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 853
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

July 2, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 Y

Re: Landscape Plan Review
NexAmp Solar – Nagle (Yorkville Renewables)

Dear Pamela:

We have completed our second landscape plan review of the proposed NexAmp Solar – Nagle (Yorkville Renewables) facility located southwest of Galena Road and State Route 47 in Yorkville. As per recent correspondence from the City, this submittal is being reviewed for compliance with UDO landscape requirements.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

For reasons described below, this landscape plan is not recommended for approval at this time. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.

Review Comments

Comments must be addressed before landscape plan approval can be recommended. If there are any changes to the proposed project, additional comments may be provided. Please note that the requirements of each section are in addition to the requirements of all other sections of the ordinance (i.e., trees and other plant materials cannot be "double counted" to meet multiple requirements).

Building Foundation Landscape Zone

No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.

Parking Area Perimeter Landscape Zone

No off-street parking areas abut a public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.

Parking Area Interior Landscape Zone

No off-street parking areas consisting of 10 or more spaces are proposed, so therefore parking area interior landscape zone requirements do not apply.

Transition Zone

Per information and direction provided by the City, the proposed development will be zoned A-1 Agriculture and the adjacent parcels are R-2 residential. The UDO has no specific transition zone landscape requirements for this situation. However, because the proposed development is a Special Use the City has the discretion to stipulate a higher standard. The current plan includes a mix of a few evergreen trees and mostly shrubs along the north and south borders of the area containing the solar panels. This mix of plantings does provide some screening but does not meet the requirements of any transition zone described in the UDO.

The City's 2016 Comprehensive Plan (Comp Plan) was reviewed for potential guidance. In the Route 47 and Eldamain Corridor sections of the Comp Plan, reference was made to establishing a "rural character buffer" within both Corridors. Since a Type D transition zone was recently recommended along Eldamain Road for a large tech development, building upon precedent we would recommend that a Type D transition zone would be appropriate along Route 47. It is also of note that the Comp Plan identified the space between Rob Roy Creek and Route 47 at the NexAmp Nagle site as a natural area. A more natural aesthetic (e.g., restored prairie, woodland, and/or riparian corridor) would also be appropriate at this specific location. Per the UDO, a Type D transition zone includes a minimum of 5 understory trees, 5 evergreen/canopy trees, and 35 shrubs/native grasses per 100 linear feet. We suggest a modified Type D transition zone consisting of 5 native shade trees and 5 native understory trees per 100 linear feet; existing native trees may be included toward this requirement if a tree survey documenting their presence and condition is submitted. We also recommend native prairie grass and wildflower seeding in lieu of the 35 shrubs/native grasses per 100 linear feet. A maintenance plan should be submitted describing how this natural landscape will be maintained to ensure that desired species become established, persist, and the area is not overtaken by weeds.

Species Diversity Requirements

Two vegetated stormwater management areas were identified on the plans. The hatch legend identifies these areas as "Proposed Basin Seed Mix (To Be Provided with Construction Documents)." Therefore, compliance with species diversity requirements cannot be assessed at this time due to lack of information.

Tree Preservation and Removal

No live tree with a 4" or greater DBH may be removed without approval. A review of Google Earth imagery reveals trees are present on the site, but that there may not be trees present on the portion of the site proposed for development. A tree survey is required; tree replacement may also be required.

Street Trees

Requirements appear to be met.

General

A seed mix has been provided for the previously noted "Native Pollinator Friendly Solar Array Sed Mix". A maintenance plan should also be submitted describing how this landscape will be maintained to ensure that desired species become established, persist, and the area is not overtaken by weeds.

Tree and shrub totals shown in the "Plant Calculations" tables and "Plant Schedule" do not correspond. Petitioner should clarify and revise as necessary.

Proposed plant sizes are not specified on the plans. Canopy trees must be at least 2.5" caliper, understory trees not less than 1.5" caliper or 6' tall, evergreen trees at least 6' tall, and shrubs at least 2' tall at the time of planting.

Wetlands

Rob Roy Creek is a Waters of the US regulated by the Army Corps of Engineers and under Yorkville's Wetland Regulations. Wetland A1 is an isolated wetland and therefore not regulated by the Army Corps of Engineers but is regulated under Yorkville's Wetland Regulations. Wetland A1 is shown to be completely filled but does not require mitigation because the total impact is less than 0.25 acres. A minimum 30' wetland buffer, consisting of primarily native vegetation, is required for Rob Roy Creek under Yorkville's Wetland Regulations.

A Category VI Wetland Permit Application is required under Yorkville's Wetland Regulations for impacts to Wetland A1. We are not aware of such an application being submitted.

SUMMARY

This review was based upon the following documents, pursuant to requirements of the City's Unified Development Ordinance (UDO) and Wetland Regulations.

- Plan Set, 13 sheets, prepared by Atwell, most recently dated 6/11/24

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, PLA, ASLA
Senior Landscape Architect

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: October 3, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023 -

Project Name:	Yorkville Renewables, LLC Nexamp Solar Westbury (Nagel)
Applicant Name:	Dan and Charene Nagel
Petitioner Name:	Christopher F. Clark (Yorkville Renewables, LLC)
Project Number:	PZC 2023-
Project Location:	10292 Galena Road, Yorkville, IL (Parcel # 02-08-200-030)

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: ____ Yes __X__ No

Comments: **N/A**

***Signage must meet MUTCD Standards*
***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended ____ Yes __X__ No
School Zone Special Signage ____ Yes __X__ No
Special Speed Zone Signage Requested ____ Yes __X__ No

No Parking Signage Recommended? ____ Yes __X__ No
____ No Parking After 2” Snow Fall

No Parking Locations:

- **N/A**

Dedicated Parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School
____ Common Parking Area

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Are there Street Name Conflicts? ____ Yes __X__ No
Comments: **N/A**

Pedestrian/Bike Path Crossing Signage? ____ Yes __X__ No
Warning Ahead Signs are Required

NO Construction Traffic Signage being requested? ____ Yes __X__ No
Location: _____

****We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.****
****All traffic control signage must conform to MUTCH Standards specific to location, size, color, and height levels****

Roadway

Street Width: _____
Should parking be allowed on BOTH sides of road? ____ Yes ____ No
Should parking be restricted to fire hydrant side? ____ Yes ____ No

Center Roadway Medians: ____ Yes ____ No
Limit Parking on Median? ____ Yes ____ No
Signage Needed? ____ Yes ____ No
Room for Emergency Veh. w/ one lane Obstructed? ____ Yes ____ No

Do you have intersection Concerns? __X__ Yes ____ No

Concerns as listed below:

- **Location of the driveway(s) into Yorkville Renewables**
- **Driveway(s) clearly marked with signage in both directions**
- **Distance from driveway(s) on Galena Road to the intersection of Rt. 47 would be concerning due to vehicle speeds on Galena Road**

Landscape

Low Growth or Ground Cover Landscaping? ____ Yes ____ No
Low Growth or Ground Cover Landscaping by windows? ____ Yes ____ No
Low Growth or Ground Cover Landscaping by Entrances ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **N/A**

Ingress / Egress

Entrance/Exits match up with adjacent driveways? ____ Yes __X__ No
Total Entrance/Exits for development? __1__

Are vehicle entrance/exits safe? ____ Yes ____ No
Are warning signs for cross traffic requested? __X__ Yes ____ No

Raised Median & Signage for Right in & Right Out? ____ Yes __X__ No
Concerns: _____

Emergency Contact for after hours during construction: **Information needed**

Is this a gated or controlled access development? __X__ Yes ____ No
If yes, will Police & Fire have Access? __X__ Yes ____ No
Comments: **Will police have access in case of emergency?**

Miscellaneous

Individual Mailboxes? ____ Yes __X__ No
Cluster Mailbox Kiosks? ____ Yes __X__ No
Will this cause traffic choke points? ____ Yes __X__ No

Are sidewalks being planned for the development? ____ Yes __X__ No
Are sidewalk crosswalks needed? ____ Yes __X__ No
Are there bike paths planned for this project? ____ Yes __X__ No
Proper Signage needed for bike paths ____ Yes ____ No
____ Stop Signs ____ Yield Signs ____ NO Motorized Vehicles
____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes ____ No

Ample Parking on Site? ____ Yes ____ No

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Are there other City Ordinance Concerns? ____ Yes ____ No

____ Noise Ordinance ____ Parking Ordinances

____ Alarm Ordinance

Security

Will security cameras be in use? ____ Yes ____ No

Comments: **Will there be security cameras used on site?**

Will the business/management provide the police department remote access to the camera system (User credentials only)? ____ Yes ____ No

Comments: **If you will have camera access on site would the police department have remote access into the system for emergency purposes only?**

What are the business Hours of Operation? **N/A**

Will the property be alarmed? ____ Yes ____ No

Comments: **Will the gate be alarmed?**

Will you provide Floor Plans/Maps to the police department ____ Yes ____ No

Comments: **N/A**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-01

NOTICE IS HEREBY GIVEN THAT Yorkville Renewables, LLC, contract lessee, and Daniel A. and Charene S. Nagel, property owners, petitioners, have filed applications with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, special use authorization, and a bulk regulation variance approval. The real property is located on the southwest corner of Galena Road and Illinois Route 47. The petitioners are requesting rezoning approval from R-2 Single-Family Traditional Residence District to A-1 Agricultural District. The petitioners are also requesting special use permit approval in pursuant to Section 10-8-5 of the Unified Development Ordinance for a solar farm. Lastly, the petitioners are requesting a bulk regulation variance to Section 10-4-13.B of the Unified Development Ordinance requesting a reduction in the north, west, and south property lines setback from 50 feet to 8 feet.

The legal description is as follows:

PARENT PARCEL LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP TITLE COMMITMENT IL1808635-114 DATED SEPTEMBER 28, 2023 & DOC. NO.: 202100021967 & 202100002603.

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE •OF 1HE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE• AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 24 SECONDS EAST,
202.52 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 38 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 57 SECONDS EAST, 65.30 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 57 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 54 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 17 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 13 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 38 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 13 SECONDS EAST, 991.74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST

318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 56 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 11 MINUTES 01 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 41 SECONDS EAST, 118.67 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 19 SECONDS WEST, 450.34 FEET; THENCE NORTH 09 DEGREES 39 MINUTES 39 SECONDS EAST, 183.43 FEET; THENCE NORTH 87 DEGREES 18 MINUTES 59 SECONDS WEST, 68.19 FEET; THENCE SOUTH 77 DEGREES 17 MINUTES 38 SECONDS WEST, 142.43 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 07 SECONDS WEST, 40.98 FEET; THENCE SOUTH 56 DEGREES 27 MINUTES 23 SECONDS WEST, 62.20 FEET; THENCE SOUTH 54 DEGREES 35 MINUTES 06 SECONDS WEST, 47.33 FEET; THENCE SOUTH 60 DEGREES 03 MINUTES 18 SECONDS WEST, 101.98 FEET; THENCE SOUTH 69 DEGREES 40 MINUTES 43 SECONDS WEST, 181.54 FEET; THENCE SOUTH 35 DEGREES 33 MINUTES 08 SECONDS WEST, 33.43 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 40 SECONDS WEST, 147.85 FEET; THENCE NORTH 78 DEGREES 13 MINUTES 45 SECONDS WEST, 80.00 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 34 SECONDS WEST, 153.76 FEET; THENCE NORTH 74 DEGREES 47 MINUTES 54 SECONDS WEST, 27.24 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 38 SECONDS WEST, 224.12 FEET; THENCE NORTH 73 DEGREES 10 MINUTES 01 SECOND WEST, 184.74 FEET; THENCE NORTH 85 DEGREES 19 MINUTES 13 SECONDS WEST, 118.52 FEET; THENCE SOUTH 33 DEGREES 11 MINUTES 19 SECONDS WEST, 84.38 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES 59 SECONDS WEST, 90.01 FEET; THENCE SOUTH 46 DEGREES 15 MINUTES 48 SECONDS WEST, 122.93 FEET; THENCE SOUTH 64 DEGREES 24 MINUTES 44 SECONDS WEST, 53.07 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 40 SECONDS WEST, 70.96 FEET; THENCE NORTH 76 DEGREES 54 MINUTES 34 SECONDS WEST, 59.31 FEET; THENCE NORTH 61 DEGREES 03 MINUTES 12 SECONDS WEST, 59.31 FEET; THENCE NORTH 45 DEGREES 11 MINUTES 49 SECONDS WEST, 59.31 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS WEST, 150.00 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 365.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31 DEGREES 33 MINUTES 56 SECONDS WEST; THENCE SOUTH 64 DEGREES 08 MINUTES 15 SECONDS WEST, 204.82 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 57 SECONDS WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING, IN KENDALL

COUNTY, ILLINOIS.

EXCEPT THAT PORTION THEREOF DESCRIBED IN THE QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011813, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE •OF 1HE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE• AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 3404.28 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86°50'24" EAST, 202.52 FEET; THENCE SOUTH 07°50'38" EAST, 23.88 FEET; THENCE NORTH 86°41'57" EAST, 65.30 FEET; THENCE NORTH 83°59'57" EAST, 125.00 FEET; THENCE SOUTH 06°04'54" EAST, 79.10 FEET; THENCE SOUTH 14°15'17" EAST, 67.24 FEET; THENCE SOUTH 30°16'13" EAST, 44.66 FEET; THENCE SOUTH 29°19'38" EAST, 22.58 FEET; THENCE NORTH 89°16'13" EAST, 991. 74 FEET; THENCE NORTHERLY, 143.34 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13°02'53" EAST; THENCE NORTH 21°01'18" EAST, 318.85 FEET; THENCE NORTHERLY TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04°45'09" EAST; THENCE NORTH 11°31'00" WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07°52'07" WEST; THENCE NORTH 06°19'17" WEST, 33.01 FEET; THENCE NORTH 05°23'16" WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09°31'35" EAST; THENCE NORTH 16°03'07" EAST, 50.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73°56'53" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.62 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01°06'41" EAST ALONG SAID EAST LINE, 1188.97 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTHERLY, 496.43 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05°11'01" WEST; THENCE SOUTH 01°06'41" EAST, 118.67 FEET; THENCE SOUTH 88°53'19" WEST, 450.34 FEET; THENCE NORTH 09°39'39" EAST, 183.43 FEET; THENCE NORTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 87°18'59" WEST, 68.19 FEET; THENCE SOUTH 77°17'38" WEST, 142.43 FEET; THENCE SOUTH 64°38'07" WEST, 40,98 FEET; THENCE SOUTH 56°27'23" WEST, 62.20 FEET; THENCE SOUTH 54°35'06" WEST, 47.33 FEET; THENCE SOUTH 60°03'18" WEST, 101.98 FEET; THENCE SOUTH 69°40'43" WEST, 181.54 FEET; THENCE SOUTH 35°33'08" WEST, 33.43 FEET; THENCE

SOUTH 86°05'40" WEST, 147.85 FEET; THENCE SOUTH 78°13'45" WEST, 80.0 FEET; THENCE NORTH

59°05'34" WEST, 153.76 FEET; THENCE NORTH 74°47'54" WEST, 27.24 FEET; THENCE NORTH 06°17'38" WEST, 224.12 FEET; THENCE NORTH 73°10'01" WEST, 184.74 FEET; THENCE NORTH 85°19'13" WEST, 118.52 FEET; THENCE SOUTH 33°11'19" WEST, 84.38 FEET; THENCE SOUTH 34°29'59" WEST, 90.01 FEET; THENCE SOUTH 46°15' 48" WEST, 122.93 FEET; THENCE SOUTH 64°24'44" WEST, 53.07 FEET; THENCE SOUTH 89°30'40" WEST, 70.96 FEET; THENCE NORTH 76°54'34" WEST, 59.31 FEET; THENCE NORTH 61°03'12" WEST, 59.31 FEET; THENCE NORTH 45°11'49" WEST, 59.31 FEET; THENCE SOUTH 52°43'52" WEST, 150.0 FEET; THENCE NORTHWESTERLY, 72.66 FEET ALONG A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING NORTH 31°33'56" WEST; THENCE SOUTH 64°08'15" WEST, 204.82 FEET; THENCE SOUTH 88°59'57" WEST, 68.98 FEET TO THE AFOREMENTIONED WEST LINE OF THE EAST HALF OF SECTION 8; THENCE NORTH 01°00'03" WEST ALONG SAID WEST LINE, 957.25 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE-DESCRIBED TRACT LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

ALSO, INCLUDING THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AUGUST 16, 2018 AS DOCUMENT 201800011814, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS (58.74 FEET) SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY, ALONG THE CENTERLINE OF SAID OLD GALENA ROAD, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE SOUTH, ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, TO A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 64°02'00" EAST, 308.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°02'00" WEST, 308.99 FEET, ALONG THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 AT A POINT 1080.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST, 2447.03 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8; THENCE NORTH 88°59'57" EAST, 68.98 FEET; THENCE NORTH 64°08'15" EAST, 204.82 FEET; THENCE SOUTHEASTERLY, 72.66 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 365.0 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 31°33'56" EAST; THENCE NORTH 52°43'52" EAST, 150.0 FEET; THENCE SOUTH 45°11'49" EAST, 59.31 FEET; THENCE SOUTH 61°03'12" EAST, 59.31 FEET; THENCE SOUTH 76°54'34" EAST, 59.31 FEET; THENCE NORTH 89°30'40" EAST, 70.96 FEET; THENCE NORTH 64°24'44" EAST, 53.07 FEET; THENCE NORTH 46°15'48" EAST, 122.93 FEET; THENCE NORTH 34°29'59" EAST, 90.01 FEET; THENCE NORTH 33°11'19" EAST, 84.38 FEET; THENCE SOUTH 85°19'13" EAST, 118.52 FEET; THENCE SOUTH 73°10'01" EAST, 184.74 FEET; THENCE

SOUTH 06°17'38" EAST, 224.12 FEET; THENCE SOUTH 74°47'54" EAST, 27.24 FEET; THENCE SOUTH 59°05'34" EAST, 153.76 FEET; THENCE SOUTH 78°13'45" EAST, 80.0 FEET; THENCE NORTH 86°05'40" EAST, 147.85 FEET; THENCE NORTH 35°33'08" EAST, 33.43 FEET; THENCE NORTH 69°40'43" EAST, 181.54 FEET; THENCE NORTH 60°03'18" EAST, 101.98 FEET; THENCE NORTH 54°35'06" EAST, 47.33 FEET; THENCE NORTH 56°27'23" EAST, 62.20 FEET; THENCE NORTH 64°38'07" EAST, 40.98 FEET; THENCE NORTH 77°17'38" EAST, 142.43 FEET; THENCE SOUTH 87°18'59" EAST, 68.19 FEET; THENCE SOUTH 09°39'39" WEST, 1000.44 FEET; THENCE SOUTH 73°08'14" WEST, 437.67 FEET; THENCE SOUTH 61°50'59" WEST, 297.0 FEET; THENCE SOUTH 39°47'51" WEST, 1584.39 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE ABOVE-DESCRIBED TRACT LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01°00'03" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 8, A DISTANCE OF 3579.88 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 88°59'57" EAST PERPENDICULAR TO SAID WEST LINE, 2172.88 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760 FOR THE POINT OF TERMINATION OF SAID LINE; ALL IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

•SURVEYOR'S NOTE: SCRIVENERS ERROR FOUND IN TITILE COMMITMENT SCHEDULE A, CORRECTED PER WARRANTY DEED RECORDED 1/29/2021 AS DOCUMENT NUMBER 202100002603•

AS-SURVEYED LEGAL DESCRIPTION:

THAT PART OF THE EAST HALF OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THE OLD GALENA ROAD WITH THE EAST LINE OF SAID SECTION 8, SAID POINT BEING 89 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, SAID SECTION CORNER ESTABLISHED BY MONUMENT RECORD RECORDED AS DOCUMENT 907017; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID OLD GALENA ROAD TO THE WEST LINE •OF THE SOUTHEAST QUARTER OF SECTION 5; 1HENCE SOU1H ALONG SAID WEST LINE• AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO A POINT 1080.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS WEST 3404.23 FEET ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 50 MINUTES 28 SECONDS EAST, 202.57 FEET; THENCE SOUTH 07 DEGREES 50 MINUTES 42 SECONDS EAST, 23.88 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 53 SECONDS EAST, 65.30 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 53 SECONDS EAST, 125.00 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 58 SECONDS EAST, 79.10 FEET; THENCE SOUTH 14 DEGREES 15 MINUTES 21 SECONDS EAST, 67.24 FEET; THENCE SOUTH 30 DEGREES 16 MINUTES 17 SECONDS EAST, 44.66 FEET; THENCE SOUTH 29 DEGREES 19 MINUTES 42 SECONDS EAST, 22.58 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 991.82 FEET; THENCE NORTHERLY, 143.33 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 515.67 FEET, THE CHORD OF SAID CURVE BEARING NORTH 13 DEGREES 02 MINUTES 53 SECONDS EAST; THENCE NORTH 21 DEGREES 01 MINUTE 18 SECONDS EAST 318.85 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 218.64 FEET ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 385.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 04 DEGREES 45 MINUTES 09 SECONDS EAST; THENCE NORTH 11 DEGREES 31 MINUTES 00

SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 217.08 FEET; THENCE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, 111.06 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 872.13 FEET, THE CHORD OF SAID CURVE BEARING NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST; THENCE NORTH 06 DEGREES 19 MINUTES 17 SECONDS WEST, 33.01 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 16 SECONDS WEST, 151.18 FEET; THENCE NORTHERLY, 142.11 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 623.89 FEET, THE CHORD OF SAID CURVE BEARING NORTH 09 DEGREES 31 MINUTES 35 SECONDS EAST; THENCE NORTH 16 DEGREES 03 MINUTES 07 SECONDS EAST, 52.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS ESTABLISHED PER DOCUMENT 145913 RECORDED JUNE 5, 1964; THENCE SOUTH 73 DEGREES 50 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1111.45 FEET TO THE EAST LINE OF THE AFOREMENTIONED EAST HALF OF SECTION 8; THENCE SOUTH 01 DEGREE 06 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE, 1189.49 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 47 AS ESTABLISHED PER DOCUMENT 910147 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE); THENCE SOUTHERLY, 495.91 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2259.20 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 05 DEGREES 10 MINUTES 32 SECOND WEST; THENCE SOUTH 01 DEGREE 06 MINUTES 47 SECONDS EAST, 118.69 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 15 SECONDS WEST, 450.38 FEET TO THE EASTERLY LINE OF A TRACT CONVEYED TO TEQUILA SUNRISE ENTERPRISES, LLC BY SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 2013 AS DOCUMENT 201300024760; THENCE NORTH 09 DEGREES 39 MINUTES 35 SECONDS EAST 114.02 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 88 DEGREES 59 MINUTES 56 SECONDS WEST 2172.95 TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 01 DEGREE 00 MINUTES 04 SECONDS WEST 904.35 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

•SURVEYOR'S NOTE: CORRECTION PER WARRANTY DEED RECORDED 1/29/2021 AS DOCUMENT NUMBER 202100002603•

PINs: 02-05-400-005 and 02-08-200-030

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, September 11, 2024 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

COUNTY, ILLINOIS.

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-54

Agenda Item Summary Memo

Title: PZC 2024-18 – Kendall Co. Petition 24-07 (Jerry Styrczula on Behalf of A& D Properties, LLC)

Meeting and Date: Economic Development Committee – August 6, 2024

Synopsis: 1.5-Mile Review of a site plan to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Sara Mendez, Planner I
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: July 24, 2024
Subject: **PZC 2024-18 – Jerry Styrczula on Behalf of A&D Properties, LLC (Site Approval Plan)**
1.5 Review

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Jerry Styrczula, on behalf of A&D Properties, LLC, is requesting site plan approval to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at 7789 Route 47. The real property is located north of Ament Road and immediately west of South Bridge Street in unincorporated Kendall County.

PROPERTY BACKGROUND:



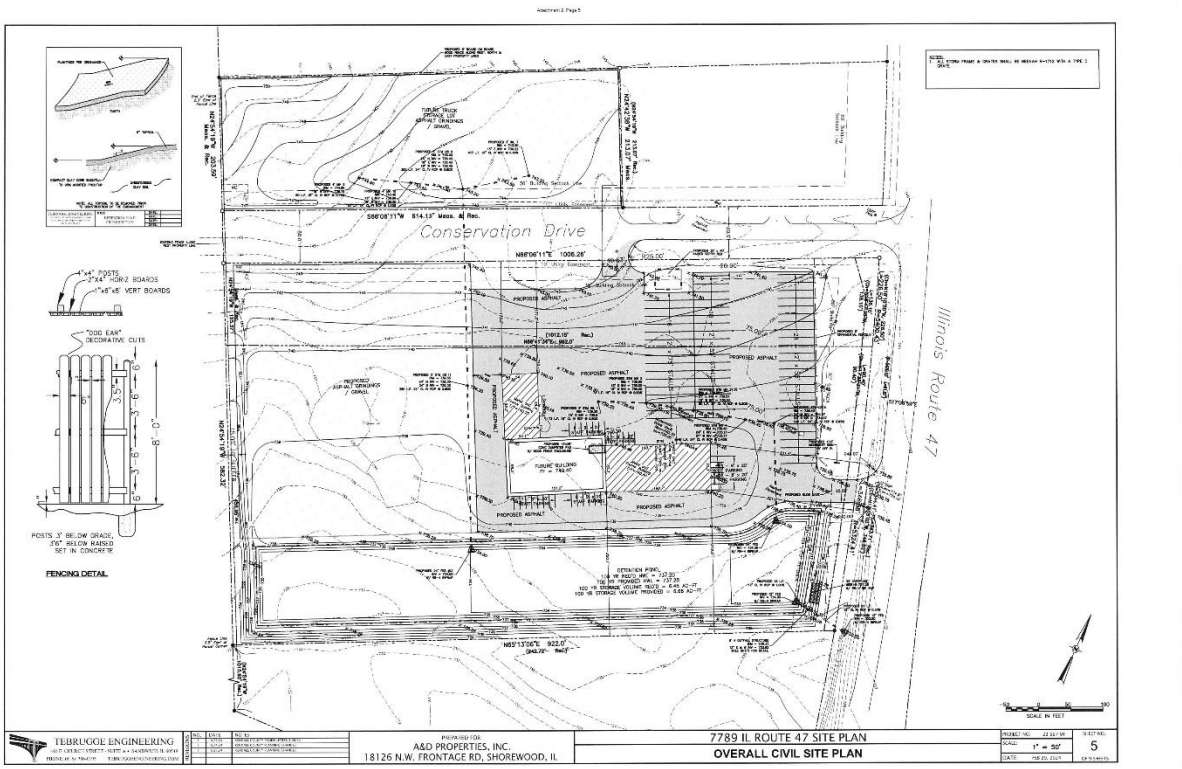
The property is located at 7789 Route 47 in unincorporated Kendall County and is comprised by two (2) parcels totaling ~16.4 acres. Currently owned by A&D Properties, LLC, there are two (2) existing buildings on the property. The building to the north is approximately five thousand, three hundred sixty-six (5,366) square feet and the building to the south is approximately eleven thousand, three hundred (11,300) square feet. Additionally, part of the property is vacant. The site currently is occupied by several trucks. The property fronts Route 47 and has one (1) access point off Route 47. There is a deceleration lane for south bound traffic off Route 47. The property also has one (1) access point off Conservation Drive. The property is immediately southwest of Yorkville's corporate boundary, approximately 0.30 miles (~1600 feet) from the Windett Ridge Subdivision.

In April 2024, the City of Yorkville received a request from Jerry Styrczula, on behalf of A&D Properties, LLC, requesting an approval of a map amendment (rezoning) for this property from B-3 Highway Business District to M-1 Limited Manufacturing District for the purpose of operating a trucking business, Freuhauf Manufacturing. In May 2024, the City of Yorkville approved the rezoning of the property from B-3

Business Highway District to M-1 Limited Manufacturing District. Additionally, in June 2024, the County Board approved the rezoning of the property to M-1 Limited Manufacturing District.

PROPOSED DEVELOPMENT:

The property is currently zoned M-1 Limited Manufacturing District in Kendall County. Per Kendall County's Zoning Ordinance, all development proposed in the district must obtain site approval from the County Board. According to the application and site plans provided, the petitioner would like site plan approval to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses. The site will consist of an approximately 13,000 square foot main building, and two (2) metal and frame buildings totaling approximately 17,000 square feet. The property also includes a detention area on the southwest area on Route 47, as illustrated on the site plan below.



Site Plan

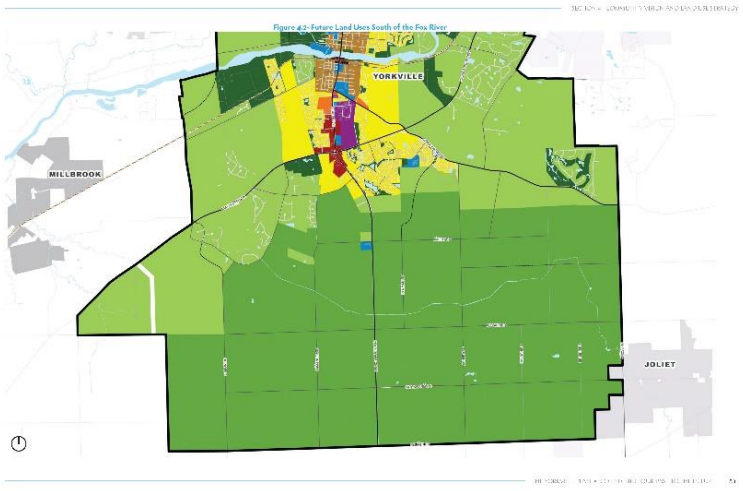
The site plan, as illustrated above, indicates a total building area of approximately 30,000 square feet. The site plan shows five (5) customer parking stalls, twenty-four (24) employee parking stall, and fifty-eight (58) parking stalls for trailers, totaling 87 parking stalls at full build out. The site plan shows one (1) access from Route 47 and one (1) access from Conservation Drive.

Engineering

The City's engineering consultant, EEI, has reviewed the submitted civil plans. Their only comment is the petitioner should submit their plans to the Illinois Department of Transportation (IDOT) for an entrance permit and to coordinate with the Illinois Department of Transportation (IDOT) regarding the future widening improvements that are planned in the area.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential and Agricultural Zone (AZ). The Estate/Conservation Residential future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The Agricultural Zone future land use designation is primarily intended for lands expected to remain for agricultural uses, both farming and restricted forms such as pastures, gardening, riding stables, nurseries, and greenhouses.



In December 2023, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC (contract purchaser), submitted a proposal to amend Kendall County's Future Land Use Map from Transportation Corridor to Mixed Use Business for an approximately 20-acre property, consisting of five (5) parcels commonly known as 8115 Route 47. As a result, an amendment was made to the Kendall County Future Land Use Map. Additionally, Jerry Styrczula, on behalf of A&D Properties, LLC, sought approval for a map amendment (rezoning) for 7789 Route 47, changing the property from B-3 Business Highway District to M-1 Limited Manufacturing District. This amendment, approved by the City of Yorkville in May 2024 and by Kendall County in June 2024, is consistent with Kendall County's recent changes to its Future Land Use Map.

The proposed land use and M-1 zoning in Kendall County is inconsistent with Yorkville's Comprehensive Plan. If approved, the proposed facility to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses would necessitate a review and potential amendment to Yorkville's Comprehensive Plan's future land use plans for this area. An appropriate future land use designation would be General Industrial (GI) which is intended for a broad range of warehousing and manufacturing activities of minimal environmental impact.

STAFF COMMENTS

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission on September 11, 2024, and City Council on September 24, 2024. This item was delivered to the City on June 26, 2024.

ATTACHMENTS

1. Application with Attachments

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 24-07
Jerry Styrczula on Behalf of A&D Properties, LLC
Site Plan Approval

INTRODUCTION

A&D Properties, LLC would like site plan approval in order to operate a trucking business for the sale and storage of semi-trailers, small trailers, semi-tractors, and similar uses at 7789 Route 47.

The County Board approved the rezoning of this property to M-1 in June 2024.

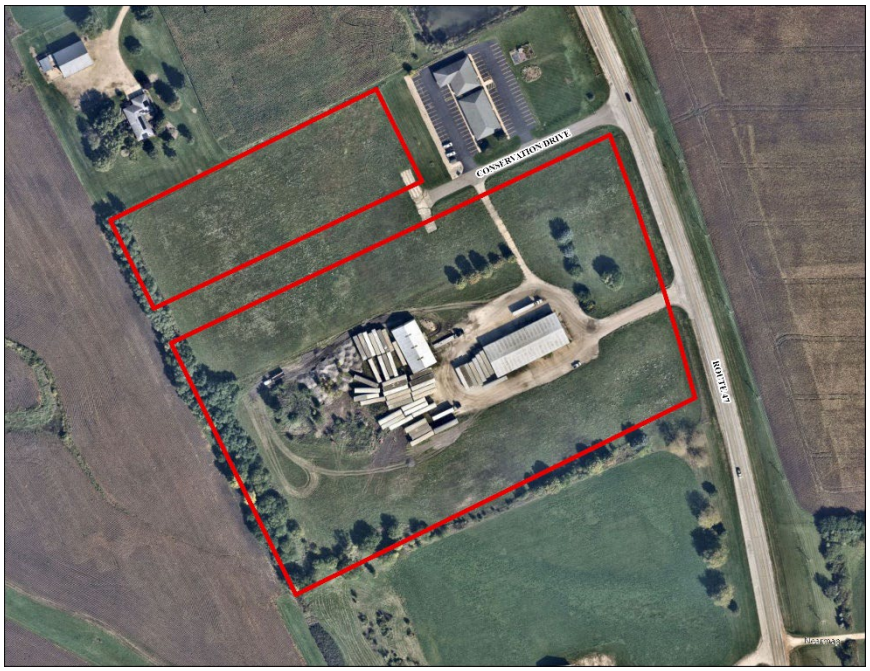
The application materials are included as Attachment 1. The proposed site plan is included as Attachment 2. The proposed landscaping plan is included as Attachment 3.

SITE INFORMATION

PETITIONERS: Jerry Styrczula on Behalf of A&D Properties, LLC

ADDRESS: 7789 Route 47, Yorkville

LOCATION: West Side of Route 47 Approximately 0.5 Miles North of Ament Road



TOWNSHIP: Kendall

PARCEL #s: 05-09-300-015

LOT SIZE: 16.4 +/- Acres

EXISTING LAND Vacant and Improved Commercial

USE:

ZONING: B-3 Highway Business District

LRMP:

Future Land Use	Mixed Use Business Yorkville's Plan calls for the property to be Estate/Conservation Residential
Roads	Route 47 is a State maintained Arterial Road.
Trails	There are no trails planned in this area.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Review

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Improved Commercial, Agricultural, Single-Family Residential	R-2 and B-3 (Yorkville)	Suburban Neighborhoods and Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, R-1, R-4, and B-3 (County) R-2, R-3, B-1, and B-3 (Yorkville)
South	Vacant Manufacturing	M-1	Mixed Use Business (County) Agricultural (Yorkville)	A-1 and M-1
East	Agricultural	R-2 and R-3 (Yorkville)	Estate/Conservation Residential (Yorkville)	R-2 and R-3 (Yorkville)
West	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre (County) Agricultural (Yorkville)	A-1

The A-1 special use permit to the north is for a landscaping business.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Pages 14-15).

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on June 26, 2024.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on June 26, 2024.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on June 26, 2024.

DESIGN STANDARDS

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

Responsive to Site Conditions-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **The property has been zoned B-3 since 1975 and the main building has been on the property since approximately 1977. The property was rezoned to M-1 in 2024. The property was previously used for an agricultural implement sales business. The construction of the new building is an area that is already paved. There are no floodplains or wetlands on the property. There are no excessive slopes on the property.**

Traffic and Parking Layout-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The site plan shows one (1) access from Route 47 and one (1) access from Conservation Drive. There will be a maximum of four (4) employees at the property. Based on the approximately fifteen thousand (15,000) square feet of buildings presently onsite and the requirement in Section 11:04 of one (1) parking space per six hundred (600) square feet of floor area plus one (1) parking space per employees, the property meets the parking requirements contained in the Zoning Ordinance without the construction of the new building. The site plan shows five (5) customer parking spaces, including two (2) handicapped accessible parking space, twenty-four (24) employee parking spaces, and fifty-eight (58) parking spaces for trailers.**

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

Site Layout-Improvements shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **The proposal should not impact, shadow, noise, odor, traffic, or utilities on neighboring properties. Drainage concerns can be addressed in the stormwater management permit. The proposed septic field is located south of the access drive and southern most future parking area.**

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

Building Materials-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **No rendering was provided.**

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

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

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. **The Petitioner proposes a seven foot (7') tall iron looking fence across the front (east) side of the property and an eight foot (8') tall solid fence along sides and rear of the property. The Petitioner also proposes a slide gate at the main entrance off of Route 47 and a gate off of Conservation Drive. The landscaping plan proposes four (4) Autumn Blaze Maples, four (4) Thornless Honeylocusts, eighteen (18) Neon Flash Spirea, eighteen (18) Chicagoland Green Boxwoods, Kentucky Bluegrass, and Wet Mesic Prairie Mix. The Petitioner also proposes to keep the existing trees within ten feet (10') of the southern and western property lines, except for dead trees brush. The area around the sign would also be landscaped. Section 11:02.F.8 of the Zoning Ordinance discussing the planting of hedges, installation of berms, and the planting of natural vegetation. This Section also gives the Regional Planning Commission the ability to reduce buffering requirements. The Petitioner would like to ask the Regional Planning Commission for a reduction in the buffering requirement.**

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. **The Petitioner proposes to provide the Bristol-Kendall Fire Protection District and Sheriff's Department with the combination to the gate. Beyond that information, Staff would like comments from the Fire Protection District and Sheriff's Department on this matter.**

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. **The HVAC system is along the northside of the building at ground level. The proposed fences should screen adjoining properties from the mechanical systems.**

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. **The Petitioner does not propose any additional exterior lighting other than the battery packs on the building for security purposes. The parking area for inventory would not be illuminated and the sign would not be illuminated. There would be an illuminated sign on the building.**

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. **One (1) twelve foot by twenty-five foot (12X25') concrete dumpster area is shown west of the eastern most building. This area would be inside a wooden fence. The refuse area would be moved, if the new building was constructed.**

RECOMMENDATION
Pending review by ZPAC and the Kendall County Regional Planning Commission, Staff recommends approval of the site plan subject to the following conditions:

1. The site shall be developed substantially in accordance with the attached site plan (Attachment 2) and landscaping plan (Attachment 3).

2. An eight foot (8') tall solid fence shall be added along the north, west, and south property lines in addition to the seven foot (7') tall iron looking fence depicted on the site plan (Attachment 2).

3. One (1) gate made of the same material and size of the eight foot (8') tall fence shall be placed along the entrance of the property at Conservation Drive.

4. The Kendall County Sheriff's Department and the Bristol-Kendall Fire Protection District shall be provided a passcode to at least one (1) of the gates.

5. The fencing and landscaping shall be installed by December 31, 2024. The Planning, Building and Zoning Department may grant an extension to this deadline.

6. Dead trees and scrub growth located within ten feet (10') of the southern and western property lines may be removed.

7. If additional lighting is proposed in the future, an amendment to the site plan will be required.

8. If the building addition shown on the site plan is constructed, an amendment to the site plan will be required.

9. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development.

ATTACHMENTS
1. Application Materials
2. Site Plan
3. Landscaping Plan

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

APPLICATION

PROJECT NAME A & D Properties, LLC **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
A & D Properties, LLC

CURRENT LANDOWNER/NAME(s)
A & D Properties, LLC

SITE INFORMATION

ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
15.7288	7789 Route 47, Yorkville, IL 60560	05-09-300-015

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant	B-3	B-3

REQUESTED ACTION (Check All That Apply):

_____SPECIAL USE ___ MAP AMENDMENT (Rezone to ____) ___ VARIANCE

___ADMINISTRATIVE VARIANCE ___ A-1 CONDITIONAL USE for:_____ _X_ SITE PLAN REVIEW

___ TEXT AMENDMENT ___ RPD (___Concept; ___ Preliminary; ___ Final) ___ ADMINISTRATIVE APPEAL

___ PRELIMINARY PLAT ___ FINAL PLAT ___ OTHER PLAT (Vacation, Dedication, etc.)

___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]**PRIMARY CONTACT** Daniel J. Kramer
PRIMARY CONTACT MAILING ADDRESS [redacted]
PRIMARY CONTACT EMAIL [redacted]
PRIMARY CONTACT PHONE # [redacted]
PRIMARY CONTACT FAX # [redacted]
PRIMARY CONTACT OTHER #(Cell, etc.)

[2]**ENGINEER CONTACT** John Tebrugge
ENGINEER MAILING ADDRESS [redacted]
ENGINEER EMAIL [redacted]
ENGINEER PHONE # [redacted]
ENGINEER FAX #
ENGINEER OTHER # (Cell, etc.)

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 06/06/24

FEE PAID:$_____
CHECK #:_____

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

LEGAL DESCRIPTION OF PARCEL 1:

That Part of the West Half of Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows:
Commencing at the Southeast Corner of said Section 9; thence Westerly along the Southerly Line of said Section, 2672.0 feet to the tangent center line of Illinois State Route No. 47 extended from the South; thence South along said tangent center line, 869.22 feet; thence South 89°34'04" West, 615.0 feet; thence North 24°54'19" West, 1015.92 feet for the point of beginning; thence North 24°54'19" West, 456.95 feet; thence North 66°41'34" East, 1012.15 feet to the Westerly Right of Way Line of said State Route No. 47, being 40.0 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5420.43 feet, a distance of 91.87 feet; thence South 17°08'59" East along said right of way line, 0.80 feet; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5344.41 feet, a distance of 343.71 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West, 942.72 feet to the point of beginning, in the Township of Kendall, in Kendall County, Illinois,
EXCEPT those Parts conveyed to the State of Illinois in the Deeds recorded June 29, 1990 as Document 1990-904189 and October 23, 1990 as Document 1990-906729.

LEGAL DESCRIPTION OF PARCEL 2:

Lots 2 and 3 of Walz Subdivision, recorded December 17, 1990 as Document 907919, in the Township of Kendall, Kendall County, Illinois.

Transport

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

[redacted]

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By: [redacted]

President

Countersigned By: [redacted]

Authorized Officer or Agent

Attest: [redacted]

Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: [redacted]

Property Ref.: 7789 Route 47, Yorkville, IL 60560

SCHEDULE A

1. Commitment Date: September 11, 2020
2. Policy to be issued:

   (a) ALTA Owner's Policy 2006
   Proposed Insured: A&D Properties, LLC
   Proposed Policy Amount: $750,000.00

   (b) ALTA Loan Policy 2006
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
   Proposed Policy Amount: $520,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   West Suburban Bank, as Trustee under a Trust Agreement dated October 28, 2002 and known as Trust Number 13250

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

THAT PAR T OF THE WEST HALF OF SECTION 9, TOWNSHIP 36 NOR TH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9: THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION, 2672.0 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47 EXTENDED FROM THE SOUTH; THENCE SOUTH ALONG SAID TANGENT CENTER LINE 869.22 FEET; THENCE SOUTH 89° 34' 04" WEST 615.0 FEET; THENCE NORTH 24° 54' 19" WEST 1015.92 FEET FOR THE POINT OF BEGINNING;

THENCE NORTH 24° 54' 19" WEST 456.95 FEET; THENCE NORTH 66° 41' 34" EAST 1012.15 FEET TO THE WESTERLY RIGHT OF WAY LINE, OF SAID STATE ROUTE NO. 47, BEING 40.0 FEET NORMALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID ROUTE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5420.43 FEET, A DISTANCE OF 91.87 FEET; THENCE SOUTH 17° 08' 59" EAST ALONG SAID RIGHT OF WAY LINE 0.80 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5,344.41 FEET A DISTANCE OF 343.71 FEET TOA LINE DRAWN NORTH 65° 13' 06" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 65° 13' 06" WEST 942.72 FEET TO THE POINT OF BEGINNING: IN THE TOWNSHIP OF KENDALL; IN KENDALL COUNTY ILLINOIS.

EXCEPT THOSE PARTS CONVEYED TO THE STATE OF ILLINOIS IN THE DEEDS RECORDED JUNE 29, 1990 AS DOCUMENT 1990-904189 AND OCTOBER 23, 1990 AS DOCUMENT 1990-906729.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

C 8. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
A. The name and address of the party who prepared the document;
B. The name and address of the party to whom the document should be mailed after recording;
C. All permanent real estate tax index numbers of any property legally described in the document;
D. The address of any property legally described in the document;
E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

E 9. Taxes for the year 2020.

Taxes for the year 2020 are not yet due or payable.

Taxes for the year 2019, amounting to $7,448.66 are marked paid of record.

Permanent Index Number: 05-09-300-015.

(Affects Land and other property)

F 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

B 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

A 12. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

D 13. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to covid-19 we may be temporarily unable to record documents in the normal course of business.

G 14. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

H 15. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.

I 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: A&D Properties, LLC

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

N 17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Commonwealth Edison and Illinois Bell Telephone Company, recorded on January 9, 1990 as Document No. 1990-90210, affects the Land therein described.

J 18. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Northern Illinois Gas company, an Illinois corporation doing business as Nicor Gas, for purpose a perpetual, non-exclusive easement and right of way for purpose of laying, maintaining, operating, renewing, replacing, and removing gas mains and any necessary gas facilities appurtenant thereto, in, upon, under, along and across the described property, recorded on June 29, 2004 as Document No. 2004-18007, affects a 15 foot wide strip of land.

(Affects the Land and other property)

K 19. Terms and provisions of the Subordination of Surace Rights for Public Road Purposes granted by Ameritech to the State of Illinois recorded October 13, 2004 subordinating the interest of a Right of Way recorded December 15, 1950 in Book 107, Page 594 in the recorders office.

L 20. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for policy)

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

M 21. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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CHICAGO TITLE INSURANCE COMPANY **COMMITMENT NO.** [redacted]

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I-Requirements;
   (f) Schedule B, Part II-Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I-Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant A+D

   Address [redacted]

   City [redacted] Sta [redacted] Zip [redacted]

2. Nature of Benefit Sought Re-Zoning

3. Nature of Applicant: (Please check one)
   - ___ Natural Person
   - ___ Corporation
   - ___ Land Trust/Trustee
   - ___ Trust/Trustee
   - ___ Partnership
   - ___ Joint Venture
   - X Limited Liability Company

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
X JERRY STYRCZULA	[redacted]	50%
KRISTINA STYRCZU	[redacted]	50%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

X [redacted]

VERIFICATION

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

Subscribed and sworn to before me this 19th day of March, A.D. 2024

(seal)

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

EcoCAT
Ecological Compliance Assessment Tool

Applicant: A&D Properties
Contact: Jerry Styrczula
Address: [redacted]

IDNR Project Number: 2411116
Date: 02/27/2024

Project: 7789 IL Route 47 Site Plan
Address: 7789 IL Route 47, Yorkville

Description: Construct a storage area for truck trailer parking and sales with gravel storage lot and detention pond.

Natural Resource Review Results

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

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

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

County: Kendall

Township, Range, Section:
36N, 7E, 9



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Division of Water Pollution Control
PO Box 19276
Springfield, Illinois 62794

Disclaimer

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

IDNR Project Number: 2411116

Terms of Use

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

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

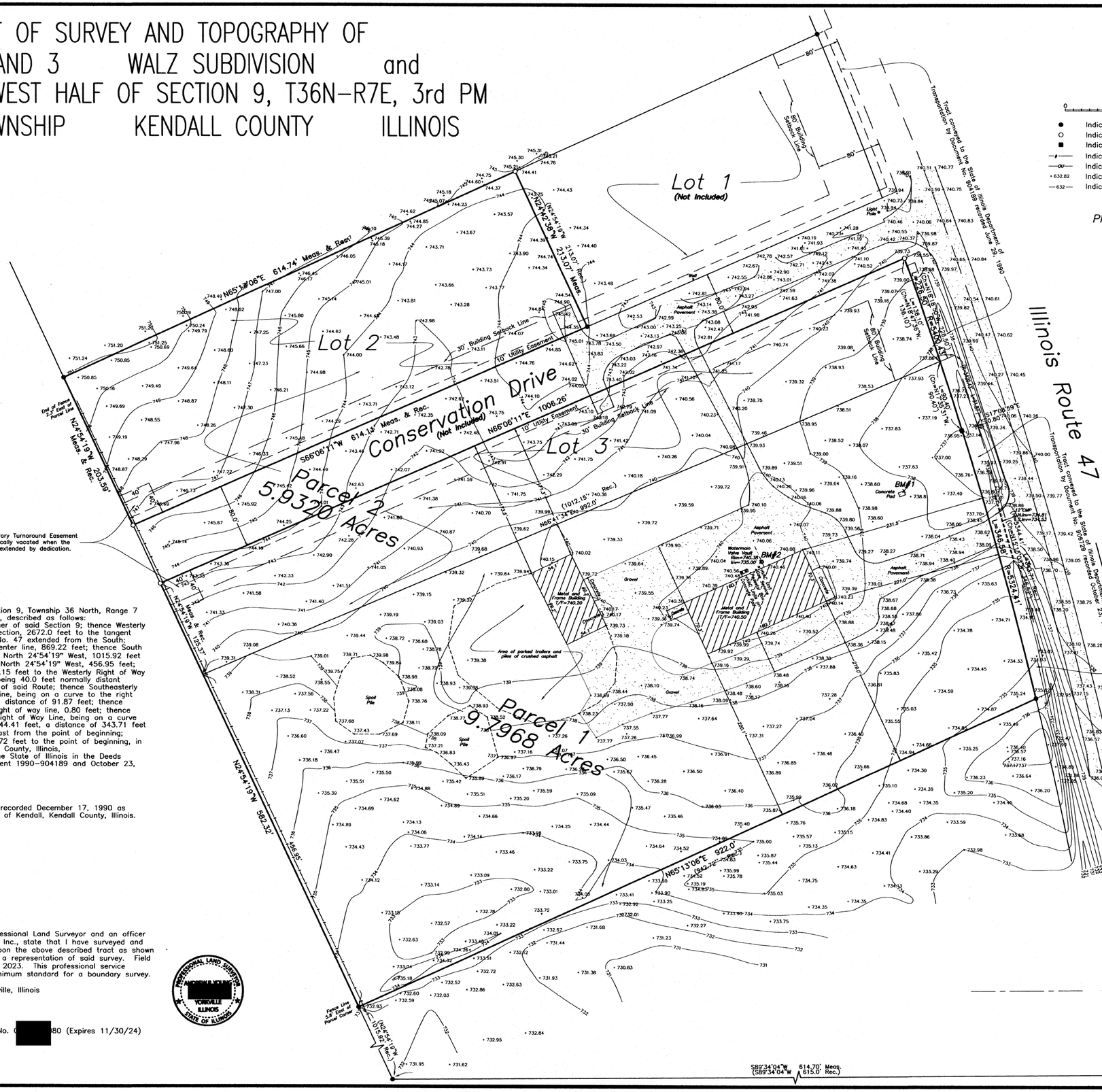
EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server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

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

Privacy

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

PLAT OF SURVEY AND TOPOGRAPHY OF LOTS 2 AND 3 WALZ SUBDIVISION and PART OF THE WEST HALF OF SECTION 9, T36N–R7E, 3rd PM KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



N

SCALE
1"=60'

0 50 100 150

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- ■ Indicates Concrete ROW Monument
- —#— Indicates Line of Fence
- —OU— Indicates Overhead Utilities
- 632.82 Indicates Spot Elevation
- —632— Indicates Contour Elevation

PIN: 05–09–300–015

BENCHMARKS -- (NAVD88)

BM#1 – Northeast Corner of Concrete Pad at Northeast Corner of Parcel 1.
Elevation = 740.58

BM#2 – Rim of Watermain Valve Vault North of Office Building.
Elevation = 740.38

LEGAL DESCRIPTION OF PARCEL 1:

That Part of the West Half of Section 9, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Section 9; thence Westerly along the Southerly Line of said Section, 2672.0 feet to the tangent center line of Illinois State Route No. 47 extended from the South; thence South along said tangent center line, 869.22 feet; thence South 89°34'04" West, 615.0 feet; thence North 24°54'19" West, 456.95 feet for the point of beginning; thence North 24°54'19" West, 1015.92 feet; thence North 66°41'34" East, 1012.15 feet to the Westerly Right of Way Line of said State Route No. 47, being 40.0 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5420.43 feet, a distance of 91.87 feet; thence South 17°08'59" East along said right of way line, 0.80 feet; thence Southeasterly along said Westerly Right of Way Line, being on a curve to the right having a radius of 5344.41 feet, a distance of 343.71 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West, 942.72 feet to the point of beginning, in the Township of Kendall, in Kendall County, Illinois,
EXCEPT those Parts conveyed to the State of Illinois in the Deeds recorded June 29, 1990 as Document 1990–904189 and October 23, 1990 as Document 1990–906729.

LEGAL DESCRIPTION OF PARCEL 2:

Lots 2 and 3 of Walz Subdivision, recorded December 17, 1990 as Document 907919, in the Township of Kendall, Kendall County, Illinois.

State of Illinois)
) SS
County of Kendall)

I, Andrew R. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work was completed December 15, 2023. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated December 21, 2023 at Yorkville, Illinois

[redacted]
Andrew R. Young
Illinois Professional Land Surveyor No. [redacted]80 (Expires 11/30/24)

PROFESSIONAL LAND SURVEYOR ANDREW R. YOUNG YORKVILLE ILLINOIS STATE OF ILLINOIS

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

03/18/2024 Plat revised to show Easements and Setback Lines on Lots in Walz Subdivision.

JOB NO.	23154
JOB NAME	TEBRUGGE ENGINEERING
DWG FILE	23154B
REVISION DATE	03/18/2024

ENGINEERING PLANS
FOR
7789 IL ROUTE 47 SITE PLAN

SECTION 9, TOWNSHIP 36 NORTH , RANGE 7 EAST
7789 US ROUTE 47
YORKVILLE, IL 60560
KENDALL COUNTY
JUNE, 2024

LEGEND

	PROPERTY BOUNDARY
680	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
PAVEMENT:			GRAVEL
			ASPHALT
x			CONCRETE

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

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

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

UTILITY STATEMENT

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

TOPOGRAPHY STATEMENT

EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY TEBRUGGE ENGINEERING.
CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

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

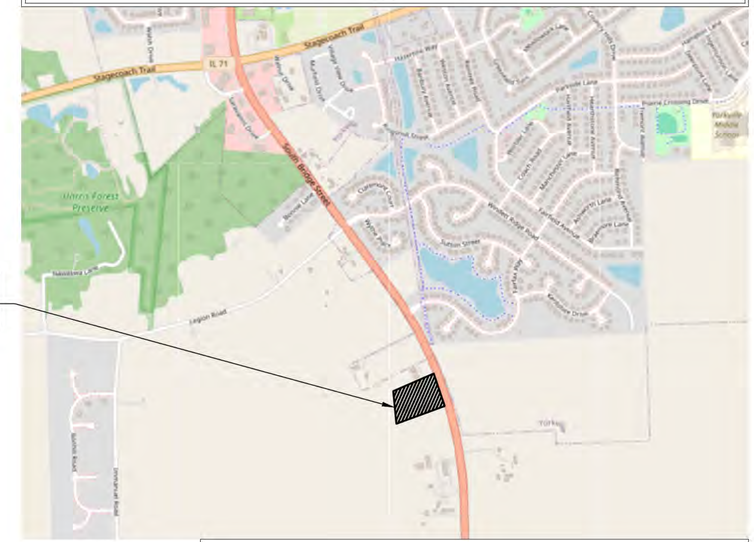
REVISIONS	NO.	DATE	NOTES
	1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
	2	6.24.24	KENDALL COUNTY PLANNING CHANGES
	3	6.26.24	KENDALL COUNTY PLANNING CHANGES

PIN: 05-09-300-015

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. CIVIL SITE PLAN - NORTH
7. CIVIL SITE PLAN - SOUTH
8. GENERAL NOTES & DETAILS
9. GENERAL NOTES & DETAILS II

LOCATION MAP
N.T.S.



N

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 24TH DAY OF JUNE, 2024.

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

[redacted]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. [redacted] EXPIRES NOV. 30, 2025

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

BENCHMARKS:

BM#1 - Northeast Corner of Concrete Pad at Northeast Corner of Parcel 1.
Elevation = 740.58

BM#2 - Rim of Watermain Valve Vault North of Office Building. Elevation = 740.38

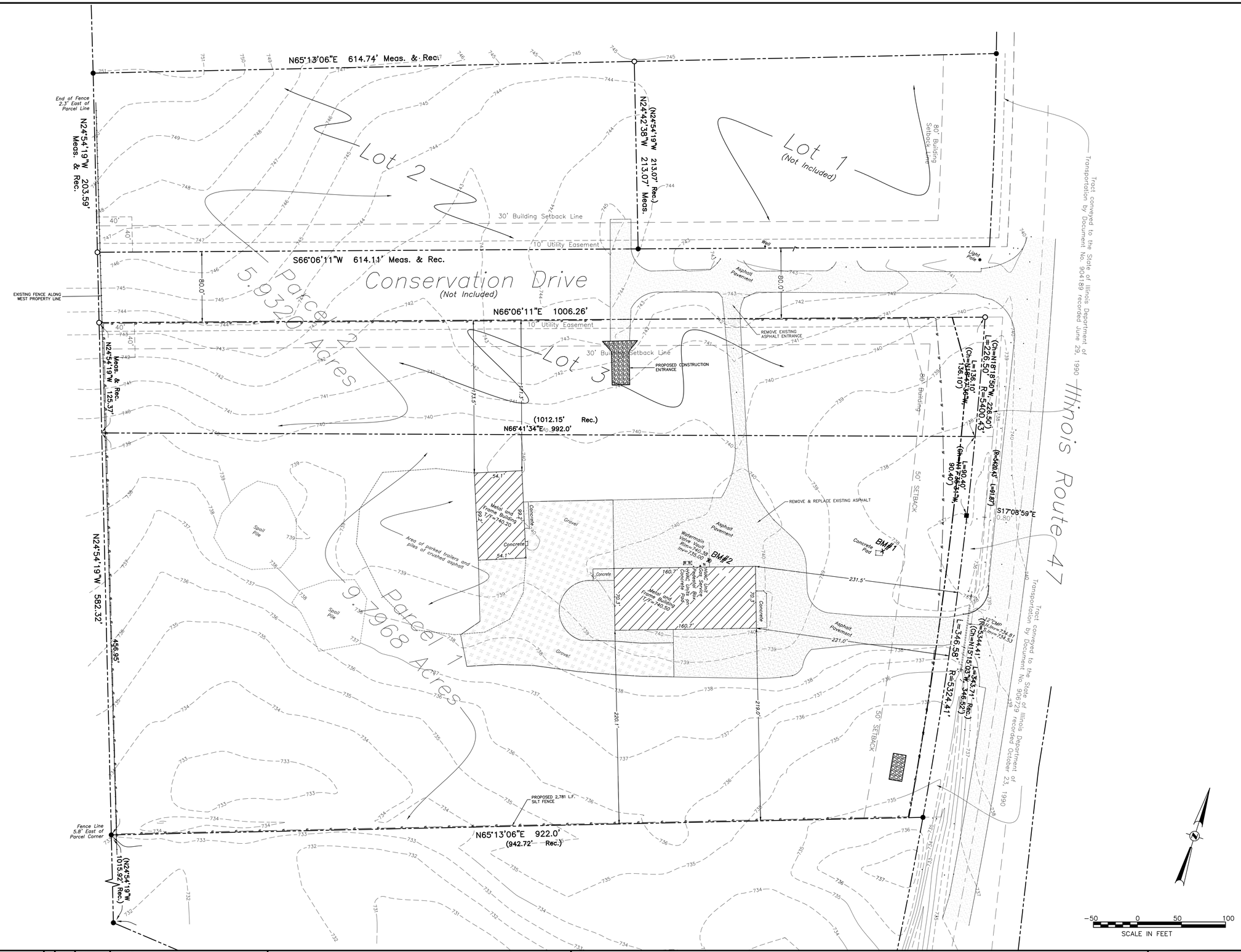
PLANS PREPARED FOR:

A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD
SHOREWOOD, IL 60404
PHONE: (815) 609-0707
EMAIL: JERRY@TRANSPORTEQUIPMENTINC.COM

CIVIL ENGINEER:

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

INFO@TEBRUGGEENGINEERING.COM
WWW.TEBRUGGEENGINEERING.COM



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

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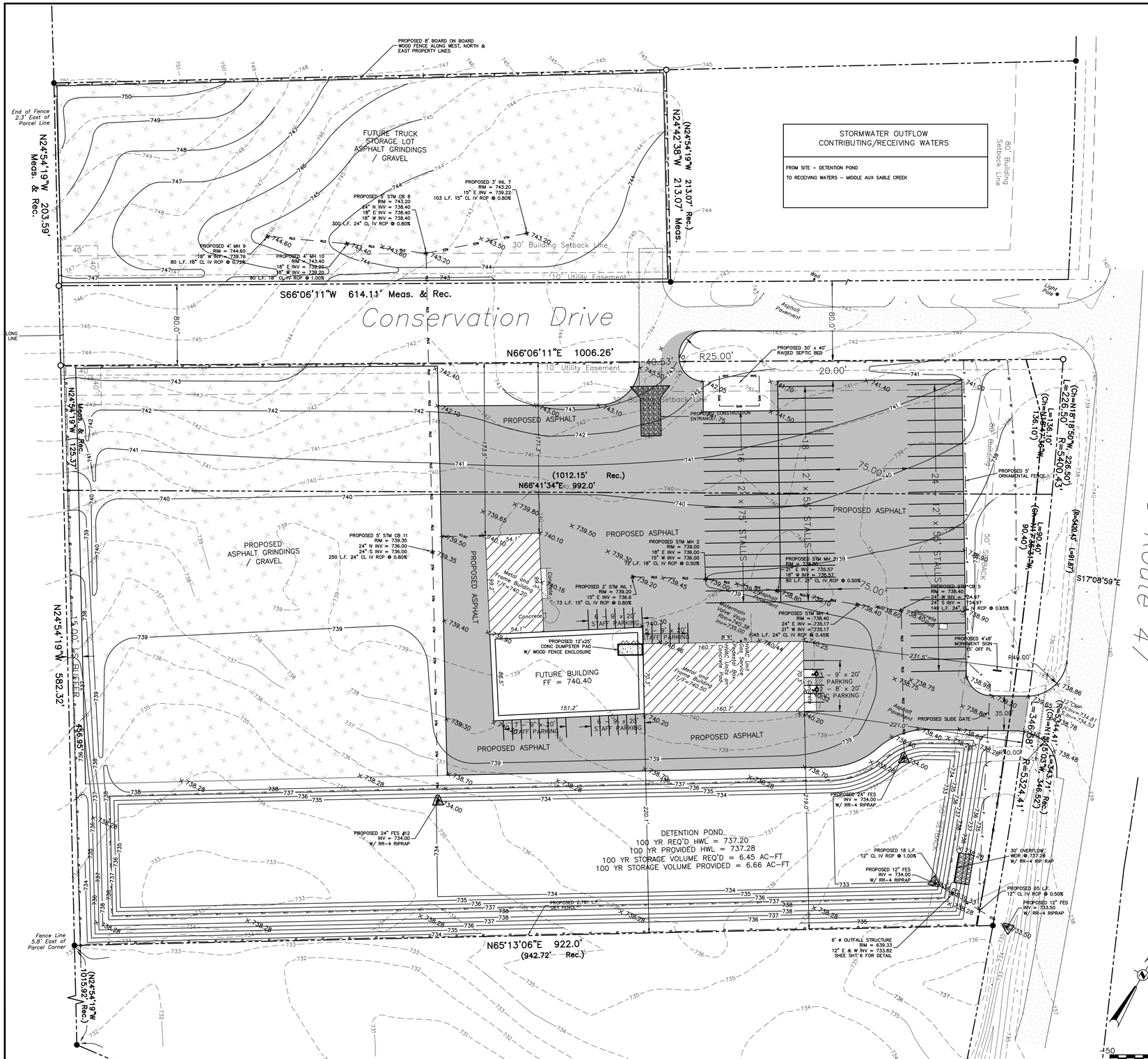
PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	23 557 01
SCALE:	1" = 50'
DATE:	FEB 29, 2024

SHEET NO. 2 OF 9 SHEETS


PROPOSED 8' BOARD ON BOARD WOOD FENCE ALONG WEST, NORTH & EAST PROPERTY LINES
End of Fence 2.3' East of Parcel Line
N24°54'19"W 203.59' Meas. & Rec.
FUTURE TRUCK STORAGE LOT ASPHALT GRINDINGS / GRAVEL
(N24°54'19"W 213.07' Rec.)
N24°42'38"W 213.07' Meas.
STORMWATER OUTFLOW CONTRIBUTING/RECEIVING WATERS
FROM SITE – DETENTION POND
TO RECEIVING WATERS – MIDDLE AUX SABLE CREEK
80' Building Setback Line
PROPOSED 3' INL 7
RIM = 743.20
15" E INV = 739.22
103 L.F. 15" CL IV RCP @ 0.80%
PROPOSED 5' STM CB 8
RIM = 743.20
24" N INV = 738.40
18" E INV = 738.40
18" W INV = 738.40
300 L.F. 24" CL IV RCP @ 0.80%
PROPOSED 4' MH 9
RIM = 744.60
18" W INV = 739.76
80 L.F. 18" CL IV RCP @ 0.75%
PROPOSED 4' MH 10
RIM = 743.40
18" E INV = 739.90
18" W INV = 739.20
80 L.F. 18" CL IV RCP @ 1.00%
30' Building Setback Line
10' Utility Easement
S66°06'11"W 614.11' Meas. & Rec.
Conservation Drive
N66°06'11"E 1006.26'
PROPOSED 30' x 40' RAISED SEPTIC BED
R25.00'
40.53'
20.00'
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED ASPHALT
(1012.15' Rec.)
N66°41'34"E 992.0'
PROPOSED ASPHALT GRINDINGS / GRAVEL
PROPOSED ASPHALT
PROPOSED 5' STM CB 11
RIM = 739.35
24" N INV = 736.00
24" S INV = 736.00
250 L.F. 24" CL IV RCP @ 0.80%
PROPOSED STM MH 2
RIM = 739.00
18" E INV = 736.00
15" W INV = 736.00
72 L.F. 18" CL IV RCP @ 0.50%
PROPOSED STM MH 3
RIM = 738.80
21" E INV = 735.57
18" W INV = 735.57
80 L.F. 21" CL IV RCP @ 0.50%
PROPOSED STM MH 4
RIM = 738.40
24" E INV = 735.17
21" W INV = 735.17
145 L.F. 24" CL IV RCP @ 0.45%
PROPOSED 2' STM INL 1
RIM = 739.20
15" E INV = 736.6
73 L.F. 15" CL IV RCP @ 0.80%
PROPOSED 12'x25' CONC DUMPSTER PAD W/ WOOD FENCE ENCLOSURE
FUTURE BUILDING FF = 740.40
6 - 9' x 20' STAFF PARKING
2 - 8' x 20' PARKING
PROPOSED ASPHALT
PROPOSED SLIDE GATE
PROPOSED 24" FES INV = 734.00 W/ RR-4 RIPRAP
PROPOSED 24" FES #12 INV = 734.00 W/ RR-4 RIPRAP
DETENTION POND
100 YR REQ'D HWL = 737.20
100 YR PROVIDED HWL = 737.28
100 YR STORAGE VOLUME REQ'D = 6.45 AC-FT
100 YR STORAGE VOLUME PROVIDED = 6.66 AC-FT
PROPOSED 18 L.F. 12" CL IV RCP @ 1.00%
PROPOSED 12" FES INV = 734.00 W/ RR-4 RIPRAP
30' OVERFLOW WEIR @ 737.28 W/ RR-4 RIP RAP
PROPOSED 65 L.F. 12" CL IV RCP @ 0.50%
PROPOSED 12" FES INV = 733.50 W/ RR-4 RIPRAP
PROPOSED 2,781 L.F. SILT FENCE
6' ø OUTFALL STRUCTURE RIM = 639.33 12" E & W INV = 733.82 SHEE SHT/ 6 FOR DETAIL
N65°13'06"E 922.0' (942.72' Rec.)
Fence Line 5.8' East of Parcel Corner
(N24°54'19"W 1015.92' Rec.)
N24°54'19"W 582.32'
436.85'
PROPOSED 4'x8' MONUMENT SIGN 15' OFF PL
R40.00'
231.5'
35.00'
R=146.58'
L=343.71' (Rec.)
Δ=134°22'41"
(Ch=N18°35'03"W, 346.52')
Δ=13°08'59"
(Ch=N18°18'50"W, 226.50')
L=226.50'
R=5400.43'
L=136.10'
(Ch=N18°47'36"W, 136.10')
L=90.40'
(Ch=N17°26'34"W, 90.40')
R=5402.43'
L=91.87'
S17°08'59"E
Route 47
Illinois
Light Pole
Well
Asphalt Pavement
Metal and Frame Building FF = 740.20
Concrete
Watermain Valve Box Inv=740.36
Concrete Light Pole Base
Concrete Utility Pole
Asphalt Pavement
Metal and Frame Building FF = 740.50
Asphalt Pavement
Concrete
Concrete Pad
Concrete Pad
Asphalt Pavement
Concrete
Concrete
Concrete

1. GENERAL NOTES & DESCRIPTIONS

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

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

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

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

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

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

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

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

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

Agency Information:

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

Kendall County
Planning, Building & Zoning
111 West Fox Street
Yorkville, Illinois 60560
Phone: (630) 553-4141

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

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

The location of the SWPPP must be clearly visible.

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

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

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

F. INSPECTIONS
At least once every seven calendar days and with 24 hours of a 0.5 in rainfall event, inspections by documented Contractor Compliance Officer must be made to determine the effectiveness of the SWPPP. If Federal 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 changes to the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen. Additionally, the inspector shall be properly authorized in accordance with the applicable General Permit to conduct the certified site storm water inspections.

See Section VII on this sheet for further reporting requirements.

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

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

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

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

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

2. INTRODUCTION

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

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

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

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

3. PROJECT DESCRIPTION

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

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

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

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

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

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

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

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

4. SITE DESCRIPTION

1. Site description
Site construction activities consist of construction of detention pond, asphalt truck storage lot, asphalt grinding/gravel storage lot with finish grading and landscaping.

2. Total area of site = 12.56 acres
Total disturbed area on site = 10.62 acres

3. Estimated site runoff coefficient after construction activities are complete: CN=82.

4. Site map included indicating existing & proposed slopes across site is included in SWPPP.

5. Site drainage is received by Middle Aux Sable Creek located South of the development.

5. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

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

A. EROSION AND SEDIMENT CONTROLS

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

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

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

2. Structural Controls

a) Silt Fence – Silt fence is a synthetic permeable woven or non-woven geotextile fabric incorporating metal support stakes at intervals sufficient to support the fence (5-feet maximum distance between posts), water, and sediment retained by the fence. The fence is designed to retain sediment-laden storm water and allow settlement of suspended 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 ½ acre per 100 feet of silt fence for slopes less than 2 percent.

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

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

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

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

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

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

1. Materials resulting from the clearing and grubbing or excavation operations shall be stockpiled up slope from adequate sedimentation controls. Materials removed to an off-site location shall be protected with appropriate controls and property permitted.

2. The Contractor shall designate areas on the Site Map for equipment cleaning, maintenance, and repair. The Contractor and sub-contractors shall utilize such designated areas. Cleaning, maintenance, and repair areas shall be protected by a temporary perimeter berm, shall not occur within 150 feet of any waterway, water body or wetland, and in areas located as far as practical from storm water inlets.

3. Use of detergents for large scale washing is prohibited (i.e. vehicles, buildings, pavement, surfaces, etc.).

4. Chemicals, paints, solvents, fertilizers, and other toxic materials must be stored in waterproof containers. Except during application, the containers, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed of at an approved solid waste and chemical disposal facility.

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

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

6. LOCAL PLANS

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

5. INSPECTIONS AND SYSTEM MAINTENANCE

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

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

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

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

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

D. VEGETATION
Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with a minimum of 70 percent density or greater over the entire vegetated area in accordance with the General Permit requirements. The vegetative density must be maintained to be considered stabilized. Area must be watered, fertilized, and reseeded 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 necessary to increase effectiveness of this SWPPP to an acceptable level must be made immediately but no longer than within 48 hours of inspection. The inspections reports must be completed and additional information should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

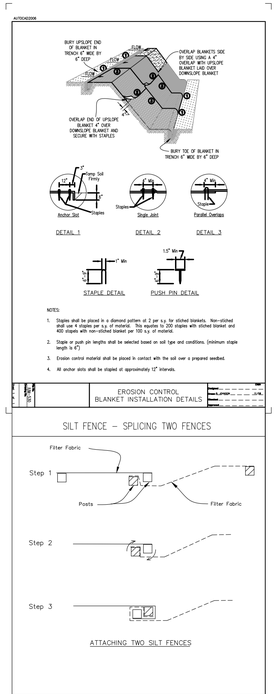
The Inspection Report Form must summarize the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of this SWPPP, and actions taken in accordance with section 4.b shall be made and retained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

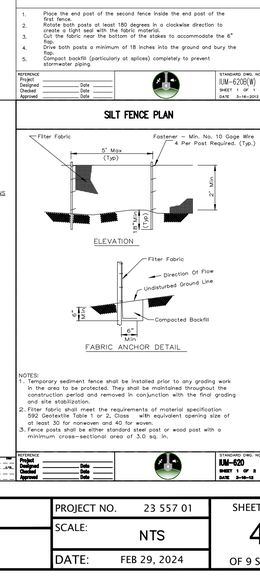
If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Contractor's Compliance Officer shall complete and file an "Incidence of Noncompliance" (ION) report for the identified violation. The Contractor's Compliance Officer shall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

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

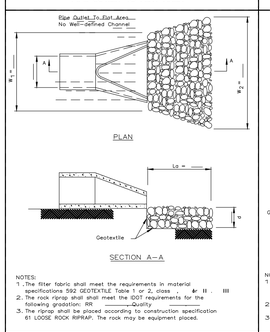
Ultimately, it is the responsibility of the General Contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or Contractor practices could make it necessary to install more structural controls than are shown on the plans. For example, Localized concentrations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

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



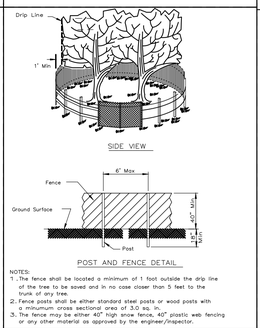


PIPE OUTLET TO FLAT AREA



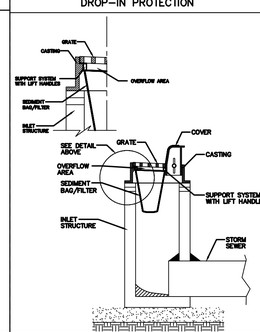
REFERENCE
Project
Designed Date
Checked Date
Approved Date
NRCS
STANDARD DWG. NO.
IL-610
SHEET 1 OF 1
DATE 6-15-93

TREE PROTECTION – FENCING



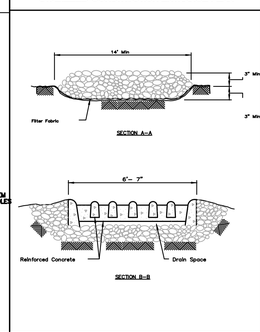
REFERENCE
Project
Designed Date
Checked Date
Approved Date
NRCS
STANDARD DWG. NO.
IL-690
SHEET 1 OF 1
DATE 6-1-94

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



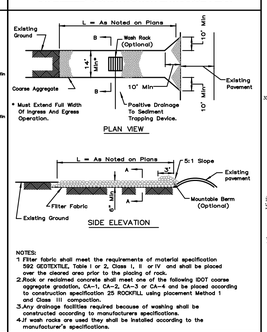
REFERENCE
Project
Designed Date
Checked Date
Approved Date
STANDARD DWG. NO.
ILM-581D
SHEET 1 OF 1
DATE 01-11-11

STABILIZED CONSTRUCTION ENTRANCE PLAN

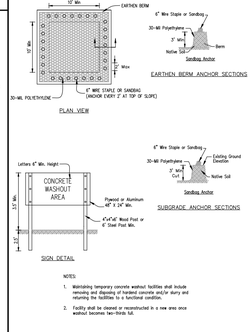


REFERENCE
Project
Designed Date
Checked Date
Approved Date
NRCS
STANDARD DWG. NO.
IL-630
SHEET 1 OF 2
DATE 6-15-93

STABILIZED CONSTRUCTION ENTRANCE PLAN



REFERENCE
Project
Designed Date
Checked Date
Approved Date
NRCS
STANDARD DWG. NO.
IL-630
SHEET 2 OF 2
DATE 6-15-93



REFERENCE
Project
Designed Date
Checked Date
Approved Date
STANDARD DWG. NO.
ILM-630
SHEET 1 OF 2
DATE 6-15-93
TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE

SILT FENCE PLAN

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 period 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 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date
STANDARD DWG. NO.
ILM-620
SHEET 1 OF 2
DATE 3-16-12

REVISIONS	NO.	DATE	NOTES
	1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
	2	6.24.24	KENDALL COUNTY PLANNING CHANGES
	3	6.26.24	KENDALL COUNTY PLANNING CHANGES

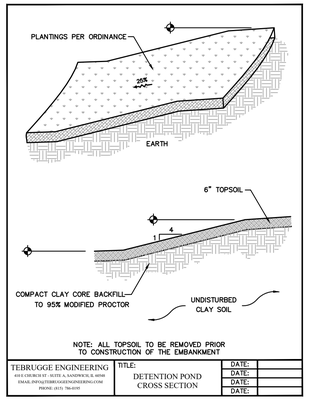
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

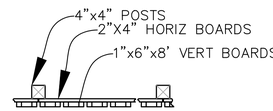
PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

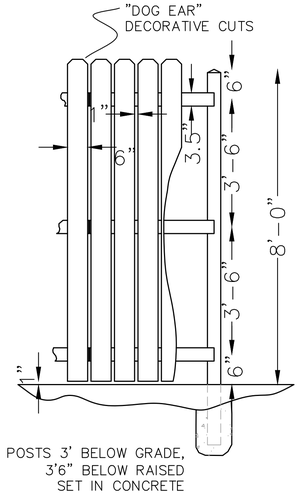
7789 IL ROUTE 47 SITE PLAN
STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 23 557 01
SCALE: NTS
DATE: FEB 29, 2024

SHEET NO. 4 OF 9 SHEETS

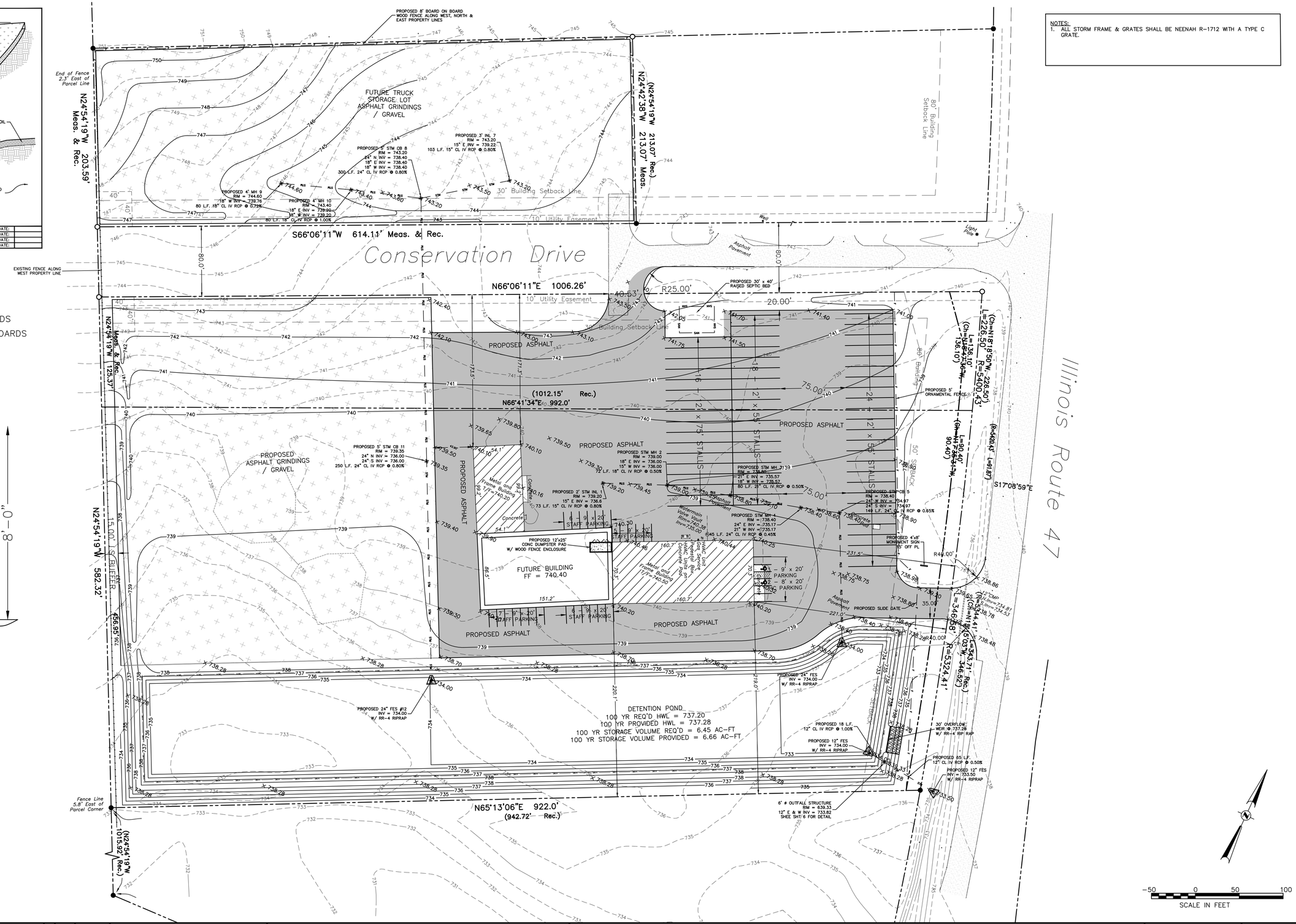






FENCING DETAIL

NOTES:
1. ALL STORM FRAME & GRATES SHALL BE NEENAH R-1712 WITH A TYPE C GRATE.



TEBRUGGE ENGINEERING 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM	REVISIONS	NO.	DATE / NOTES
		1	4.22.24 KENDALL COUNTY REVIEW LETTER 3.26.24
		2	6.24.24 KENDALL COUNTY PLANNING CHANGES
		3	6.26.24 KENDALL COUNTY PLANNING CHANGES
PREPARED FOR: A&D PROPERTIES, INC. 18126 N.W. FRONTAGE RD, SHOREWOOD, IL	7789 IL ROUTE 47 SITE PLAN **OVERALL CIVIL SITE PLAN**		PROJECT NO. 23 557 01 SCALE: 1" = 50' DATE: FEB 29, 2024
			SHEET NO. 5 OF 9 SHEETS

SCALE IN FEET: −50 0 50 100

PROPOSED 8' BOARD ON BOARD WOOD FENCE ALONG WEST, NORTH & EAST PROPERTY LINES

FUTURE TRUCK STORAGE LOT ASPHALT GRINDINGS / GRAVEL

PROPOSED 5' STM CB 8
RIM = 743.20
24" N INV = 738.40
18" E INV = 738.40
18" W INV = 738.40
300 L.F. 24" CL IV RCP @ 0.80%

PROPOSED 3' INL 7
RIM = 743.20
15" E INV = 739.22
103 L.F. 15" CL IV RCP @ 0.80%

PROPOSED 4' MH 9
RIM = 744.60
18" W INV = 739.76
80 L.F. 18" CL IV RCP @ 0.72%

PROPOSED 4' MH 10
RIM = 743.40
18" E INV = 739.20
18" W INV = 739.20
80 L.F. 18" CL IV RCP @ 1.00%

(N24°54'19"W 213.07' Rec.)
N24°42'38"W 213.07' Meas.

80' Building Setback Line

30' Building Setback Line

10' Utility Easement

S66°06'11"W 614.11' Meas. & Rec.

Conservation Drive

N66°06'11"E 1006.26'

40.53'

R25.00'

PROPOSED 30' x 40' RAISED SEPTIC BED

20.00'

Well

Light Pole

Asphalt Pavement

80.0'

N24°54'19"W Meas. & Rec. 125.37'

PROPOSED ASPHALT

173.5'

171.3'

(1012.15' Rec.)
N66°41'34"E 992.0'

PROPOSED 5' STM CB 11
RIM = 739.35
24" N INV = 736.00
24" S INV = 736.00
250 L.F. 24" CL IV RCP @ 0.80%

PROPOSED ASPHALT GRINDINGS / GRAVEL

PROPOSED ASPHALT

54.1'

Metal and Frame Building T/F=740.20

99.2'

Concrete

PROPOSED STM MH 2
RIM = 739.00
18" E INV = 736.00
15" W INV = 736.00
72 L.F. 18" CL IV RCP @ 0.50%

PROPOSED 2' STM INL 1
RIM = 739.20
15" E INV = 736.6
73 L.F. 15" CL IV RCP @ 0.80%

PROPOSED STM MH 3739
RIM = 738.80
21" E INV = 735.57
18" W INV = 735.57
80 L.F. 21" CL IV RCP @ 0.50%

PROPOSED STM CB 5
RIM = 738.40
24" W INV = 734.97
24" S INV = 734.97
149 L.F. 24" CL IV RCP @ 0.65%

PROPOSED STM MH 4
RIM = 738.40

Watermain Valve Vault Rim

Asphalt Pavement

Concrete

16 - 12' x 75' STALLS

24 - 12' x 55' STALLS

75.00'

80' Building Setback Line

50' SETBACK

PROPOSED 5' ORNAMENTAL FENCE

L=136.10' (Ch=N18°47'36"W, 136.10')

L=90.40' (Ch=N17°35'34"W, 90.40')

6 - 9 x 20'

MATCH-LINE

TEBRUGGE ENGINEERING	REVISIONS	NO.	DATE	NOTES
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548		1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM		2	6.24.24	KENDALL COUNTY PLANNING CHANGES
		3	6.26.24	KENDALL COUNTY PLANNING CHANGES

PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN

CIVIL SITE PLAN - NORTH

PROJECT NO. 23 557 01
SCALE: 1" = 30'
DATE: FEB 29, 2024

SHEET NO. 6 OF 9 SHEETS

N66°06'11"E 1006.26'

10' Utility Easement

30' Building Setback Line

PROPOSED ASPHALT

(1012.15' Rec.)

N66°41'34"E 992.0'

N24°54'19"W Meas. & Rec. 125.37'

N24°54'19"W 582.32'

15.00' LS BUFFER

456.95'

PROPOSED ASPHALT GRINDINGS / GRAVEL

PROPOSED 5' STM CB 11
RIM = 739.35
24" N INV = 736.00
24" S INV = 736.00
250 L.F. 24" CL IV RCP @ 0.80%

PROPOSED ASPHALT

Metal and Frame Building T/F=740.20

Concrete

PROPOSED STM MH 2
RIM = 739.00
18" E INV = 736.00
15" W INV = 736.00
72 L.F. 18" CL IV RCP @ 0.50%

PROPOSED 2' STM INL 1
RIM = 739.20
15" E INV = 736.6
73 L.F. 15" CL IV RCP @ 0.80%

6 – 9' x 20' STAFF PARKING

5 – 9' x 20' STAFF PARKING

Watermain Valve Vault Rim=740.38 Inv=735.00

PROPOSED 12'x25' CONC DUMPSTER PAD W/ WOOD FENCE ENCLOSURE

FUTURE BUILDING FF = 740.40

7 – 9' x 20' STAFF PARKING

6 – 9' x 20' STAFF PARKING

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED 30' x 40' RAISED SEPTIC BED

R25.00'

20.00'

16 – 12' x 55' STALLS

24 – 12' x 55' STALLS

PROPOSED ASPHALT

PROPOSED STM MH 3
RIM = 738.80
21" E INV = 735.57
18" W INV = 735.57
80 L.F. 21" CL IV RCP @ 0.50%

PROPOSED STM MH 4
RIM = 738.40
24" E INV = 735.17
21" W INV = 735.17
45 L.F. 24" CL IV RCP @ 0.45%

PROPOSED STM CB 5
RIM = 738.40
24" W INV = 734.97
24" S INV = 734.97
149 L.F. 24" CL IV RCP @ 0.65%

Asphalt Pavement

Concrete Pad

3 – 9' x 20' PARKING

2 – 8' x 20' HC PARKING

PROPOSED SLIDE GATE

80' Building Setback

PROPOSED 5' ORNAMENTAL FENCE

50' SETBACK

PROPOSED 4'x8' MONUMENT SIGN 15' OFF PL

(CH=N18°47'36"W, 136.10')
L=136.10'

(CH=N17°35'34"W, 90.40')
L=90.40'

(CH=N18°18'50"W, 226.50')
L=226.50' R=5400.43'

R40.00'

35.00'

(R=5544.41', CH=N15°05'03"W, 346.52')
L=346.58' R=5324.41'

L=343.71' Rec.)

PROPOSED 24" FES #12
INV = 734.00
W/ RR-4 RIPRAP

PROPOSED 24" FES
INV = 734.00
W/ RR-4 RIPRAP

DETENTION POND
100 YR REQ'D HWL = 737.20
100 YR PROVIDED HWL = 737.28
100 YR STORAGE VOLUME REQ'D = 6.45 AC-FT
100 YR STORAGE VOLUME PROVIDED = 6.66 AC-FT

PROPOSED 18 L.F. 12" CL IV RCP @ 1.00%

PROPOSED 12" FES
INV = 734.00
W/ RR-4 RIPRAP

30' OVERFLOW WEIR @ 737.28 W/ RR-4 RIP RAP

PROPOSED 65 L.F. 12" CL IV RCP @ 0.50%

PROPOSED 12" FES
INV = 733.50
W/ RR-4 RIPRAP

6' ø OUTFALL STRUCTURE
RIM = 639.33
12" E & W INV = 733.82
SHEE SHT/ 6 FOR DETAIL

N65°13'06"E 922.0'
(942.72' Rec.)

SCALE IN FEET
-30 0 30 60

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

REVISIONS

NO.	DATE	NOTES
1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
2	6.24.24	KENDALL COUNTY PLANNING CHANGES
3	6.26.24	KENDALL COUNTY PLANNING CHANGES

PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN

CIVIL SITE PLAN - SOUTH

PROJECT NO. 23 557 01
SCALE: 1" = 30'
DATE: FEB 29, 2024

SHEET NO. 7 OF 9 SHEETS

GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

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

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ONSITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

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

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

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

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

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

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

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

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

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

EARTHWORK

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

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

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

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

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

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

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

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

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

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

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

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

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

PAVING & WALKS

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

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COARSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

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

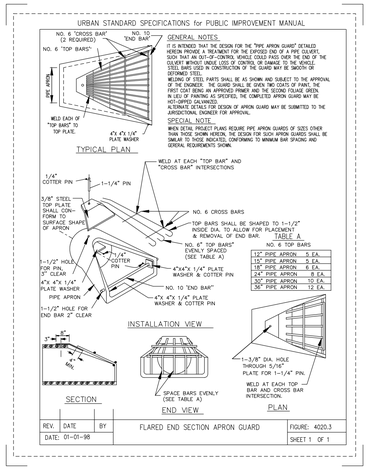
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1095 OF IDOT STANDARD SPECIFICATIONS, OR THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS.

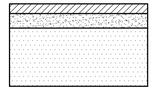
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

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 1A SEEDMIX

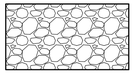




1 1/2" HMA IL-9.5, N-50 SURFACE COURSE
2 1/2" HMA IL-19, N-50 BINDER COURSE

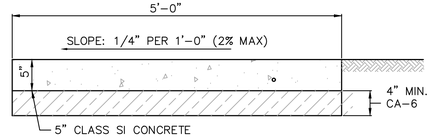
10" AGGREGATE COURSE, TYPE A, CA-6

TYPICAL PAVEMENT DETAIL



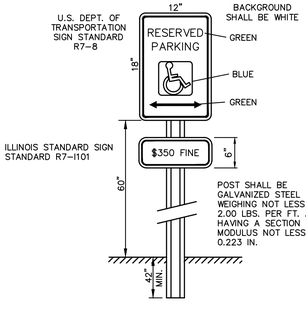
12" AGGREGATE COURSE, CA-6 CRUSHED LIMESTONE OR ASPHALT GRINDINGS

GRAVEL STORAGE LOT DETAIL
N.T.S.



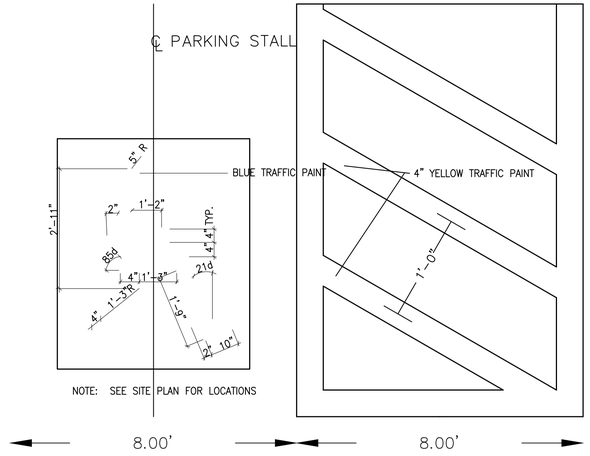
NOTES:
1. INSTALL TOOL JOINTS EVERY 5' CONCRETE TO BE 6" THICK AT DRIVEWAYS.
2. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

SIDEWALK
N.T.S.

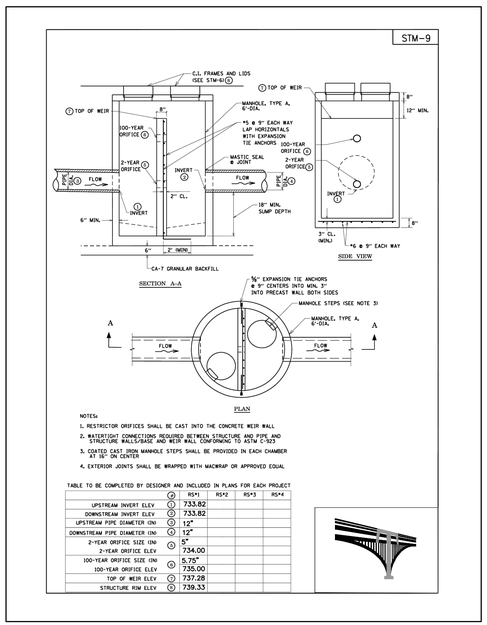


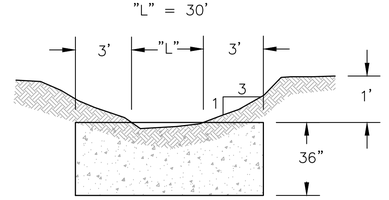
LOCATE SIGN AT EACH END OF HANDICAP PARKING AREA, 2 FT. FROM EDGE OF PAVEMENT

HANDICAP PARKING SIGN

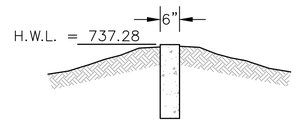


HANDICAPPED PARKING DETAIL
N.T.S.





FRONT VIEW



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

SIDE VIEW

CONCRETE OVERFLOW DETAIL
N.T.S.

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

REVISIONS

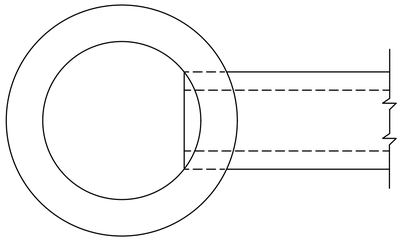
NO.	DATE	NOTES
1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
2	6.24.24	KENDALL COUNTY PLANNING CHANGES
3	6.26.24	KENDALL COUNTY PLANNING CHANGES

PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

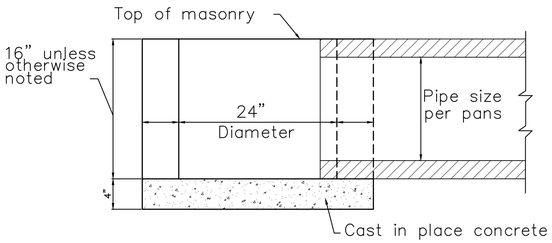
7789 IL ROUTE 47 SITE PLAN
GENERAL NOTES & DETAILS

PROJECT NO. 23 557 01
SCALE: NTS
DATE: FEB 29, 2024

SHEET NO. 8 OF 9 SHEETS



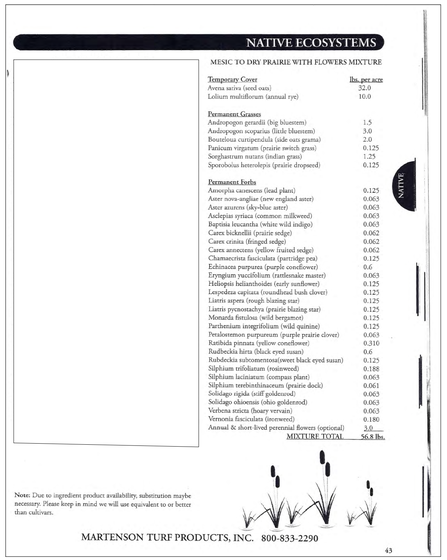
PLAN



SECTION A–A

TYPE A INLET
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



NATIVE ECOSYSTEMS

MESIC TO DRY PRAIRIE WITH FLOWERS MIXTURE

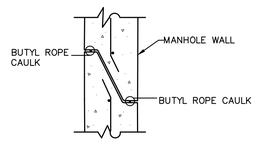
	lbs. per acre
Temporary Cover	
Avena sativa (seed oats)	32.0
Lolium multiflorum (annual rye)	10.0
Permanent Grasses	
Andropogon gerardii (big bluestem)	1.5
Andropogon scoparius (little bluestem)	3.0
Bouteloua curtipendula (side oats grama)	2.0
Panicum virgatum (prairie switch grass)	0.125
Sorghastrum nutans (indian grass)	1.25
Sporobolus heterolepis (prairie dropseed)	0.125
Permanent Forbs	
Asclepias sacrotesca (lead plant)	0.125
Aster novae-angliae (new england aster)	0.063
Aster azureus (sky-blue aster)	0.063
Asclepias tyriaca (common milkweed)	0.063
Baptisia leucantha (white wild indigo)	0.063
Carex bicknellii (prairie sedge)	0.062
Carex crinita (fringed sedge)	0.062
Carex annectens (yellow fruited sedge)	0.062
Chamaecrista fasciculata (partridge pea)	0.125
Echinacea purpurea (purple coneflower)	0.6
Eryngium yuccifolium (rattlesnake master)	0.063
Heliopsis helianthoides (ozzly sunflower)	0.125
Lespedeza capitata (roundhead bush clover)	0.125
Liatris aspera (rough blazing star)	0.125
Liatris pycnostachya (prairie blazing star)	0.125
Monarda fistulosa (wild bergamot)	0.125
Parthenium integrifolium (wild quinine)	0.125
Penalostemon purpureum (purple prairie clover)	0.063
Ratibida pinnata (yellow coneflower)	0.310
Rudbeckia hirta (black eyed susan)	0.6
Rudsbeckia subtomentosa(sweet black eyed susan)	0.125
Silphium trifoliatum (rosinweed)	0.188
Silphium laciniatum (compass plant)	0.063
Silphium terebinthinaceum (prairie dock)	0.061
Solidago rigida (stiff goldenrod)	0.063
Solidago ohioensis (ohio goldenrod)	0.063
Verbena stricta (hoary vervain)	0.063
Vernonia fasciculata (ironweed)	0.180
Annual & short-lived perennial flowers (optional)	3.0
MIXTURE TOTAL	56.8 lbs.

NOTES

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

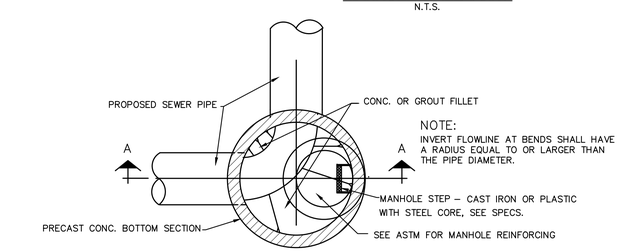
MARTENSON TURF PRODUCTS, INC. 800-833-2290

43



MANHOLE TYPE	INSIDE DIA.	MIN. WALL THICKNESS
A–4	4'–0"	5"
A–5	5'–0"	6"
A–6	6'–0"	7"

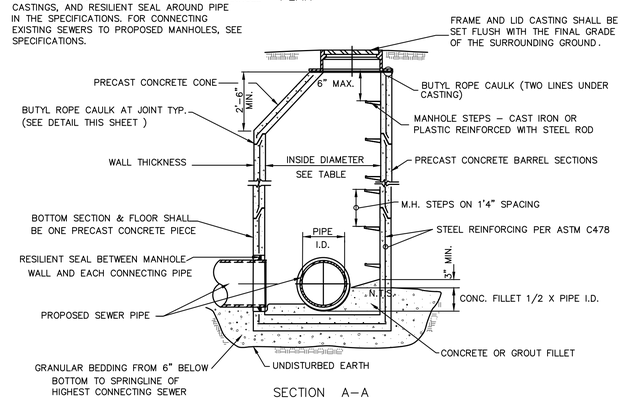
MANHOLE WALL JOINT
N.T.S.



NOTE:
INVERT FLOWLINE AT BENDS SHALL HAVE A RADIUS EQUAL TO OR LARGER THAN THE PIPE DIAMETER.

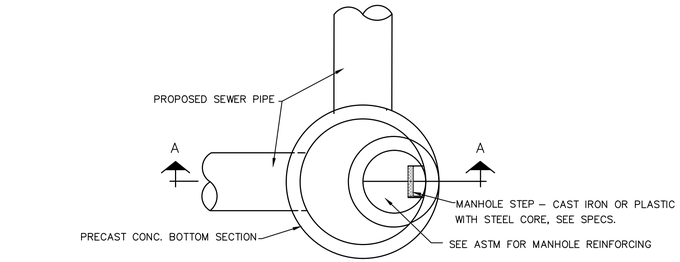
PLAN

NOTE:
ADDITIONAL REQUIREMENTS FOR CONCRETE MANHOLE CASTINGS, AND RESILIENT SEAL AROUND PIPE IN THE SPECIFICATIONS. FOR CONNECTING EXISTING SEWERS TO PROPOSED MANHOLES, SEE SPECIFICATIONS.



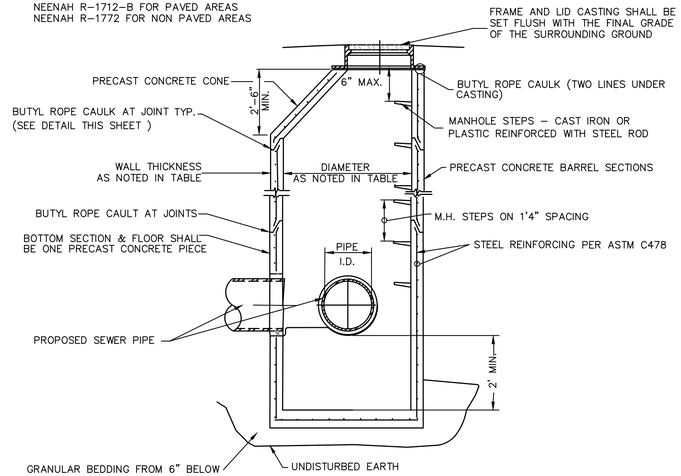
SECTION A–A

MANHOLE TYPE "A"
N.T.S.



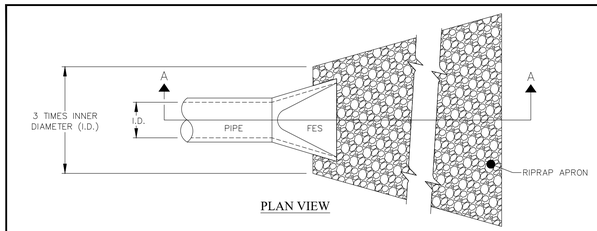
PLAN

RECOMMENDED FRAME & GRATES OR EQUAL:
NEENAH R–3015 FOR CURB
NEENAH R–1712–B FOR PAVED AREAS
NEENAH R–1772 FOR NON PAVED AREAS



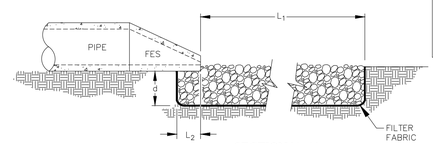
SECTION A–A

CATCHBASIN DETAIL
N.T.S.



PLAN VIEW

NOTES:
1) L = LENGTH OF THE RIPRAP APRON.
2) L_2 = RIPRAP TO BE INSTALLED UNDERNEATH 1/3 THE LENGTH OF FLARED END SECTION (FES).
3) d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6 INCHES.
4) A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



SECTION 'A-A'

PIPE OUTLET TO FLAT AREA
N.T.S.

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

REVISIONS	NO.	DATE	NOTES
	1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
	2	6.24.24	KENDALL COUNTY PLANNING CHANGES
	3	6.26.24	KENDALL COUNTY PLANNING CHANGES

PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN

GENERAL NOTES & DETAILS II

PROJECT NO.	23 557 01
SCALE:	NTS
DATE:	FEB 29, 2024

SHEET NO. 9 OF 9 SHEETS

PROPOSED LANDSCAPING MATERIAL

CODE:	DESCRIPTION:		UNIT OF MEASURE	QTY
DECIDUOUS TREES				
AUTM	AUTUMN BLAZE MAPLE	ACER FREEMANII	2 1/2"	4
TLHL	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS	2 1/2"	4
SHRUBS				
SPIREA	NEON FLASH SPIREA	"JAPONICA"	24"	18
BOX	CHICAGOLAND GREEN BOXWOOD	BUXUS X 'GLENCOE'	24"	18
TURF				
KENTUCKY BLUE GRASS –	ALL DISTURBED AREA THAT ARE NOT MULCHED OR IN THE POND SHALL BE SEEDED			
WET MESIC PRAIRIE MIX –	DETENTION POND UP TO THE 100 YR HWL @ 737.28 ~2.44 AC			

PROPOSED 8' BOARD ON BOARD WOOD FENCE ALONG WEST, NORTH & EAST PROPERTY LINES

End of Fence 2.3' East of Parcel Line

N24°54'19"W Meas. & Rec. 203.59'

FUTURE TRUCK STORAGE LOT ASPHALT GRINDINGS / GRAVEL

(N24°54'19"W 213.07' Rec.)
N24°42'36"W 213.07' Meas.

30' Building Setback Line

80' Building Setback Line

10' Utility Easement

S66°06'11"W 614.11' Meas. & Rec.

Conservation Drive

Asphalt Pavement

Well

Light Pole

EXISTING FENCE ALONG WEST PROPERTY LINE

N66°06'11"E 1006.26'

PROPOSED SHRUBS W/ MULCH BED

PROPOSED 30' x 40' RAISED SEPTIC BED

PROPOSED TREES @ 50' CTS

N24°54'19"W Meas. & Rec. 125.37'

PROPOSED ASPHALT

(1012.15' Rec.)
N66°41'34"E 992.0'

PROPOSED ASPHALT GRINDINGS / GRAVEL

PROPOSED ASPHALT

Metal and Frame Building FF=740.20

Concrete

99.2'

54.1'

Asphalt Pavement

Concrete Pad

Watermain Vault Rim=738.38 Invert=735.00

PROPOSED 12'x25' CONC DUMPSTER PAD W/ WOOD FENCE ENCLOSURE

FUTURE BUILDING FF = 740.40

Water Service Box

Water Valve Vault

Concrete Pads

Metal and Frame Building FF=740.50

160.7'

70.3'

Gravel

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED ASPHALT

PROPOSED 4'x8' MONUMENT SIGN ON BERM

231.5'

Asphalt Pavement

PROPOSED SLIDE GATE

221.0'

219.0'

220'

456.95'

N24°54'19"W 582.32'

EXISTING TREES WITHIN 10' OF THE PROPERTY LINE ARE TO REMAIN

WET MESIC PRAIRIE SEED MIX UP TO THE 100YR HWL @ 737.28

Fence Line 5.8' East of Parcel Corner

N65°13'06"E 922.0'
(942.72' Rec.)

(N24°54'19"W 101.52' Rec.)

EXISTING TREES WITHIN 10' OF THE PROPERTY LINE ARE TO REMAIN

50' SETBACK

(Ch=N18°18'50"W 226.50')
L=226.50' R=5420.43'
(Ch=N18°27'36"W 136.10')
L=136.10'

(R=5420.43')
L=90.40'
(Ch=N18°23'54"W 90.40')

L=91.87'

S17°08'59"E

10" CMP Inv=734.81
12" CMP Inv=734.53

(Ch=N15°16'03"W 346.52')
L=346.59' R=5324.41'
(Ch=N15°44'41"W 343.71' Rec.)

Illinois Route 47

SCALE IN FEET
−50 0 50 100

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

REVISIONS NO.	DATE	NOTES
1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
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PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN
LANDSCAPE PLAN

PROJECT NO. 23 557 01
SCALE: 1" = 50'
DATE: FEB 29, 2024

SHEET NO. 1 OF 2 SHEETS

LANDSCAPE NOTES

PART 1 – GENERAL

1.01 DESCRIPTION

A. PROVIDE TURF, TREES, SHRUBS, AND GROUNDCOVER AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
1. SOIL PREPARATION
2. FERTILIZATION
3. SEEDING
4. TREES, SHRUBS, AND GROUNDCOVERS
5. MULCH AND PLANT ACCESSORIES
6. MAINTENANCE AND GUARANTEE
7. CLEANING UP WORK AREAS

1.02 QUALITY ASSURANCE

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

1.03 SUBMITTALS

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

1.04 DELIVERY, STORAGE, AND HANDLING

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

1.05 PROJECT CONDITIONS

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

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

1.06 GUARANTEE

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

PART 2 – PRODUCTS

2.01 MATERIALS

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

FIELD OF DREAMS RESEEDER MIX, (AS AVAILABLE FROM NATURAL SEED, DOWNERS GROVE, IL)

2 – NAMED KENTUCKY BLUE GRASSES 50%
2 – NAMED TURF TYPE PERENNIAL GRASSES 50%

3. BOTTOM OF STORM WATER MANAGEMENT BASINS TO BE OVER SEEDED WITH RED TOP SEED AT A RATE OF 50 LBS PER ACRE.
D. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, PLANTS FREE FROM DEFECTS, SUN SCALD INJURIES, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL PLANTS SHALL HAVE A FULL DEVELOPMENT FORM.
1. DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OR EARTH. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
2. PROVIDE SHADE AND EVERGREEN TREE SPECIES WITH A SINGLE MAIN TRUNK UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
3. PROVIDE PLANTS MATCHED IN FORM WHEN ARRANGED IN GROUPS.
4. PROVIDE EVERGREEN TREES BRANCHED TO THE GROUND UNLESS OTHERWISE SPECIFIED OR ACCEPTED.
5. PROVIDE SHRUBS AND SMALL PLANTS MEETING THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
5.a. THE MEASUREMENTS FOR HEIGHT SHALL BE TAKEN FROM THE GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT AND NOT THE LONGEST BRANCH.

PART 3 – EXECUTION

3.01 INSPECTION

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

3.02 PREPARATION

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

3.03 SEED INSTALLATION

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

3.04 PLANT INSTALLATION

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

E. PRUNING:
1. PRUNE BRANCHES OF DECIDUOUS STOCK, AFTER PLANTING, TO PRESERVE THE NATURAL CHARACTER APPROPRIATE TO THE PARTICULAR PLANT REQUIREMENTS. IN GENERAL, REMOVE APPROXIMATELY ⅓ OF THE LEAF BEARING BUDS. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
2. MULTIPLE LEADER PLANTS: PRESERVE THE LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH WITH THE TRUNK OR MAIN BRANCH, AT DIAMETER OF THE SUPPORTING BRANCH. MAKE CUT ON AN ANGLE.
3. PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.

3.05 FINAL COMPLETION, INSPECTION, AND ACCEPTANCE

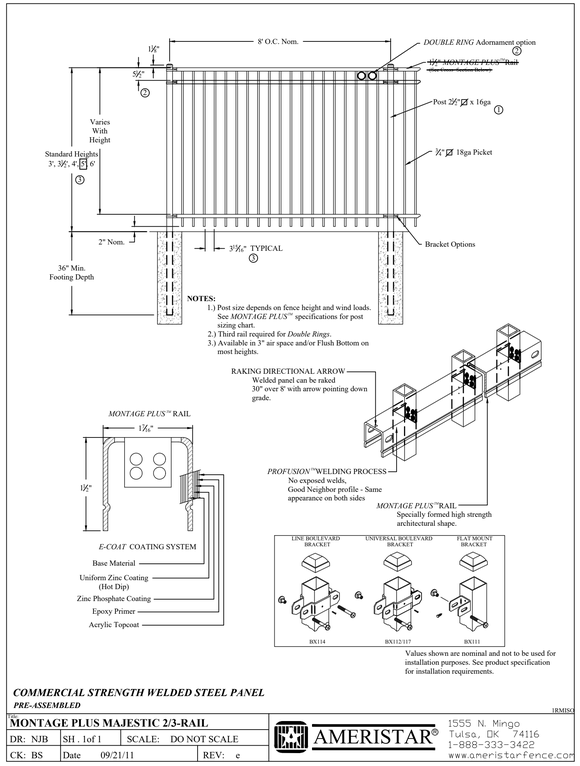
A. UPON COMPLETION INSPECTION OF ALL WORK WILL BE MADE BY THE OWNER OR HIS REPRESENTATIVE. AT THAT TIME IF ALL WORK IS SATISFACTORY, THAT WILL CONSTITUTE FINAL ACCEPTANCE.
B. SEEDED AREAS WILL BE INSPECTED AT COMPLETION OF THE INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND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

3.06 CLEANING

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

4.01 MISC. NOTES

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

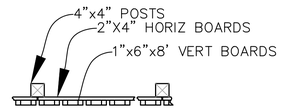


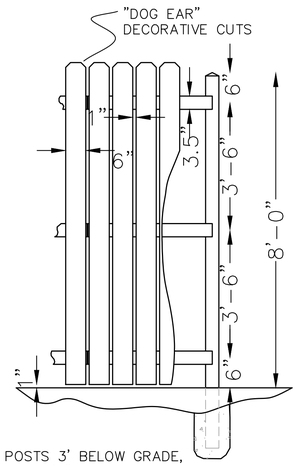
COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

IRMISC

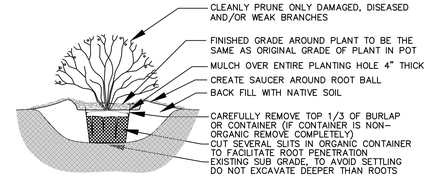
MONTAGE PLUS MAJESTIC 2/3-RAIL			
DR: NJB	SH. 1 of 1	SCALE: DO NOT SCALE	
CK: BS	Date 09/21/11	REV: e	

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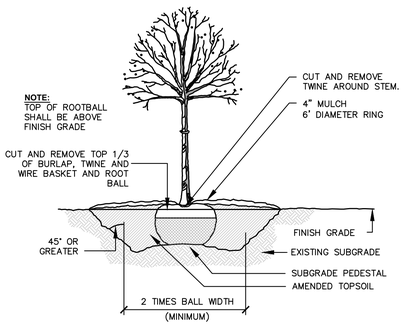


FENCING DETAIL



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

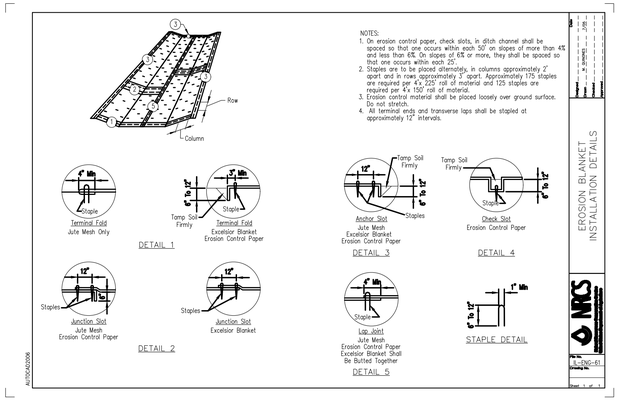
SHRUB DETAIL – CONTAINER OR B&B

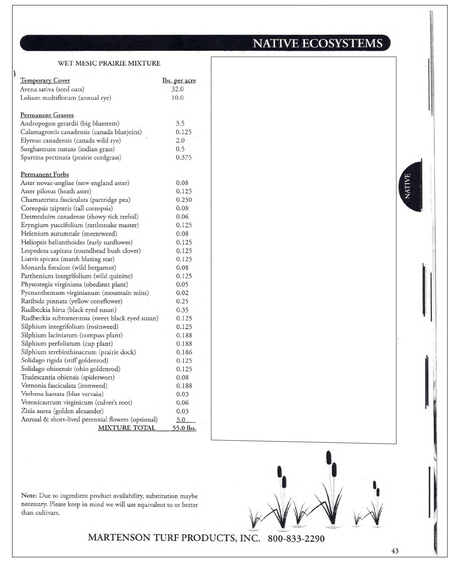


TREE DETAIL
N.T.S.

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

ALL DISTURBED AREAS THAT ARE NOT BEING MULCHED SHALL RECEIVE A MINIMUM OF 6" OF PULVERIZED TOP SOIL & BE SEEDED





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

REVISIONS

NO.	DATE	NOTES
1	4.22.24	KENDALL COUNTY REVIEW LETTER 3.26.24
2	6.24.24	KENDALL COUNTY PLANNING CHANGES

PREPARED FOR:
A&D PROPERTIES, INC.
18126 N.W. FRONTAGE RD, SHOREWOOD, IL

7789 IL ROUTE 47 SITE PLAN

LANDSCAPE DETAILS

PROJECT NO.	23 557 01
SCALE:	NTS
DATE:	FEB 29, 2024

SHEET NO. 2 OF 2 SHEETS

Reviewed By:	
Legal	■
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #7

Tracking Number

EDC 2024-55

Agenda Item Summary Memo

Title: Eldamain & Solar Farm Setbacks – Discussion

Meeting and Date: Economic Development Committee - August 6, 2024

Synopsis: Discussion requested by Alderman Funkhouser of additional setbacks for solar farm developments along Eldamain Road and city-owned or residential parcels.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

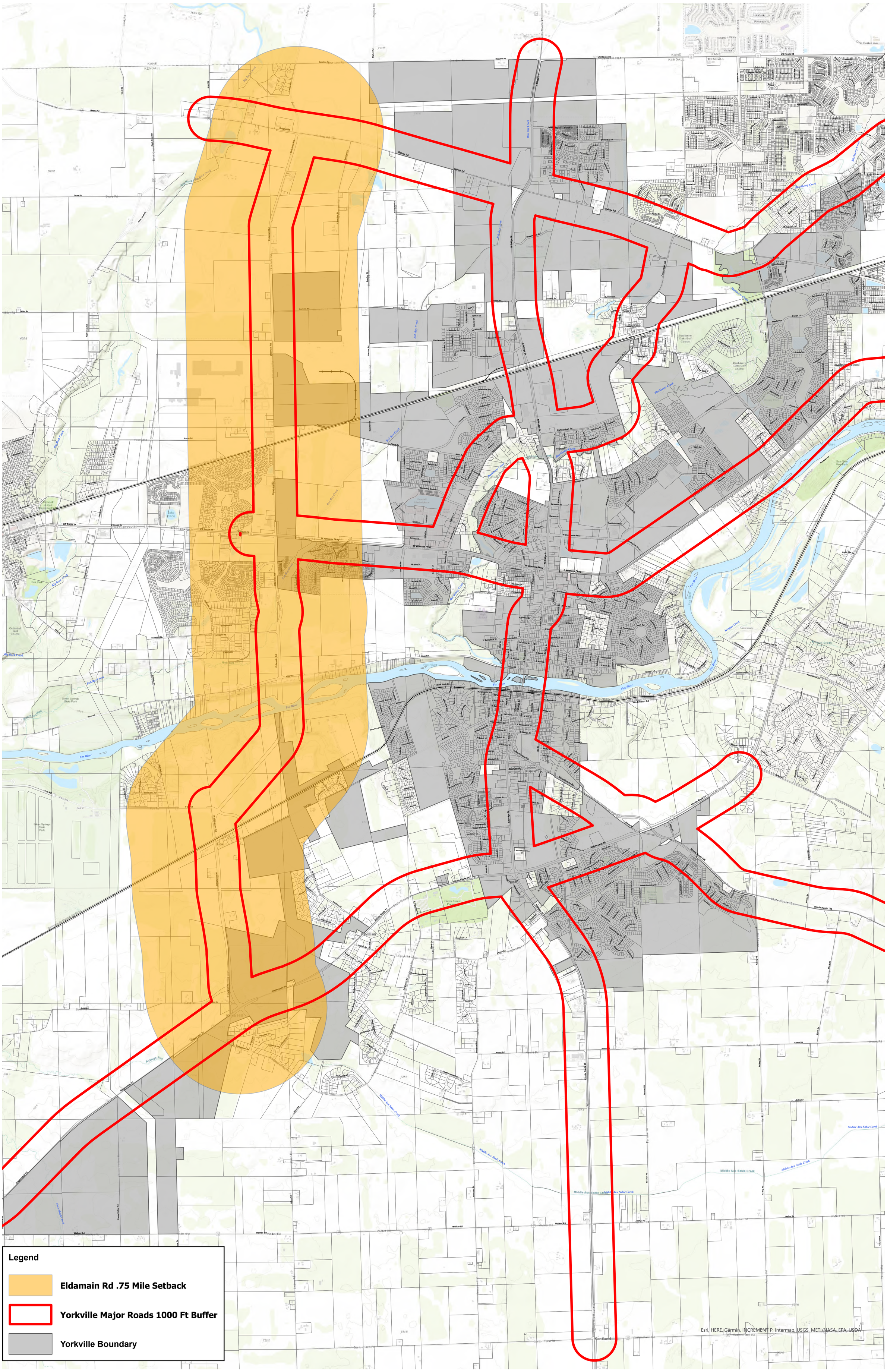
Type of Vote Required: _____

Council Action Requested: Direction and feedback

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached maps illustrating buffers of 0.75 miles from Eldamain Rd. and a 750' setback from municipal or residential parcels. Staff has also attached the previous map illustrating distances proposed/approved solar projects from various buffers ranging from 500 ft. to 1,500 ft. from a major road.



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

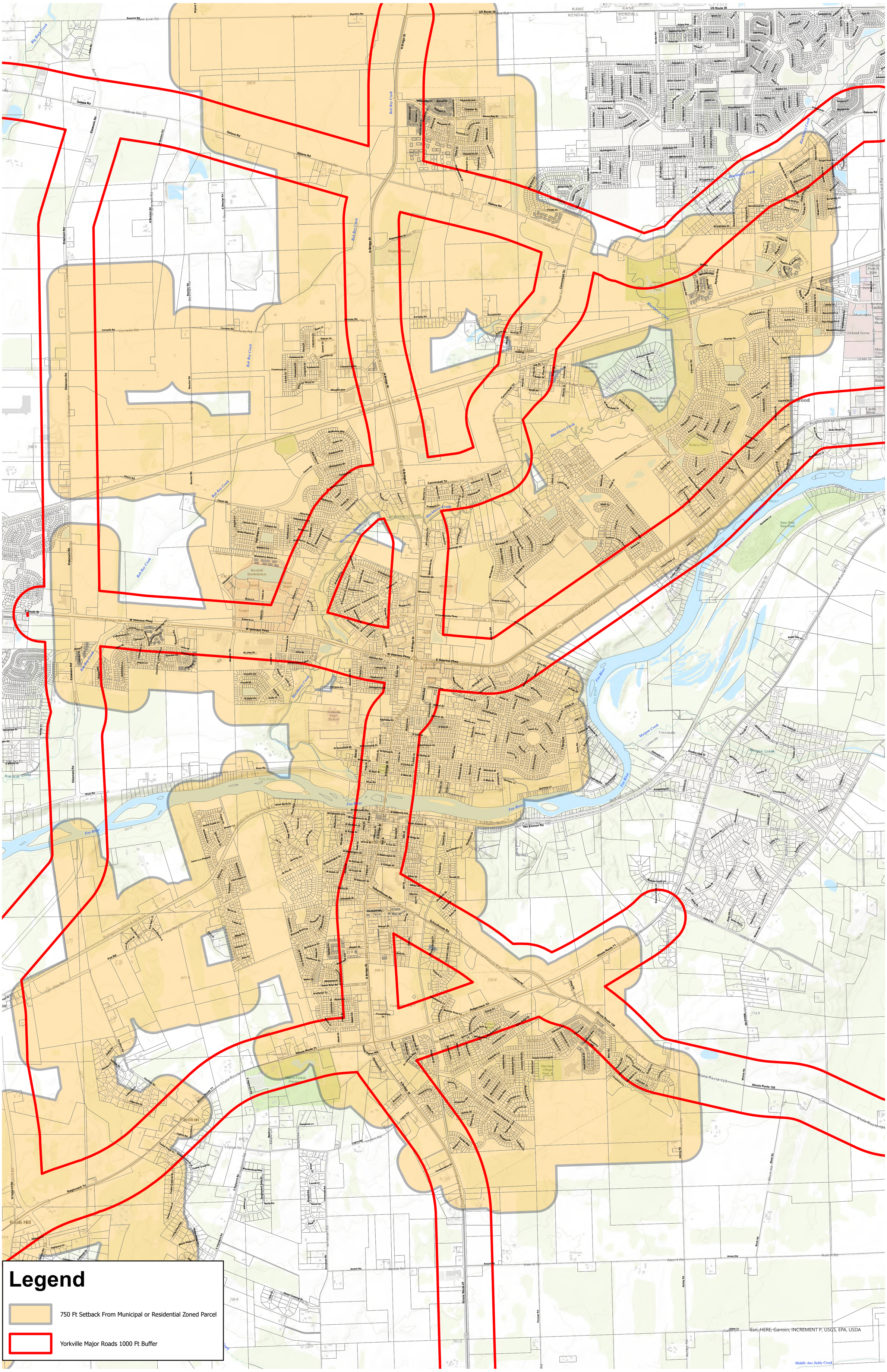
United City of Yorkville
651 Prairie Pointe Dr,
Yorkville, IL 60560

DATE:	JULY 2024
PROJECT NO.:	YO2400
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\YO2400
FILE:	YO2400_Solar_Farm_Buffers

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

YORKVILLE SOLAR FARM PROJECTS

NORTH



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DATE:	JULY 2024
PROJECT NO.:	YO2400
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\YO2400
FILE:	YO2400_Solar_Farm_Buffers

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

YORKVILLE SOLAR FARM PROJECTS

NORTH

02-04-100-006

02-08-200-030

02-08-300-011

02-08-300-012

02-08-300-008

02-10-300-017

02-15-126-004

02-17-300-002

02-18-400-002

02-29-100-006

05-03-300-029

05-17-400-005

05-16-300-006

Legend

- Approved
- Withdrawn
- Applied
- Inquiry
- Yorkville Major Roads 500 Ft Buffer
- Yorkville Major Roads 1000 Ft Buffer
- Yorkville Major Roads 1500 Ft Buffer
- BNSF Railroad 500 Ft Buffer
- Yorkville Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Yorkville, IL 60560

DATE:	NOVEMBER 2023
PROJECT NO.:	YO2300
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2023\YO2300
FILE:	YO2300_Yorkville Solar Farm Projects Best

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

YORKVILLE SOLAR FARM PROJECTS

NORTH