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, January 7, 2025
6:00 p.m.
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: December 3, 2024

New Business:

1. EDC 2025-01 Building Permit Report for November 2024
2. EDC 2025-02 Building Inspection Report for November 2024
3. EDC 2025-03 Property Maintenance Report for November 2024
4. EDC 2025-04 Economic Development Report for December 2024
5. EDC 2025-05 Beecher Solar Farm – Special Use and Variance
6. EDC 2025-06 1115, LLC – Rezone and PUD
7. EDC 2025-07 Kendall County Petition 24-30 – 1.5 Mile Review (South of 9949 and 10021 Ament Road)
8. EDC 2025-08 Dave-Hamman – Kelaka – Annexation and Rezoning
9. EDC 2025-09 515 W Washington Street – Variance
10. EDC 2025-10 Costco – PUD Amendment, Special Use, and Final Plat

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 7, 2025
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. December 3, 2024
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. EDC 2025-01 Building Permit Report for November 2024
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2025-02 Building Inspection Report for November 2024
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2025-03 Property Maintenance Report for November 2024
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2025-04 Economic Development Report for December 2024
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2025-05 Beecher Solar Farm – Special Use and Variance
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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6. EDC 2025-06 1115, LLC – Rezone and PUD
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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7. EDC 2025-07 Kendall County Petition 24-30 – 1.5 Mile Review
   (South of 9949 and 10021 Ament Road)
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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8. EDC 2025-08 Dave-Hamman – Kelaka – Annexation and Rezoning
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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9. EDC 2025-09 515 W Washington Street – Variance
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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10. EDC 2025-10 Costco – PUD Amendment, Special Use and Final Plat
    - ☐ 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 – December 3, 2024

Meeting and Date: Economic Development Committee – January 7, 2025

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, December 3, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

In Attendance:
Committee Members
Vice-Chairman Chris Funkhouser
Chairman Joe Plocher (via Zoom)
Alderman Dan Transier
Alderman Seaver Tarulis

Other City Officials
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos
City Consultant Lynn Dubajic Kellogg

Other Guests None

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

Citizen Comments None

Minutes for Correction/Approval November 6, 2024
The minutes were approved as presented.

New Business
1. EDC 2024-81 Building Permit Report for October 2024
Mr. Ratos reported 115 permits were issued in October with 15 of those for single-family detached and others for multi-family housing and commercial. Fo r information.

2. EDC 2024-82 Building Inspection Report for October 2024
There were 693 inspections in October and most were for single-family detached. Some were also done for multi-family in Grande Reserve. For information.

3. EDC 2024-83 Property Maintenance Report for October 2024
The Hearing Officer heard 2 cases in October and a fine of $4,500 was levied for weeds and grass complaints. It has been ongoing for 4 years and the offender will be fined each time that property comes before the Hearing Officer in the future.

4. EDC 2024-84 Economic Development Report for November 2024
Ms. Kellogg said A.I.D. has made progress and some of their operation has now been established on Saravanos Dr. They have decided to keep both locations in Yorkville, the

other one being on Bridge Street. Children's Courtyard is still waiting for approvals from DCFS and they hope for an opening in the new year.

5. EDC 2024-85 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards

Ms. Mendez presented the background for this amendment to the UDO, specifically for fence materials permitted in a residential area. The proposed amendment is to allow vinyl-coated chain link fences in side and rear yards only, which was allowed in 2015. Currently, it can only be used in non-residential areas. The UDO was updated in 2021 to prohibit this type of material, but existing vinyl coating was grandfathered in until a fence replacement was necessary. This proposed change was brought forward after receiving requests from residents. Staff supports this text amendment and it will be presented in a Public Hearing at the PZC meeting on December 11, 2024.

The number of citizen requests for vinyl-coated fences was discussed by staff and the committee. A permit was recently issued to allow a vinyl coated fence pending the Text Amendment change. Alderman Funkhouser objected and said that the UDO had undergone multiple layers of discussion and ultimate approval by the City Council. Alderman Tarulis concurred and said he did not think the small number of requests was enough to justify the amendment. Alderman Transier said vinyl coating was more appropriate in industrial areas and he asked if residents could apply for a special use or variance. Ms. Noble said the fence material would not qualify for either. It was noted this type of material was used in some older parts of town and he said repairs should be allowed. He suggested consideration on a case by case basis and that it could go before the Council for further consideration. Alderman Plocher said he was OK with the change. Mr. Ratos also noted that Cimarron Ridge requires vinyl coated fences and no other materials are allowed.

6. EDC 2024-86 Ordinance Approving An Amendment to an Intergovernmental Cooperative Agreement Between the United City of Yorkville, Kendall County, and the City of Plano Governing the Reconstruction of Eldamain Road

Ms. Willrett said this was brought to the city since the county received a grant for this work. The city had not paid for their portion yet and the amount has now decreased due to the grant and it needs to be memorialized. It is recapture and the developers along Eldamain will actually be paying when a Final Plat is filed. The committee was OK with placing this on the Council consent agenda.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:18pm.

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 2025-01

Agenda Item Summary Memo

Title: Building Permit Report for November 2024

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: All permits issued in November 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson (Name) Community Development (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

November 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
November 2024	81	11	6	0	13	0	51	3,723,935.00	201,519.89
Calendar Year 2024	1415	193	6	48 units- 1 permit	122	0	1093	134,992,566.00	3,046,712.96
Fiscal Year 2025	971	101	6	48 units- 1 permit	90	0	773	41,583,117.00	1,863,628.99
November 2023	152	18	19	0	6	0	107	6,615,087.00	455,718.91
Calendar Year 2023	2175	251	117	0	88	0	1719	99,053,457.00	4,519,715.27
Fiscal Year 2024	1727	164	79	0	54	0	1430	74,758,847.00	3,356,117.34
November 2022	86	13	22	0	2	0	49	6,406,421.00	418,035.46
Calendar Year 2022	1449	165	102	0	108	0	1074	63,603,712.00	2,520,213.00
Fiscal Year 2023	1049	105	90	0	75	0	779	44,394,327.00	2,015,926.25
November 2021	90	5	23	0	10	0	52	4,449,427.00	196,467.18
Calendar Year 2021	1604	241	160	0	123	0	1080	74,807,575.00	2,730,676.63
Fiscal Year 2022	1068	142	136	0	71	0	719	50,085,270.00	1,829,188.94

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 2025-02

Agenda Item Summary Memo

Title: Building Inspection Report for November 2024

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: All inspections scheduled in November 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson (Name) Community Development (Department)

Agenda Item Notes:

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INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	021-EFL ENGINEERING FINAL SITE	20220911	2794 BERRYWOOD LN	830		11/13/2024
GS	_____	026-EFL ENGINEERING FINAL SITE	20221219	2781 BERRYWOOD LN	792		11/13/2024
GS	_____	029-EFL ENGINEERING FINAL SITE	20221503	3093 GRANDE TR	550		11/22/2024
	Comments1: TEMP TO FINAL						
JP	_____	021-REL ROUGH ELECTRICAL	20221554	423 SAN DIEGO LN	135		11/22/2024
JP	_____	021-REL ROUGH ELECTRICAL	20221555	425 SAN DIEGO LN	136		11/22/2024
JP	_____	018-REL ROUGH ELECTRICAL	20221556	427 SAN DIEGO LN	137		11/22/2024
JP	_____	018-REL ROUGH ELECTRICAL	20221557	429 SAN DIEGO LN	138		11/22/2024
JP	_____	018-REL ROUGH ELECTRICAL	20221558	431 SAN DIEGO LN	139		11/22/2024
JP	_____	017-REL ROUGH ELECTRICAL	20221559	432 SAN DIEGO LN	140		11/22/2024
JP	_____	017-REL ROUGH ELECTRICAL	20221560	430 SAN DIEGO LN	141		11/22/2024
JP	_____	016-REL ROUGH ELECTRICAL	20221561	428 SAN DIEGO LN	142		11/22/2024
JP	_____	016-REL ROUGH ELECTRICAL	20221562	426 SAN DIEGO LN	143		11/22/2024
JP	_____	017-REL ROUGH ELECTRICAL	20221563	424 SAN DIEGO LN	144		11/22/2024
JP	_____	017-REL ROUGH ELECTRICAL	20221564	422 SAN DIEGO LN	145		11/22/2024
JP	_____	014-REL ROUGH ELECTRICAL	20221565	406 SAN DIEGO LN	146		11/22/2024
JP	_____	014-REL ROUGH ELECTRICAL	20221566	404 SAN DIEGO LN	147		11/22/2024
JP	_____	014-REL ROUGH ELECTRICAL	20221567	402 SAN DIEGO LN	148		11/22/2024
BC	_____	001-FIN FINAL INSPECTION	20231302	1336 SPRING ST	178		11/20/2024
	Comments1: DRIVEWAY & WALK LAZ 630-659-7997						
GS	_____	024-EFL ENGINEERING FINAL SITE	20231622	2651 GOULD CT	69		11/20/2024
	Comments1: TEMP TO FINAL						
GH	_____	016-FIN FINAL INSPECTION	20231702	3238 LEHMAN CROSSING	753		11/07/2024
	Comments1: RANDY						
GH	_____	017-FEL FINAL ELECTRIC					11/07/2024
GH	_____	018-FMC FINAL MECHANICAL					11/07/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/07/2024
	Comments1: SEROTH@DRHORTON.COM						
JP	_____ PM	016-FIN FINAL INSPECTION	20232216	1123 GILLESPIE LN	302		11/13/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____ PM	017-FEL FINAL ELECTRIC					11/13/2024
JP	_____ PM	018-FMC FINAL MECHANICAL					11/13/2024
PBF	_____ AM	019-PLF PLUMBING - FINAL OSR READ					11/13/2024
	Comments1: ABLEJR@ABBYPROPERTIES.LLC						
JP	_____ PM	016-FIN FINAL INSPECTION	20232217	1125 GILLESPIE LN	303		11/13/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____ PM	017-FEL FINAL ELECTRIC					11/13/2024
JP	_____ PM	018-FMC FINAL MECHANICAL					11/13/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/13/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____	016-FIN FINAL INSPECTION	20232218	1127 GILLESPIE LN	304		11/14/2024
JP	_____	017-FEL FINAL ELECTRIC					11/14/2024
JP	_____	018-FMC FINAL MECHANICAL					11/14/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/15/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____	016-FIN FINAL INSPECTION	20232219	1129 GILLESPIE LN	305		11/18/2024
JP	_____	017-FEL FINAL ELECTRIC					11/18/2024
JP	_____	018-FMC FINAL MECHANICAL					11/18/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ				11/18/2024	
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____ AM	020-REI REINSPECTION					11/20/2024
	Comments1: FINAL FRAMING						
JP	_____ AM	021-REI REINSPECTION					11/20/2024
	Comments1: FINAL ELECTRIC						
JP	_____	016-FIN FINAL INSPECTION	20232220	1131 GILLESPIE LN	306		11/18/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	017-FEL FINAL ELECTRIC					11/18/2024
JP	_____	018-FMC FINAL MECHANICAL					11/18/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/18/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
JP	_____	020-REI REINSPECTION					11/20/2024
	Comments1: FINAL INSPECTION						
JP	_____	021-REI REINSPECTION					11/20/2024
	Comments1: FINAL ELECTRIC						
BC	_____ AM	021-EPW PUBLIC WALK	20232226	1151 GILLESPIE LN	312	11/13/2024	
	Comments1: ABBY PROPERTIES						
BC	08:00	004-FOU FOUNDATION	20232390	212 WINDHAM CIR	54		11/04/2024
	Comments1: RMT						
BC	10:30	005-BKF BACKFILL					11/14/2024
JP	_____	018-RFR ROUGH FRAMING RESCHECK SF	20240003	2810 CRYDER WAY	453		11/04/2024
	Comments1: TIM						
JP	_____	019-REL ROUGH ELECTRICAL					11/04/2024
JP	_____	020-RMC ROUGH MECHANICAL					11/04/2024
PBF	_____	021-PLR PLUMBING - ROUGH					11/04/2024
	Comments1: TIM.KIRKBY@MBHOMES.COM						
JP	08:00	022-WKS PUBLIC & SERVICE WALKS					11/12/2024
	Comments1: PACO						
JP	_____ PM	023-REI REINSPECTION					11/07/2024
	Comments1: ROUGH FRAMING						
JP	_____ PM	024-REI REINSPECTION					11/07/2024
	Comments1: ROUGH MECH						
BC	_____ PM	025-INS INSULATION					11/13/2024
	Comments1: TIM KIRKBY 815-603-0589						
JP	08:00	010-PTO PREPOUR BASE FOR PATIO	20240117	2911 CRYDER WAY	469		11/12/2024
	Comments1: PACO 630-536-4171						
JP	08:00	011-WKS PUBLIC & SERVICE WALKS					11/12/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	012-RFR ROUGH FRAMING RESCHECK SF					11/19/2024
	Comments1: SEE NOTES						
BC	_____	013-REL ROUGH ELECTRICAL					11/19/2024
BC	_____	014-RMC ROUGH MECHANICAL					11/19/2024
	Comments1: SEE NOTES						
PBF	_____	015-PLR PLUMBING - ROUGH					11/19/2024
	Comments1: TIM.KIRKBY@MBHOMES.COM						
PR	_____	001-RFR ROUGH FRAMING RESCHECK SF	20240180	461 OMAHA DR	1		11/25/2024
PR	_____	002-REL ROUGH ELECTRICAL					11/25/2024
PR	_____	003-RMC ROUGH MECHANICAL					11/25/2024
BC	11:00	008-PPS PRE-POUR, SLAB ON GRADE	20240195	1536 SYCAMORE RD	2		11/01/2024
	Comments1: ELEVATOR PIT -- JIM 708-235-5391						
BC	11:00	009-FOU FOUNDATION					11/04/2024
	Comments1: ELEVATOR -- JIM						
BC	10:00	010-STP STOOPS					11/06/2024
	Comments1: 16 STOOPS -- JIM						
PR	09:00	011-SEW SEWER INSPECTION					11/13/2024
	Comments1: JIM 708-238-5391						
PR	_____ AM	012-PLU PLUMBING - UNDERSLAB					11/15/2024
	Comments1: JIM 708-238-5391						
PR	_____ PM	013-PLU PLUMBING - UNDERSLAB					11/19/2024
	Comments1: JIM						
PR	_____ PM	014-ELS ELECTRIC SERVICE					11/19/2024
	Comments1: TEMPORARY						
PR	_____ AM	015-PLU PLUMBING - UNDERSLAB					11/21/2024
	Comments1: JIM 708-238-5391						
BC	_____ PM	016-PPS PRE-POUR, SLAB ON GRADE					11/26/2024
	Comments1: JIM						
PR	_____ AM	011-FIN FINAL INSPECTION	20240298	839 ALEXANDRA LN	22		11/14/2024
	Comments1: CLAYTON 630-336-3678						
PR	_____ AM	012-FEL FINAL ELECTRIC					11/14/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____ AM	013-FMC FINAL MECHANICAL					11/14/2024
PR	_____ AM	014-PLF PLUMBING - FINAL OSR READ					11/14/2024
GS	_____	015-EFL ENGINEERING FINAL SITE				11/15/2024	
JP	_____ AM	017-WKS PUBLIC & SERVICE WALKS	20240308	2765 BERRYWOOD LN	788		11/07/2024
	Comments1: STEVE						
GS	_____	018-ADA ADA ACCESSIBLE WALK WAY					11/07/2024
	Comments1: UPLAND						
BF	_____ AM	019-FIN FINAL INSPECTION					11/12/2024
	Comments1: RTTETTEMER@DRHORTON.COM						
BF	_____ AM	020-FEL FINAL ELECTRIC					11/12/2024
BF	_____ AM	021-FMC FINAL MECHANICAL					11/12/2024
PBF	_____ AM	022-PLF PLUMBING - FINAL OSR READ					11/12/2024
	Comments1: RTTETTEMER@DRHORTON.COM						
GS	_____	023-EFL ENGINEERING FINAL SITE	20240417	1962 MEADOWLARK LN	149		11/08/2024
JP	_____	018-FIN FINAL INSPECTION	20240485	402 MONTEREY ST	2026		11/04/2024
	Comments1: JOE						
JP	_____	019-FEL FINAL ELECTRIC					11/04/2024
JP	_____	020-FMC FINAL MECHANICAL					11/04/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					11/05/2024
	Comments1: JOEMANUE@NVRINC.COM						
GS	_____	022-EFL ENGINEERING FINAL SITE					11/13/2024
GS	_____	023-REI REINSPECTION					11/15/2024
	Comments1: SITE FINAL						
GS	_____	017-EFL ENGINEERING FINAL SITE	20240550	432 BISCAYNE LN	2018		11/20/2024
	Comments1: JOE						
GH	_____	018-FIN FINAL INSPECTION					11/27/2024
GH	_____	019-FEL FINAL ELECTRIC					11/27/2024
GH	_____	020-FMC FINAL MECHANICAL					11/27/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	021-PLF PLUMBING - FINAL OSR READ				11/27/2024	
	Comments1: JEMANUE@NVRINC.COM						
GS	_____	020-EFL ENGINEERING FINAL SITE	20240554	565 TIMBER OAK LN	24		11/01/2024
BC	_____ PM	002-RFR ROUGH FRAMING RESCHECK SF	20240570	908 STATE ST	3&4		11/08/2024
	Comments1: RACHEL 630-768-3074						
JP	08:00	011-WKS PUBLIC & SERVICE WALKS	20240574	2166 HENNING LN	338		11/12/2024
	Comments1: PACO						
JP	08:00	012-EDA DRIVEWAY, APRON					11/12/2024
JP	08:00	007-BG BASEMENT AND GARAGE FLOOR	20240575	2172 HENNING LN	339		11/12/2024
	Comments1: PACO						
JP	11:00	006-GPL GREEN PLATE INSPECTION	20240576	2176 HENNING LN	340		11/06/2024
	Comments1: TIM						
JP	08:00	007-BG BASEMENT AND GARAGE FLOOR	20240577	2186 HENNING LN	342		11/12/2024
	Comments1: PACO						
JP	12:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240586	1544 CORAL DR	179		11/06/2024
	Comments1: DIEGO 815-931-5293						
GH	_____	016-FIN FINAL INSPECTION	20240620	3381 SEELEY CT	810		11/19/2024
GH	_____	017-FEL FINAL ELECTRIC					11/19/2024
GH	_____	018-FMC FINAL MECHANICAL					11/19/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/19/2024
	Comments1: SEROTH@DRHORTON.COM						
GS	_____	020-EFL ENGINEERING FINAL SITE					11/20/2024
GH	_____	015-FIN FINAL INSPECTION	20240621	3373 SEELEY CT	808		11/19/2024
GH	_____	016-FEL FINAL ELECTRIC					11/19/2024
GH	_____	017-FMC FINAL MECHANICAL					11/19/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					11/19/2024
	Comments1: SEROTH@DRHORTON.COM						
GS	_____	019-EFL ENGINEERING FINAL SITE					11/20/2024
JP	_____	017-FEL FINAL ELECTRIC	20240622	2761 BERRYWOOD LN	787		11/12/2024
	Comments1: RANDY						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	018-FMC FINAL MECHANICAL					11/12/2024
JP	_____	019-FIN FINAL INSPECTION					11/12/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					11/12/2024
		Comments1: RTTETTEMER@DRHORTON.COM					
GS	_____	021-EFL ENGINEERING FINAL SITE					11/08/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20240623	3385 SEELEY CT	811		11/20/2024
GH	_____	016-FIN FINAL INSPECTION					11/26/2024
		Comments1: LATE AM -- EARLY PM -- RANDY					
GH	_____	017-FEL FINAL ELECTRIC					11/26/2024
GH	_____	018-FMC FINAL MECHANICAL					11/26/2024
PBF	_____ PM	019-PLF PLUMBING - FINAL OSR READ					11/26/2024
		Comments1: RTTETTEMER@DRHORTON.COM					
BC	_____ PM	013-RFR ROUGH FRAMING RESCHECK SF	20240629	3374 SEELEY CT	813		11/06/2024
		Comments1: STEVE					
BC	_____ PM	014-REL ROUGH ELECTRICAL					11/06/2024
BC	_____ PM	015-RMC ROUGH MECHANICAL					11/06/2024
PR	_____ PM	016-PLR PLUMBING - ROUGH					11/06/2024
		Comments1: SEROTH@DRHORTON.COM					
JP	_____ AM	017-INS INSULATION					11/08/2024
		Comments1: STEVE					
JP	_____	015-INS INSULATION	20240630	3384 SEELEY CT	812		11/01/2024
		Comments1: STEVE					
JP	_____ AM	015-WKS PUBLIC & SERVICE WALKS	20240631	2757 BERRYWOOD LN	786		11/07/2024
		Comments1: STEVE					
JP	_____ AM	015-WKS PUBLIC & SERVICE WALKS	20240632	2753 BERRYWOOD LN	785		11/07/2024
		Comments1: STEVE					
GS	_____	016-ADA ADA ACCESSIBLE WALK WAY					11/07/2024
		Comments1: UPLAND					
GS	_____	018-EFL ENGINEERING FINAL SITE	20240647	472 BISCAYNE LN	2016		11/13/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	019-FIN FINAL INSPECTION					11/13/2024
	Comments1: JOEMANUE@NVRINC.COM						
BF	_____	020-FEL FINAL ELECTRIC					11/13/2024
BF	_____	021-FMC FINAL MECHANICAL					11/13/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					11/13/2024
	Comments1: JOEMANUE@NVRINC.COM						
GS	_____	023-REI REINSPECTION					11/15/2024
	Comments1: SITE FINAL						
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF	20240649	532 BISCAYNE CT	2012		11/12/2024
	Comments1: JOE						
BC	_____	012-REL ROUGH ELECTRICAL					11/12/2024
BC	_____	013-RMC ROUGH MECHANICAL					11/12/2024
PBF	_____	014-PLR PLUMBING - ROUGH					11/12/2024
	Comments1: JOEMANUE@NVRINC.COM						
JP	_____	015-INS INSULATION					11/14/2024
	Comments1: JOE						
JP	_____ AM	016-EPW PUBLIC WALK					11/13/2024
	Comments1: MW						
JP	_____ AM	019-EPW PUBLIC WALK	20240650	390 BISCAYNE LN	1976	11/06/2024	
	Comments1: MW - PARTIAL						
GS	_____ AM	020-ADA ADA ACCESSIBLE WALK WAY					11/06/2024
	Comments1: MW						
JP	_____	021-EPW PUBLIC WALK					11/06/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					11/20/2024
	Comments1: JOE						
GH	_____	023-FIN FINAL INSPECTION					11/20/2024
	Comments1: JOE						
GH	_____	024-FEL FINAL ELECTRIC					11/20/2024
GH	_____	025-FMC FINAL MECHANICAL					11/20/2024
PBF	_____	026-PLF PLUMBING - FINAL OSR READ					11/20/2024
	Comments1: JEMANUE@NVRINC.COM						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	027-REI REINSPECTION					11/21/2024
	Comments1: FINAL ELECT -- JOE						
BC	_____	019-FIN FINAL INSPECTION	20240653	2756 ROYAL CT	109		11/13/2024
	Comments1: ANDREW						
BC	_____	020-FEL FINAL ELECTRIC					11/13/2024
BC	_____	021-FMC FINAL MECHANICAL					11/13/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					11/13/2024
	Comments1: AMEEKS@NVRINC.COM						
BC	_____	019-FIN FINAL INSPECTION	20240682	332 TIMBER OAK LN	35		11/15/2024
	Comments1: JASON						
BC	_____	020-FEL FINAL ELECTRIC					11/15/2024
BC	_____	021-FMC FINAL MECHANICAL					11/15/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					11/15/2024
	Comments1: JJACOBS@RALLYHOMES.COM						
GS	_____	023-EFL ENGINEERING FINAL SITE					11/18/2024
BC	_____ AM	016-EPW PUBLIC WALK	20240683	641 ASH CT	15		11/12/2024
	Comments1: MW						
BC	_____	012-RFR ROUGH FRAMING RESCHECK SF	20240707	452 BISCAYNE LN	2017		11/01/2024
	Comments1: JOE						
BC	_____	013-REL ROUGH ELECTRICAL					11/01/2024
BC	_____	014-RMC ROUGH MECHANICAL					11/01/2024
PR	_____	015-PLR PLUMBING - ROUGH					11/01/2024
	Comments1: JOEMANUE@NVRINC.COM						
JP	_____ AM	016-INS INSULATION					11/05/2024
	Comments1: JOE						
JP	_____ AM	017-EPW PUBLIC WALK					11/12/2024
	Comments1: MW						
GS	_____	016-ADA ADA ACCESSIBLE WALK WAY	20240708	512 BISCAYNE CT	2013		11/01/2024
GH	_____	018-FIN FINAL INSPECTION					11/27/2024
	Comments1: JOE						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	019-FEL FINAL ELECTRIC					11/27/2024
GH	_____	020-FMC FINAL MECHANICAL					11/27/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ				11/27/2024	
	Comments1: JOEMANUE@NVRINC.COM						
BC	_____ AM	001-FIN FINAL INSPECTION	20240719	308 MCHUGH RD			11/13/2024
	Comments1: WATER HEATER -- ANTIONETTE 630-779-9126						
JP	_____ AM	024-EPW PUBLIC WALK	20240755	3109 CONSTITUTION WAY	494	11/06/2024	
	Comments1: PARTIAL -- MW						
GS	_____	025-ADA ADA ACCESSIBLE WALK WAY					11/06/2024
JP	_____	026-EPW PUBLIC WALK					11/06/2024
	Comments1: 3RD PARTIAL						
GS	_____	027-REI REINSPECTION					11/15/2024
	Comments1: SITE TEMP TO FINAL						
BC	_____ AM	018-EPW PUBLIC WALK	20240758	4429 TAMPA DR	1958		11/05/2024
	Comments1: PARTIAL -- MW						
GS	_____	019-ADA ADA ACCESSIBLE WALK WAY					11/05/2024
JP	_____	020-FIN FINAL INSPECTION					11/27/2024
	Comments1: JOE						
JP	_____	021-FEL FINAL ELECTRIC					11/27/2024
JP	_____	022-FMC FINAL MECHANICAL					11/27/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ				11/27/2024	
	Comments1: JOEMANUE@NVRINC.COM						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240760	236 BURNETT ST	1229		11/12/2024
	Comments1: EDGAR 224-587-6429 PHOTO OF GARAGE ROO						
	Comments2: F SENT, REST INSP ON SITE						
JP	_____ AM	010-WK SERVICE WALK	20240791	4436 TAMPA DR	1974		11/13/2024
	Comments1: MW						
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF					11/20/2024
GH	_____	012-REL ROUGH ELECTRICAL					11/20/2024
GH	_____	013-RMC ROUGH MECHANICAL					11/20/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	014-PLR PLUMBING - ROUGH					11/20/2024
		Comments1: JEMANUE@NVRINC.COM					
GH	_____	015-INS INSULATION					11/22/2024
JP	_____ AM	016-EPW PUBLIC WALK					11/19/2024
		Comments1: MW					
BC	_____ PM	011-RFR ROUGH FRAMING RESCHECK SF	20240792	552 BISCAYNE CT	2011		11/07/2024
		Comments1: JOE					
BC	_____ PM	012-REL ROUGH ELECTRICAL					11/07/2024
BC	_____ PM	013-RMC ROUGH MECHANICAL					11/07/2024
BC	_____ AM	015-INS INSULATION					11/12/2024
		Comments1: JOE					
JP	_____	016-EPW PUBLIC WALK					11/12/2024
		Comments1: MW					
BC	_____ AM	016-WKS PUBLIC & SERVICE WALKS	20240815	1092 KATE DR	43		11/04/2024
		Comments1: BALTAZAR 630-618-6935					
BC	_____ AM	017-PTO PREPOUR BASE FOR PATIO					11/04/2024
		Comments1: BALTAZAR 630-618-6935					
JP	_____	022-REI REINSPECTION	20240836	3048 CONSTITUTION WAY	582		11/01/2024
		Comments1: FINAL ELECTRIC -- NICK					
JP	_____	016-FIN FINAL INSPECTION	20240887	3107 CONSTITUTION WAY	495		11/15/2024
		Comments1: JIM					
JP	_____	017-FEL FINAL ELECTRIC					11/15/2024
JP	_____	018-FMC FINAL MECHANICAL					11/15/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/15/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	020-EFL ENGINEERING FINAL SITE					11/15/2024
GS	_____	019-EFL ENGINEERING FINAL SITE	20240888	3033 CONSTITUTION WAY	519		11/13/2024
		Comments1: JIM					
JP	_____	020-FIN FINAL INSPECTION					11/14/2024
		Comments1: JIM					

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	021-FEL FINAL ELECTRIC					11/14/2024
JP	_____	022-FMC FINAL MECHANICAL					11/14/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ					11/14/2024
	Comments1: JFLAHERT@NVRINC.COM						
GS	_____	017-EFL ENGINEERING FINAL SITE	20240918	3105 CONSTITUTION WAY	496		11/15/2024
GH	_____	018-FIN FINAL INSPECTION					11/21/2024
GH	_____	019-FEL FINAL ELECTRIC					11/21/2024
GH	_____	020-FMC FINAL MECHANICAL					11/21/2024
PR	_____	021-PLF PLUMBING - FINAL OSR READ					11/21/2024
	Comments1: JFLAHERT@NVRINC.OM						
BC	_____ PM	003-REI REINSPECTION	20240927	2968 ELLSWORTH DR	357		11/25/2024
	Comments1: SOLAR REINSPECT						
JP	_____ AM	019-EPW PUBLIC WALK	20240957	3029 CONSTITUTION WAY	520	11/01/2024	
	Comments1: MW						
BC	_____ AM	017-EPW PUBLIC WALK	20240984	3056 CONSTITUTION WAY	583		11/05/2024
	Comments1: MW						
PR	_____ AM	006-FIN FINAL INSPECTION	20241003	1957 BANBURY AVE	25		11/13/2024
	Comments1: VICTOR 773-876-2605						
PR	_____ AM	007-FEL FINAL ELECTRIC					11/13/2024
PR	_____ AM	008-FMC FINAL MECHANICAL					11/13/2024
PR	_____ AM	009-PLF PLUMBING - FINAL OSR READ					11/13/2024
BC	13:00	001-OCC OCCUPANCY INSPECTION	20241050	104 E SCHOOLHOUSE RD		11/26/2024	
	Comments1: KHARISMA 630-888-8046						
JP	_____ PM	009-STP STOOPS	20241117	3046 JETER ST	564		11/06/2024
	Comments1: FR & R -- MW						
JP	_____	011-RFR ROUGH FRAMING RESCHECK SF					11/13/2024
	Comments1: JIM						
JP	_____	012-REL ROUGH ELECTRICAL					11/13/2024
JP	_____	013-RMC ROUGH MECHANICAL					11/13/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	014-PLR PLUMBING - ROUGH					11/13/2024
	Comments1: JFLAHERT@NVRINC.COM						
JP	_____	015-INS INSULATION					11/15/2024
JP	_____ AM	016-WK SERVICE WALK					11/21/2024
	Comments1: MW						
JP	_____	011-RFR ROUGH FRAMING RESCHECK SF	20241118	2875 OLD GLORY DR	244		11/07/2024
	Comments1: JIM						
JP	_____	012-REL ROUGH ELECTRICAL					11/07/2024
JP	_____	013-RMC ROUGH MECHANICAL					11/07/2024
PBF	_____	014-PLR PLUMBING - ROUGH					11/07/2024
	Comments1: JFLAHERT@NVR.COM						
JP	_____ AM	015-WK SERVICE WALK					11/12/2024
	Comments1: MW						
BC	_____	016-INS INSULATION					11/08/2024
	Comments1: JIM						
BC	_____ AM	017-EPW PUBLIC WALK					11/12/2024
	Comments1: MW						
JP	_____ AM	010-WK SERVICE WALK	20241119	492 BISCAYNE LN	2015		11/12/2024
	Comments1: WITH PHOTO						
BC	_____ AM	011-RFR ROUGH FRAMING RESCHECK SF					11/14/2024
	Comments1: JOEMANUE@NVRINC.COM						
BC	_____ AM	012-REL ROUGH ELECTRICAL					11/14/2024
	Comments1: JOE						
BC	_____ AM	013-RMC ROUGH MECHANICAL					11/14/2024
	Comments1: JOE						
PBF	_____ AM	014-PLR PLUMBING - ROUGH					11/14/2024
	Comments1: JOEMANUE@NVRINC.COM						
JP	_____ AM	016-EPW PUBLIC WALK					11/14/2024
	Comments1: MW						
JP	_____	017-INS INSULATION					11/19/2024
JP	_____	018-REI REINSPECTION					11/19/2024
	Comments1: INSUL UNDER BASEMENT STAIRS INSTALLED						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	004-FIN FINAL INSPECTION	20241128	253 WALSH CIR	33		11/25/2024
	Comments1: IGP PHIL 630-632-2949						
BC	_____ AM	005-FEL FINAL ELECTRIC	20241142	2662 SEELEY ST	737		11/01/2024
	Comments1: TANNER						
BC	_____ AM	006-FIN FINAL INSPECTION					11/01/2024
PR	_____ PM	004-RFR ROUGH FRAMING RESCHECK SF	20241148	110 W VETERANS PKWY			11/08/2024
	Comments1: BRENDAN 847-769-0074						
PR	_____ PM	005-RFR ROUGH FRAMING RESCHECK SF					11/08/2024
PR	_____ PM	006-RMC ROUGH MECHANICAL					11/08/2024
PR	_____ PM	007-PLR PLUMBING - ROUGH					11/08/2024
BC	_____ AM	005-FIN FINAL INSPECTION	20241156	2848 ALDEN AVE	335		11/18/2024
	Comments1: BASEMENT VICTOR 773-876-2605						
BC	_____ AM	006-FEL FINAL ELECTRIC					11/18/2024
BC	_____ AM	007-FMC FINAL MECHANICAL					11/18/2024
PR	_____	004-PLR PLUMBING - ROUGH	20241177	807 W JOHN ST			11/01/2024
	Comments1: RYAN 630-220-6263						
BC	_____ AM	005-FIN FINAL INSPECTION					11/07/2024
BC	_____ AM	006-FEL FINAL ELECTRIC					11/07/2024
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241201	1220 GILLESPIE LN	414		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____ PM	003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241202	1218 GILLESPIE LN	413		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____ PM	003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241203	1216 GILLESPIE LN	412		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____	PM 003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241204	1214 GILLESPIE LN	411		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____	PM 003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241205	1212 GILLESPIE LN	410		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____	PM 003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
PR	_____	001-PLU PLUMBING - UNDERSLAB	20241206	1210 GILLESPIE LN	409		11/14/2024
	Comments1: ABELJR@ABBYPROPERTIES.LLC						
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					11/15/2024
JP	_____	PM 003-GAR GARAGE FLOOR					11/20/2024
	Comments1: JENN						
JP	_____	AM 001-FIN FINAL INSPECTION	20241210	1425 ASPEN LN	112		11/22/2024
	Comments1: WINDOWS						
BC	_____	AM 008-STP STOOPS	20241226	2864 OLD GLORY DR	276		11/12/2024
	Comments1: MW - FRONT & REAR						
JP	_____	AM 009-WK SERVICE WALK					11/21/2024
	Comments1: MW						
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF					11/22/2024
	Comments1: JIM						
GH	_____	011-REL ROUGH ELECTRICAL					11/22/2024
GH	_____	012-RMC ROUGH MECHANICAL					11/22/2024
PR	_____	013-PLR PLUMBING - ROUGH					11/22/2024
	Comments1: JFLAHERT@NVRINC.COM						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	014-INS INSULATION					11/26/2024
	Comments1: JIM						
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20241227	3038 JETER ST	563		11/05/2024
	Comments1: NPORTO@NVRINC.COM						
JP	_____	AM 005-BG BASEMENT AND GARAGE FLOOR					11/06/2024
	Comments1: MW						
BC	_____	006-GPL GREEN PLATE INSPECTION					11/07/2024
	Comments1: JIM						
JP	_____	AM 007-STP STOOPS					11/21/2024
	Comments1: MW FRONT & REAR						
JP	_____	AM 001-FTG FOOTING	20241228	2858 OLD GLORY DR	277		11/13/2024
JP	_____	PM 002-FOU FOUNDATION					11/15/2024
	Comments1: MW						
BC	_____	PM 003-BG BASEMENT AND GARAGE FLOOR					11/22/2024
	Comments1: MW						
PBF	_____	004-WAT WATER				11/26/2024	
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB				11/26/2024	
	Comments1: JFLAHERT@NVRINC.COM						
BC	_____	PM 001-FIN FINAL INSPECTION	20241236	2903 ALDEN AVE	295		11/20/2024
	Comments1: SOLAR -- THOMAS 224-645-4871						
BC	_____	PM 002-FEL FINAL ELECTRIC					11/20/2024
JP	_____	AM 001-FTG FOOTING	20241243	2857 OLD GLORY DR	241		11/26/2024
	Comments1: MW						
JP	_____	AM 001-FTG FOOTING	20241245	2848 OLD GLORY DR	279		11/07/2024
BC	_____	AM 002-FOU FOUNDATION					11/12/2024
	Comments1: MW						
PBF	_____	003-WAT WATER					11/18/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO,.COM						
PBF	_____	004-PLU PLUMBING - UNDERSLAB					11/20/2024
	Comments1: JFLAHERT@NVRINC.COM						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	005-BKF BACKFILL					11/18/2024
BC	_____	006-BG BASEMENT AND GARAGE FLOOR					11/22/2024
	Comments1: MW						
JP	_____	007-GPL GREEN PLATE INSPECTION					11/22/2024
	Comments1: JIM						
BC	_____ AM	003-BKF BACKFILL	20241246	2854 OLD GLORY DR	278		11/07/2024
	Comments1: MW						
PR	_____ PM	004-WAT WATER					11/08/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB					11/12/2024
	Comments1: JFLAHERT@NVRINC.COM						
JP	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					11/13/2024
	Comments1: MW						
JP	_____	007-GPL GREEN PLATE INSPECTION					11/14/2024
	Comments1: JIM						
JP	11:00	001-PHF POST HOLE - FENCE	20241259	2626 SEELEY ST	746		11/01/2024
	Comments1: PEERLESS MARIA 630 797 3642						
BC	08:30	002-SGN SIGN INSPECTION	20241266	26 W COUNTRYSIDE PKWY			11/12/2024
	Comments1: MONUMENT SIGN POST HOLES - ROBBY 630-652						
	Comments2: -4105						
PBF	_____ AM	004-PLU PLUMBING - UNDERSLAB	20241268	505 TIMBER OAK LN	27		11/04/2024
PBF	_____	005-ESW SEWER / WATER					11/04/2024
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
BC	_____ AM	006-GPL GREEN PLATE INSPECTION					11/06/2024
	Comments1: JASON						
BC	_____	003-FIN FINAL INSPECTION	20241269	2629 LILAC WAY	313		11/25/2024
	Comments1: IGP -- JOE 708-426-3086						
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20241284	908 GAME FARM RD			11/15/2024
	Comments1: SHED & WALK JOHN 630-862-8053						
BC	11:00	001-PHF POST HOLE - FENCE	20241292	1321 SPRING ST	168		11/07/2024
	Comments1: RICH 630-674-2078						
GH	14:00	001-PHF POST HOLE - FENCE	20241293	2810 BERRYWOOD LN	826		11/25/2024
	Comments1: CLASSIC						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	002-PPS PRE-POUR, SLAB ON GRADE				11/26/2024	
	Comments1: SHED PAD						
JP	_____	AM 001-FTG FOOTING	20241304	3045 CONSTITUTION WAY	517		11/19/2024
	Comments1: MW						
BC	_____	AM 002-FOU FOUNDATION					11/25/2024
	Comments1: MW						
BC	09:00	002-FOU FOUNDATION	20241306	312 TIMBER OAK LN	1		11/05/2024
	Comments1: KEN 630-546-0735						
JP	_____	AM 003-BKF BACKFILL					11/08/2024
	Comments1: KEN 630-546-0735						
BC	_____	AM 004-GPL GREEN PLATE INSPECTION					11/20/2024
	Comments1: TYRELL 630-608-9688						
JP	_____	PM 003-BKF BACKFILL	20241308	800 BRISTOL AVE	1		11/22/2024
	Comments1: JOHN 630-546-8057						
BC	_____	AM 003-MIS MISCELLANEOUS	20241311	353 PENSACOLA ST	1145		11/08/2024
	Comments1: FOUNDATION SEAL -- ERIC 630-234-1820						
BC	_____	004-BKF BACKFILL					11/08/2024
BC	_____	AM 005-GPL GREEN PLATE INSPECTION					11/14/2024
	Comments1: ERIC 630-234-1820						
BC	_____	PM 002-RFR ROUGH FRAMING RESCHECK SF	20241312	431 WINDETT RIDGE RD	60		11/18/2024
	Comments1: BASEMENT JOSH 630-742-6997						
BC	_____	PM 003-REL ROUGH ELECTRICAL					11/18/2024
BC	_____	PM 004-RMC ROUGH MECHANICAL					11/18/2024
PBF	_____	PM 005-PLR PLUMBING - ROUGH					11/18/2024
	Comments1: JOSH@SILHOUETTEBUILDERSINC.COM (630-742-						
	Comments2: 6997)						
BC	_____	AM 006-REI REINSPECTION					11/26/2024
	Comments1: ROUGH FRAMING - BASEMENT						
BC	_____	AM 007-REI REINSPECTION					11/26/2024
	Comments1: ROUGH ELECTRICAL						
BC	_____	AM 008-REI REINSPECTION					11/26/2024
	Comments1: ROUGH MECH						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 009-INS INSULATION					11/26/2024
JP	_____	002-FIN FINAL INSPECTION	20241314	203 MORGAN ST			11/14/2024
BC	_____	AM 001-FIN FINAL INSPECTION	20241316	508 BUCKTHORN CT	84		11/18/2024
		Comments1: WINDOWS					
JP	_____	AM 001-FIN FINAL INSPECTION	20241321	504 MORGAN ST			11/05/2024
		Comments1: WINDOWS					
JP	_____	AM 001-FTG FOOTING	20241323	2663 BIG GROVE LN	95		11/25/2024
		Comments1: MW					
JP	_____	PM 002-FOU FOUNDATION					11/27/2024
		Comments1: MW					
JP	_____	AM 001-FIN FINAL INSPECTION	20241330	3078 GRANDE TR	545		11/19/2024
		Comments1: SOLAR MORGAN 630-689-8464 PLEASE CALL WH					
		Comments2: EN YOU ARE ON YOUR WAY GROUND RODS N					
		Comments3: OT MORE THAN 6' APART					
JP	_____	PM 002-REI REINSPECTION					11/26/2024
		Comments1: SOLAR -- MORGAN 630-689-8464					
BC	_____	AM 001-TRN TRENCH - (GAS, ELECTRIC,	20241331	2844 OLD GLORY DR	280		11/15/2024
BC	_____	PM 001-FIN FINAL INSPECTION	20241332	3057 CONSTITUTION WAY	513		11/04/2024
		Comments1: PAVER PATIO -- JOSE 773-885-0575					
BC	_____	AM 002-REI REINSPECTION					11/07/2024
		Comments1: FINAL PATIO					
BC	_____	001-FIN FINAL INSPECTION	20241333	1532 STONERIDGE CT	56		11/18/2024
		Comments1: WINDOWS					
JP	_____	001-FIN FINAL INSPECTION	20241334	605 ANDREA CT	1		11/18/2024
JP	_____	PM 001-FTG FOOTING	20241339	2688 BIG GROVE LN	85		11/27/2024
		Comments1: MW					
BC	_____	AM 001-FTG FOOTING	20241340	2667 BIG GROVE LN	93		11/12/2024
		Comments1: MW					
BC	_____	PM 002-FOU FOUNDATION					11/15/2024
JP	_____	AM 003-BKF BACKFILL					11/21/2024
		Comments1: MW					

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-WAT WATER				11/26/2024	
	Comments1: FAMILYSEWEROFFICE@YAHOO.COM						
PBF	_____	005-PLU PLUMBING - UNDERSLAB				11/26/2024	
	Comments1: AMEEKS@NVRINC.COM						
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20241341	2684 PATRIOT CT	221		11/04/2024
	Comments1: DRIVEWAY -- JOHN 630-862-8053						
BC	_____	001-FIN FINAL INSPECTION	20241351	NWC CORNEILS & ROUTE 47			11/12/2024
	Comments1: TEMP SIGN VINCE 630-999-1616						
JP	13:00	001-PHF POST HOLE - FENCE	20241366	621 ASH CT	16		11/12/2024
	Comments1: TONY						
JP	_____ PM	001-FIN FINAL INSPECTION	20241367	861 OMAHA DR	21		11/08/2024
	Comments1: PATIO --						
JP	11:00	001-PHF POST HOLE - FENCE	20241370	3348 JONATHAN DR	150		11/15/2024
JP	_____	002-FIN FINAL INSPECTION	20241371	581 WARBLER LN	352		11/04/2024
	Comments1: FENCE						
JP	_____ AM	001-PHF POST HOLE - FENCE	20241372	GILLESPIE LN			11/01/2024
	Comments1: EDWIN 630-273-2012 RETENTION POND P						
	Comments2: ARTIAL - BEHIND BLD 20						
PR	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241376	812 TERI LN			11/01/2024
	Comments1: BARRY 630-558-0067						
BC	_____ PM	001-FIN FINAL INSPECTION	20241378	327 ANDREW DR	202		11/05/2024
	Comments1: ANDREW 412-294-6322						
BC	_____ PM	002-FEL FINAL ELECTRIC					11/05/2024
JP	11:30	001-PHF POST HOLE - FENCE	20241379	1275 DEERPATH DR	260		11/21/2024
	Comments1: TONY 630-406-8410 x212						
JP	_____ AM	002-FIN FINAL INSPECTION					11/26/2024
	Comments1: FENCE						
JP	_____ AM	001-FIN FINAL INSPECTION	20241381	1203 PATRICK CT	19		11/04/2024
	Comments1: PAVER PATIO						
JP	_____ PM	001-PHF POST HOLE - FENCE	20241386	3108 JUSTICE DR	624		11/06/2024
	Comments1: EARLY PM -- CLASSIC						
BC	_____ PM	001-PHD POST HOLE - DECK	20241387	1282 TAUS CIR	119		11/07/2024
	Comments1: JESUS 630-917-9234						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 002-RFR ROUGH FRAMING RESCHECK SF					11/07/2024
BC	_____	PM 003-FIN FINAL INSPECTION					11/13/2024
	Comments1: DECK						
BC	_____	AM 001-FTG FOOTING	20241391	201 W HYDRAULIC ST			11/08/2024
	Comments1: WALL -- MIKE 630-917-4584						
BC	_____	AM 002-FOU FOUNDATION					11/13/2024
	Comments1: MIKE WILLIAMS 630-917-4584						
BC	_____	AM 003-WK SERVICE WALK					11/19/2024
	Comments1: MIKE WILLIAMS 630-917-4584						
JP	14:00	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20241393	407 ADAMS ST			11/13/2024
JP	_____	001-FIN FINAL INSPECTION	20241394	1525 STONERIDGE CT	69		11/27/2024
	Comments1: WINDOWS -- 9-12 -- RICK 630-881-1407						
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20241396	3208 BOOMBAH BLVD	136		11/07/2024
	Comments1: JOHN 630-881-7106						
JP	11:30	001-PHF POST HOLE - FENCE	20241400	3364 JONATHAN DR	153		11/20/2024
	Comments1: STEPHANIE						
BC	_____	002-FIN FINAL INSPECTION					11/22/2024
	Comments1: FENCE						
JP	09:30	001-PHF POST HOLE - FENCE	20241401	4438 SARASOTA AVE	2006		11/07/2024
	Comments1: SHERRIE						
BC	14:00	001-PPS PRE-POUR, SLAB ON GRADE	20241402	509 HAWTHORNE CT	13		11/15/2024
	Comments1: SHED PAD						
BC	_____	AM 001-FTG FOOTING	20241403	365 TIMBER OAK LN	33		11/04/2024
	Comments1: MW						
BC	_____	AM 002-FOU FOUNDATION					11/06/2024
	Comments1: MW						
BC	_____	003-BKF BACKFILL					11/14/2024
	Comments1: MW						
JP	_____	PM 004-BG BASEMENT AND GARAGE FLOOR					11/25/2024
	Comments1: MW						
JP	_____	001-FTG FOOTING	20241404	525 TIMBER OAK LN	26		11/01/2024

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 002-FOU FOUNDATION					11/12/2024
	Comments1: MW						
JP	_____	PM 003-BKF BACKFILL					11/20/2024
	Comments1: MW						
BC	_____	PM 001-FIN FINAL INSPECTION	20241405	2006 OLD GLORY CT	233		11/04/2024
	Comments1: EVS -- KIM 224-363-5094						
JP	11:00	001-PHF POST HOLE - FENCE	20241406	404 BRUELL ST			11/08/2024
	Comments1: TONY 630-406-8410 x212						
JP	_____	002-FIN FINAL INSPECTION					11/15/2024
	Comments1: FENCE - PARAMOUNT 630-406-8410 X 212						
JP	11:30	001-PHF POST HOLE - FENCE	20241407	2948 OLD GLORY DR	266		11/13/2024
	Comments1: GABRIEL -- 630-337-8518						
BC	_____	AM 001-REL ROUGH ELECTRICAL	20241408	608 E VETERANS PKWY, STE	3		11/13/2024
	Comments1: GREG MARKER 630-977-1869						
BC	_____	AM 001-FIN FINAL INSPECTION	20241409	937 STONY CREEK LN	62		11/25/2024
	Comments1: FURNACE -- DOUG 630-385-2074						
BC	11:00	001-PHF POST HOLE - FENCE	20241411	502 POWERS CT A			11/07/2024
	Comments1: SHERRIE						
JP	14:00	001-PHF POST HOLE - FENCE	20241413	102 W KENDALL DR			11/08/2024
	Comments1: MONICA						
JP	_____	AM 001-PTO PREPOUR BASE FOR PATIO	20241414	703 S MAIN ST			11/08/2024
	Comments1: ROGER 630-207-6650						
JP	_____	AM 002-WK SERVICE WALK					11/08/2024
PR	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF	20241416	2334 OLIVE LN	281		11/04/2024
	Comments1: LATE AM -- CLEAN EDGE						
PR	_____	AM 003-REL ROUGH ELECTRICAL					11/04/2024
PR	_____	AM 004-RMC ROUGH MECHANICAL					11/04/2024
PR	_____	AM 005-PLR PLUMBING - ROUGH					11/04/2024
JP	_____	AM 006-INS INSULATION					11/07/2024
	Comments1: EARLY AM -- CLEAN EDGE						
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20241423	3168 JUSTICE DR	604		11/21/2024
	Comments1: VICTOR -- BASEMENT						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	002-REL ROUGH ELECTRICAL					11/21/2024
BC	_____ AM	003-RMC ROUGH MECHANICAL					11/21/2024
BC	_____	004-INS INSULATION				11/26/2024	
	Comments1: VICTOR						
JP	_____	001-EDA DRIVEWAY, APRON	20241424	405 HEUSTIS ST			11/14/2024
	Comments1: JOHN 630-862-8053						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241425	2009 INGEMUNSON LN	155		11/07/2024
	Comments1: ALPHA STORM 630-923-2285						
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241426	610 MILL STREET			11/07/2024
	Comments1: ALPHA STORM 630-923-2285						
JP	11:30	001-PHF POST HOLE - FENCE	20241429	515 W WASHINGTON ST			11/13/2024
	Comments1: STEPHANIE 224-210-1042						
JP	_____	002-FIN FINAL INSPECTION					11/19/2024
	Comments1: FENCE						
BC	_____ AM	001-FEL FINAL ELECTRIC	20241430	4643 W MILLBROOK CIR	114		11/18/2024
	Comments1: EV CHARGER PAIGE - CALL WITH APPROX TIME						
BC	_____ AM	001-FTG FOOTING	20241433	435 TIMBER OAK LN	31		11/22/2024
	Comments1: EARLY AM - MW						
GH	_____	001-PHF POST HOLE - FENCE	20241439	229-A HILLCREST AVE	1		11/25/2024
	Comments1: BRIAN 815-600-2774						
BC	_____ AM	001-FIN FINAL INSPECTION	20241444	710 HEUSTIS ST			11/20/2024
	Comments1: PATIO DOOR						
JP	10:30	001-PHF POST HOLE - FENCE	20241446	4458 TAMPA DR	1969		11/15/2024
	Comments1: MARIA 630-797-3642						
PR	_____ PM	001-ESW SEWER / WATER	20241452	1386 SPRING ST	213		01/19/2024
	Comments1: RSS BRAD 630-546-0540						
BC	_____ AM	001-FIN FINAL INSPECTION	20241494	1338 CHESTNUT CIR	16		11/14/2024
	Comments1: FURNACE						
JP	11:30	001-PHF POST HOLE - FENCE	20241496	1961 MEADOWLARK LN	127		11/19/2024
	Comments1: STEPHANIE 224-570-4964						
JP	_____	002-FIN FINAL INSPECTION					11/22/2024
	Comments1: FENCE						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	13:00	001-PHF POST HOLE - FENCE	20241500	3163 MATLOCK DR	658		11/18/2024
	Comments1: CARLA 815-460-3449						
GH	14:00	001-PPS PRE-POUR, SLAB ON GRADE	20241502	2810 BERRYWOOD LN	826		11/26/2024
	Comments1: CASANDRA -- SHED PAD						
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241504	920 HAYDEN DR	52		11/15/2024
	Comments1: JUSTIN 331-203-3914						
JP	13:00	001-PHF POST HOLE - FENCE	20241506	622 ASHWORTH LN	525		11/25/2024
	Comments1: MARIA 630-966-0209						
JP	08:30	001-PHF POST HOLE - FENCE	20241509	1120 GILLESPIE LN	313		11/26/2024
	Comments1: JOSE 815-258-6031 NO CREW ON SITE ON INS						
	Comments2: PECTION, NO HOLES DUG						
JP	_____	002-REI REINSPECTION					11/26/2024
JP	08:00	001-PHF POST HOLE - FENCE	20241511	642 ASHWORTH LN	526		11/25/2024
	Comments1: MARIA 630-966-0209						
BC	_____ PM	001-FIN FINAL INSPECTION	20241516	1495 ORCHID ST	218-6		11/25/2024
	Comments1: EVS -- DAVE 224-363-5094						

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

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

PERMIT TYPE SUMMARY:

ADD	ADDITION	3
BDO	COMMERCIAL BUILD-OUT	4
BSM	BASEMENT REMODEL	29
CCO	COMMERCIAL OCCUPANCY PERMIT	1
CRM	COMMERCIAL REMODEL	4
DCK	DECK	4
DRV	DRIVEWAY	3
ESN	ELECTRIC SIGN	1
EVS	ELECTRIC VEHICLE CHARGING STAT	3
FNC	FENCE	31
HVC	HVAC UNIT/S	1
IGP	IN-GROUND POOL	3
MF	MULTI-FAMILY (APARTMENT/CONDO)	9
MSC	MISCELLANEOUS	1
PTO	PATIO / PAVERS	6
REP	REPAIR	1
ROF	ROOFING	7
SDW	SIDEWALK	3
SFA	SINGLE-FAMILY ATTACHED	57
SFD	SINGLE-FAMILY DETACHED	243
SGN	SIGN	1
SHD	SHED/ACCESSORY BUILDING	3
SOL	SOLAR PANELS	7
WHR	WATER HEATER REPLACEMENT	1
WIN	WINDOW REPLACEMENT	7

INSPECTION SUMMARY:

ADA	ADA ACCESSIBLE WALK WAY	6
BG	BASEMENT AND GARAGE FLOOR	7
BKF	BACKFILL	9
EDA	DRIVEWAY, APRON	2
EFL	ENGINEERING FINAL SITE	19
ELS	ELECTRIC SERVICE	1
EPW	PUBLIC WALK	15
ESW	SEWER / WATER	2
FEL	FINAL ELECTRIC	30
FIN	FINAL INSPECTION	57
FMC	FINAL MECHANICAL	25
FOU	FOUNDATION	11
FTG	FOOTING	11
GAR	GARAGE FLOOR	6
GPL	GREEN PLATE INSPECTION	7
INS	INSULATION	14
MIS	MISCELLANEOUS	1
OCC	OCCUPANCY INSPECTION	1
PHD	POST HOLE - DECK	1
PHF	POST HOLE - FENCE	22
PLF	PLUMBING - FINAL OSR READY	24

INSPECTIONS SCHEDULED FROM 11/01/2024 TO 11/30/2024

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE	
	PLR PLUMBING - ROUGH						14
	PLU PLUMBING - UNDERSLAB						15
	PPS PRE-POUR, SLAB ON GRADE						13
	PTO PREPOUR BASE FOR PATIO						3
	REI REINSPECTION						19
	REL ROUGH ELECTRICAL						30
	RFR ROUGH FRAMING RESCHECK SFD SFA						19
	RMC ROUGH MECHANICAL						16
	ROF ROOF UNDERLAYMENT ICE & WATER						8
	SEW SEWER INSPECTION						1
	SGN SIGN INSPECTION						1
	STP STOOPS						4
	TRN TRENCH - (GAS, ELECTRIC, ETC)						1
	WAT WATER						4
	WK SERVICE WALK						7
	WKS PUBLIC & SERVICE WALKS						7
INSPECTOR SUMMARY:	BC BOB CREADEUR						122
	BF B&F INSPECTOR CODE SERVICE						6
	GH GINA HASTINGS						37
	GS GEORGE STEFFENS						28
	JP JOHN PETRAGALLO						163
	PBF PLUMBER						39
	PR PETER RATOS						38
STATUS SUMMARY:	C BC						31
	C BF						3
	C GH						19
	C GS						23
	C JP						31
	C PBF						11
	C PR						10
	I BC						90
	I BF						3
	I GH						18
	I GS						4
	I JP						129
	I PBF						27
	I PR						28
	T BC						1
	T GS						1
	T JP						3
	T PBF						1
REPORT SUMMARY:							433

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 2025-03

Agenda Item Summary Memo

Title: Property Maintenance Report for November 2024

Meeting and Date: Economic Development Committee – January 7, 2025

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 December 2, 2024
Subject: November Property Maintenance

Property Maintenance Adjudication Report November 2024

There were not any cases heard in November.

Case Report

11/01/2024 - 11/30/2024

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
20240174	11/15/2024	2759 Royal Ct	Junk	CLOSED		COMPLIANT					
20240173	11/8/2024	310 East Ridge	Junk/Parking on Unapproved Surface	IN VIOLATION							

Total Records: 2

12/2/2024

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 2025-04

Agenda Item Summary Memo

Title: Economic Development Report for December 2024

Meeting and Date: Economic Development Committee – January 7, 2025

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:

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

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Phone 630-209-7151

Monthly Report – January 2025 EDC Meeting of the United City of Yorkville

December 2024 Activity New Development:

- **Tri-County Property Management – 308 N Bridge Street:** Partners Mike Russ and Jason Aloissio purchased this building in Yorkville, and plan to open an office for their property management company, after the new year. This company offers many services for both residential and commercial building owners. Their services include everything from accounting, to managing both occupied units and vacancies. You can learn more amount this company by visiting their website www.tcpm.com
- **Living Rite Psychiatry Office – 215 Hillcrest Ave, Suite C:** Living Rite is in the process of opening a **second** office in Yorkville. They currently operate a Therapy Office at 924 N Bridge Street. This psychiatry office is being relocated to Yorkville from Sycamore. They hope to be fully moved into this office by February 2025.
- **D Construction – 1304 Sunset, Suite E:** This company is well known as a major road building company. D Construction has opened a construction office in Yorkville to provide support for the many projects that they are involved with, in the Yorkville area**.**
- **Primary Maintenance LLC – 1111 S. Bridge:** Yorkville resident Jon Beushausen has relocated and expanded his property maintenance company from 1304 Game Farm Road, to this location on Bridge Street. This new location is approximately 2,500 square feet.

December 2024 Previously Reported Updates:

- **Tropical Smoothie Café – 110 W Veterans Parkway – Yorkville Plaza (Walgreens Center):** Sam & Bhavesh Patel will open their 4th Tropical Smoothie Café in this 1,600 square foot space in Yorkville. Their goal is to be open in January 2025. Their other locations are in St. Charles, Elgin & Huntley. This national franchise was first opened in 1997. Tropical Smoothie Café offers fresh and healthy made-to-order smoothies, wraps, sandwiches, flatbreads and bowls that instantly boost your mood. Typical hours are 7AM to 9PM.
- **Edward Jones – Seth Wormley – 608 E. Veterans Parkway, Suite 3:** Seth Wormley is moving his Edward Jones Financial Advisor Office from Joliet to Yorkville. Seth has worked with Edward Jones since 2009, and works closely with his clients to develop specific strategies to help them achieve their financial goals. The 1,200 square foot office is expected to open in December 2024
- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchase 109 Beaver Street. He plans on expanding into the former "Meadowvale" building, and most recently "Seal School"; by the end of the year. The new building is 30,000 square feet in size.
- **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
- **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 in early 2025, and have this business open in late 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" is HYATT STUDIOS.** This hotel type is a new offering for the "Hyatt" brand, and the first of these offerings will open in 2025 nationwide. Construction has begun, and the goal is an opening by Dec 31, 2025.
- **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. **The reason that they have not been able to open their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive**. Director Jessica Wathen hopes to open in early 2025. 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 shortly. They are experiencing some challenges with NICOR relocating a gas line, and which is located in IDOT's right-of-way. Demo is scheduled to begin around January 6th, 2025. Opening of Yorkville's QuikTrip is slotted for late 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

EDC 2025-05

Agenda Item Summary Memo

Title: Beecher Road Solar, LLC – Expansion (Nexamp) – (Special Use and Variance)

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Requested 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:

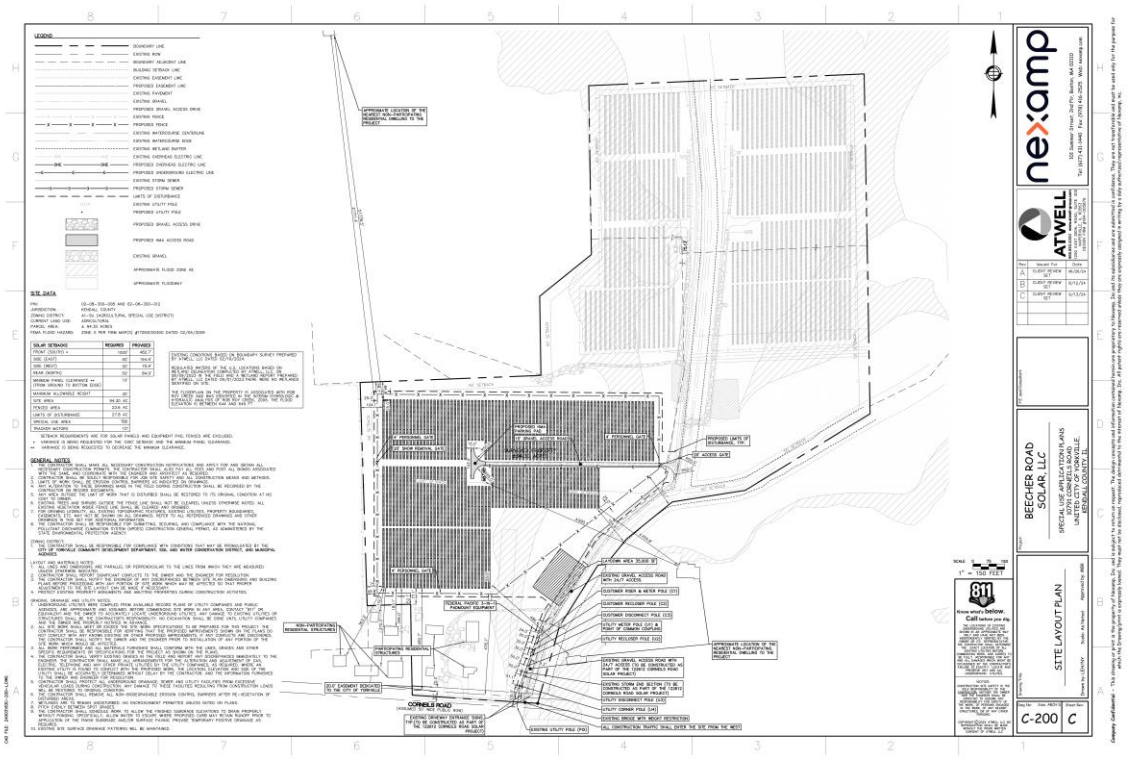
Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

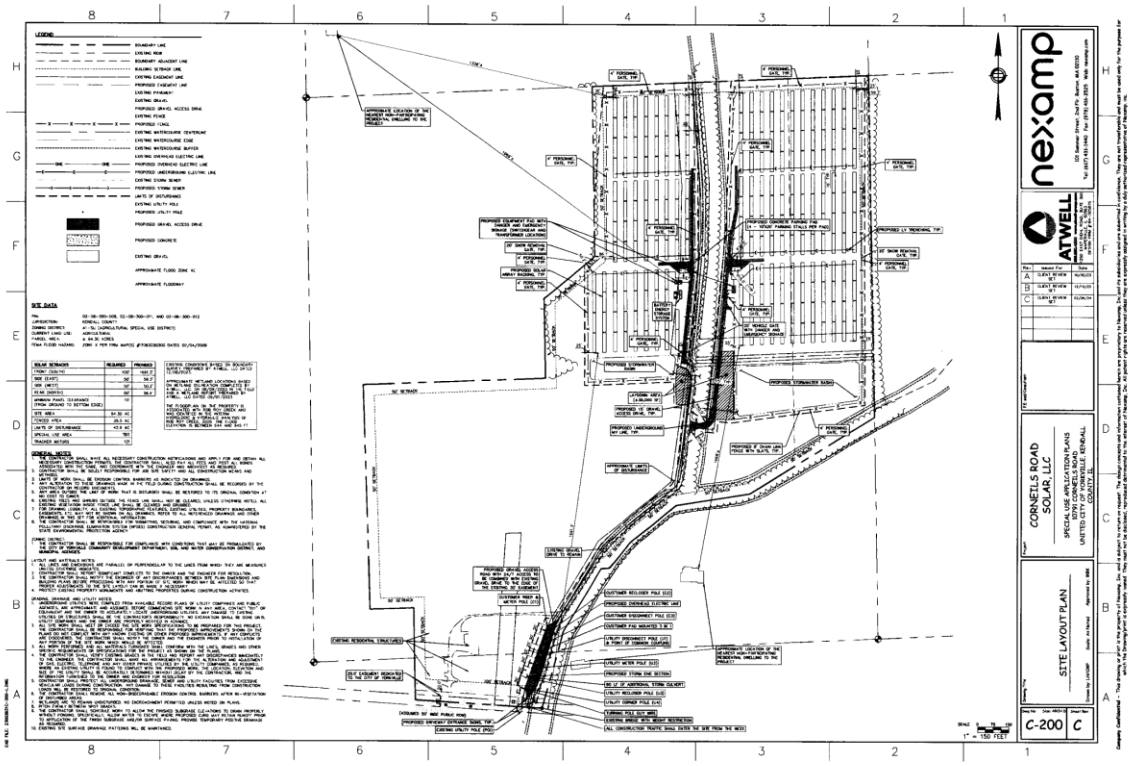
To: Economic Development Committee
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: December 17, 2024
Subject: **PZC 2024-22 Beecher Road Solar, LLC (Expansion)/Nexamp – Solar Farm**

PROJECT SUMMARY:

The applicant, Daniel Kramer on behalf of Nexamp dba Beecher Road Solar, LLC, contract leasee, is requesting special use and variance permit approval to construct a 4.99 (AC) ground-mounted distributed generation solar garden facility. The proposed 30-acre solar farm will be situated on approximately 70 acres of existing farmland parcel located immediately north of Corneils Road, approximately 1,500 feet west of Beecher Road, and approximately 4,000 feet east of IL Route 47 (N. Bridge Street) in parcels (#02-08-300-008 and 02-08-300-012). Below is the proposed site plan for the Beecher Road Solar project.



The proposed solar farm is an expansion of the recently approved Corneils Road Solar project. The property proposed for the solar farm is a part of an approved annexation, rezoning, and special use approval for Corneils Road Solar, where the petitioner, Nexamp dba Corneils Road Solar, LLC, annexed parcels #02-08-300-008, #02-08-300-011, and #02-08-300-012 and rezoned them to A-1 Agricultural District under a special use designation for solar farm use. Below is the approved site plan for the Corneils Road Solar Farm project.



Lastly, the petitioner is requesting a variance to Section 10-4-13-B.8.c of the Unified Development Ordinance, seeking to reduce the required one thousand (1,000) foot setback from the nearest solar array to roadway network to 482 feet between the nearest solar array and Corneils Road.

ZONING AND LAND USE

Through the approved Corneils Road Solar project, the subject property was annexed in May 2024 and rezoned to A-1 Agricultural District with a special use for the purpose of constructing a solar farm. The following are the current immediate surrounding zoning and land use:

	Zoning	Land Use
North	A-1 Agricultural (Special Use) District	Corneils Road Solar
South	Westbury South Village (R-4)	Agriculture
East	IL Route 47 Former Westbury East Village (A-1)	Agriculture/Approved Yorkville Renewables Solar Farm
West	Beecher Road Konicek Property (M-1, M-2)	Agriculture/Bright Farms

SPECIAL USE REQUEST:

The applicant is 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 30-acre solar farm development.

VARIANCE REQUEST:

Location on Site

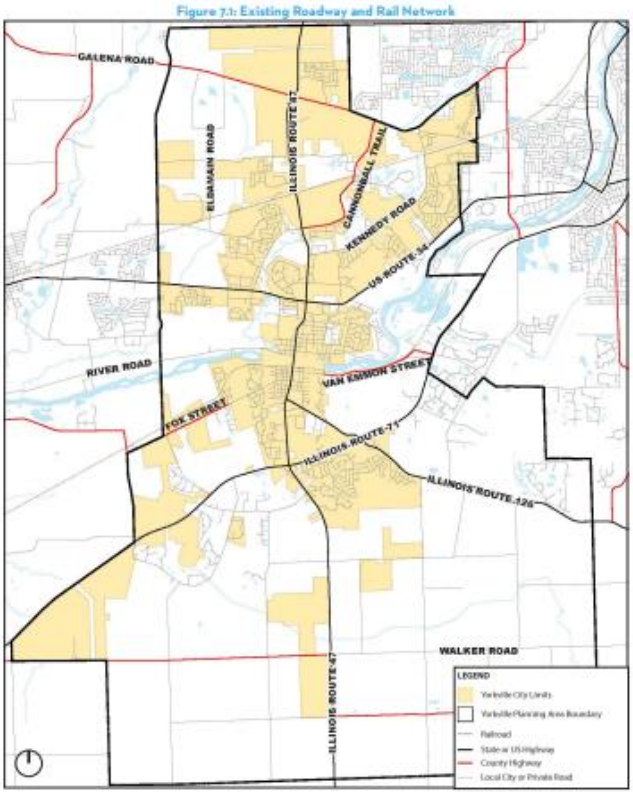
Section 10-4-13 Alternative Energy Use Standards in the City's Unified Development Ordinance provides setback specifics for solar farm uses in the A-1 Agricultural District. The following compares the yard setbacks required for solar farm uses:

	Minimum Setback for Equipment to Property Line	Proposed Setback
Front (South)	1000 feet	482 feet
Side Yard (East)	50 feet from nonresidential/100 feet from residential	194.9 feet
Side Yard (West)	50 feet from nonresidential/100 feet from residential	75.9 feet
Rear (North)	50 feet from nonresidential/100 feet from residential	84.9 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 side (east and west) and the rear (north) setbacks for the Solar Farm use in the A-1 Agricultural District. Although Section 10-4-13B.8.a of the Unified Development Ordinance states the front yard setback for the solar farm use is one hundred (100) feet, Section 10-4-13B.8.c states the buffer area from the nearest solar array to roadway networks is one thousand (1,000) feet. Therefore, the solar panels appear to encroach into required front (south) yard setback.



Buffer Distances

Section 10-4-13B.8.c of the City's Unified Development Ordinance provides buffer requirements for solar farms in relation to roadway networks and the Fox River. The proposed solar panel encroaches into the required front yard setback to the south. The ordinance requires a minimum buffer of 1,000 feet from the nearest solar array to roadway networks as defined in Figure 7.1: Existing Roadway and Rail Network of the 2016 United City of Yorkville Comprehensive Plan. Currently, Corneils Road is not designated as a major arterial roadway network in Figure 7.1.

However, given that Corneils Road is likely to become a major arterial roadway in the future, the 1,000-foot buffer requirement from a roadway network to the nearest solar array remains applicable. The petitioner has submitted a variance request to allow for a 482-foot front yard setback. Notably, the proposed solar panel location also exceeds the 1,000-foot setback required from the Fox River bank.

PROPOSED EQUIPMENT

The proposed community solar farm will consist of 11,616 arrays. The petitioner's exhibit (C-200 C), dated September 13, 2024, indicates the total number of tracker motors is 121. The petitioner has stated Beecher Road Solar, LLC intends to contract Nexamp Asset Management Services, INC (NAMS) to provide operations and maintenance services for the first ten years of the system operation. At that time, Beecher Road Solar, LLC will revisit the contract and intends to renew the term.

ALTERNATIVE ENERGY SYSTEMS REGULATIONS:

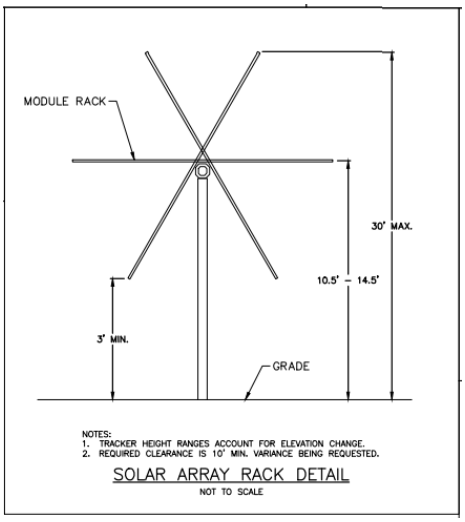
Section 10-4-13: Alternative Energy Use Standards of the City's Unified Development Ordinance establishes zoning parameters and regulations by which solar and wind systems may be installed in the city, which were used in the review of this request. The following describes how the proposed plan meets 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 the petitioner's project narrative, August 16, 2024, the petitioner has stated the project intends to develop on approximately 30 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 42.8% (30-acres) of the overall existing 70 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's exhibit (C-500 C Standard Details) illustrates a maximum solar array height as approximately 30 feet at maximum tilt. Additionally, the petitioner's exhibit (C-500 C Standard Details) indicates a minimum solar array clearance of 3 feet.

Accessory Use

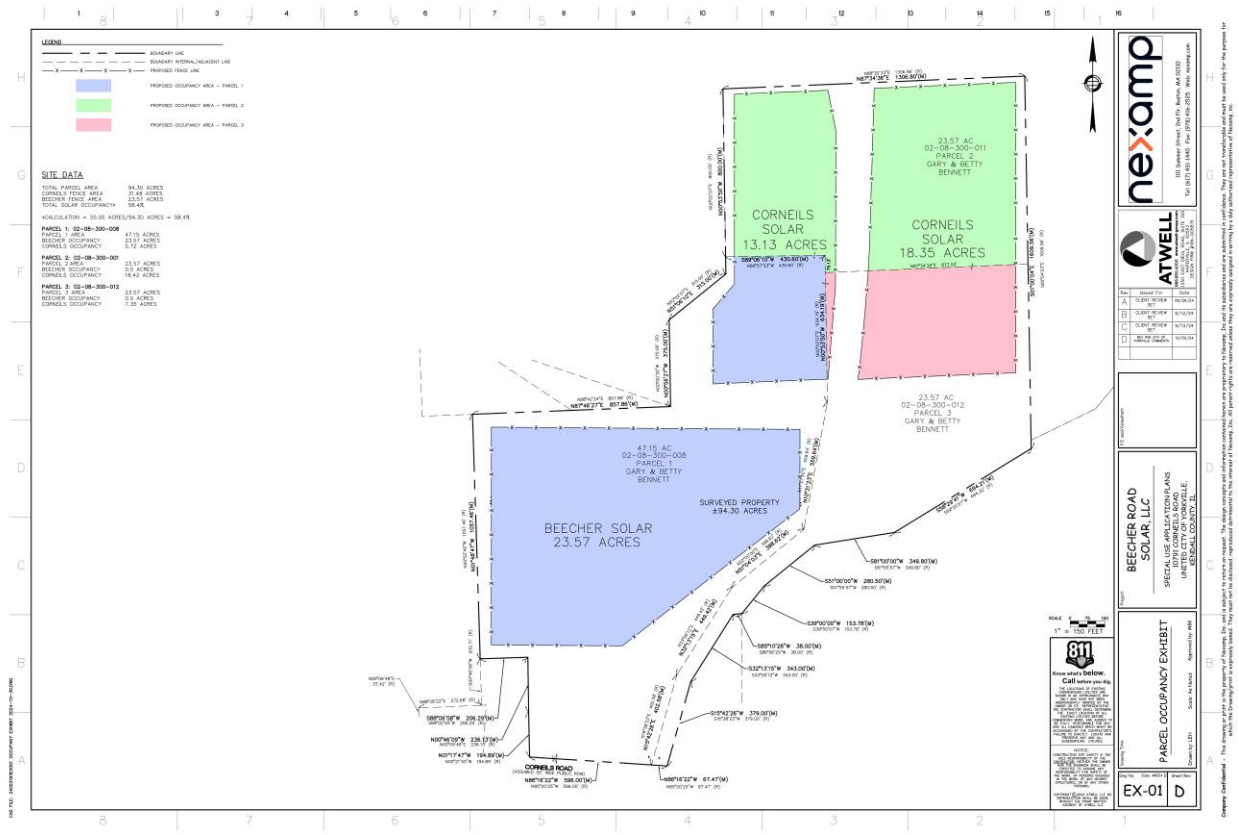
Section 10-4-13-A.2 of the City's Unified Development Ordinance states solar and wind farms shall be an accessory to the principal permitted use of a site. Therefore, the area and scale of the solar farm must be less than the primary agricultural land use. The proposed solar farm will be accessory to the existing agricultural/farming land use, as only portion of the overall land is proposed for the community solar farm use (approx. 30.0 acres of 70 acres or ~42.8%).

PARCEL	CORNEILS ROAD SOLAR OCCUPANCY	BEECHER ROAD SOLAR OCCUPANCY
02-08-300-008	5.72 acres	23.57 acres
02-08-300-011	18.42 acres	0 acres
02-08-300-012	7.35 acres	0 acres

During staff review of the total acreage occupied by both the approved Corneils Road Solar project and the proposed Beecher Road Solar project, there was some confusion regarding whether the solar farm use would exceed the primary agricultural land use. To clarify, staff requested that the petitioner verify the total

acreage occupied by the solar farm across parcels #02-08-300-008, #02-08-300-012, and #02-08-300-011, which are associated with the approved Corneils Road Solar project. The table above provides a breakdown of each parcel and the total area occupied by both the approved and proposed solar farm projects.

Below is a visual representation of each parcel, illustrating the total acreage used for the approved and proposed solar farms.



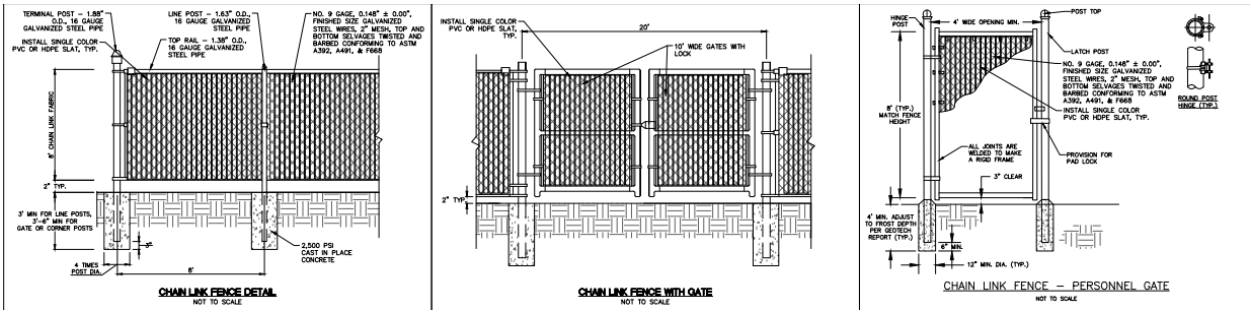
Distance from Residential Properties.
In addition to meeting the required minimum setbacks, the closest array/module of the proposed solar farm will be 119.2 feet from the nearest residential parcel to the south along Corneils Road.

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.

The petitioner has stated the additional information regarding the requested viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way (Corneils Road) will be provided at the January 7, 2025 Economic Development Committee meeting.

Fencing
The petitioner has proposed an eight (8) foot tall, galvanized chain link fence with slats to surround the ~4,157 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. A knox box and keys shall be provided to the City's Building Department and Bristol Kendall Fire District (BKFD) in the event of an emergency.



Noise

The transformer is the greatest source of noise on the property. Per the petitioner's exhibit (Sheet C-200 C Site Plan Layout), the transformer is 995.5 feet to the nearest residence located to the south on Corneils 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 petitioner's exhibit (C-500 B Standard Details) indicates signage information. The emergency contact sign (8.5" X 11") appears to be compliant with this regulation.

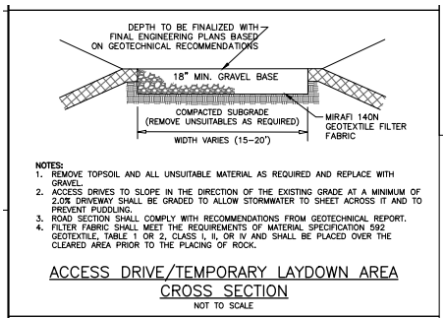
Utilities and Electric Service Provider

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. 4) for a wire connection near Corneils Road.

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 01/20/2024.

Access Road

The proposed solar farm will utilize the same 20-ft. wide gravel entrance as the recently approved Corneils Road Solar project. Both solar farm access roads are located within the same parcels (#02-08-300-008 and #02-08-300-012). 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. The petitioner's exhibit (C-200 C Site Layout Plan) indicates an HMA parking pad will be provided for off-street parking.



Landscape Plan
While landscaping is not required for solar farm uses, the petitioner has provided a landscape mix consistent with IDOT's class 7 seed mix outside fenced areas and site-specific pollinator friendly seed mix within the fenced areas beneath the solar panels. Review comments have been provided by the consultant, Hey & Associates, on the proposed landscape plan.

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 $319,902.03 at year 25 with a 3% annual inflation rate. **Staff recommends** a security guarantee in an amount of 120% of the approved estimate 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 15, 2024, October 21, 2024, October 23, 2024, November 20, 2024, and December 3, 2024. **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.

STAFF COMMENTS:

Staff has communicated to the petitioner our opposition to the proposed expansion of the solar farm beyond the approved Corneils Road Solar project. The request, particularly the variance for reduced setback from the nearest solar array to the roadway network, is not supported by staff.

This request is tentatively scheduled for a public hearing before the Planning and Zoning Commission on February 12, 2025, for special use, and variance consideration. A presentation of the project will be held at the March 11, 2025 City Council meeting and the final vote is scheduled for the March 25, 2025 City Council meeting. Staff and the petitioner are seeking comments from the Economic Development Committee about the proposed solar farm before these public hearings.

ATTACHMENTS:

1) AC Electrical Diagram – dated 01.09.24 by Nexamp
2) Bifacial Module – dated 01.09.24 by SMA America, LLC
3) Decommissioning Narrative – dated 08.16.24 prepared by Nexamp
4) Decommissioning Plan – 10.31.24 by Atwell
5) Glare Study 1 (Pv Array 1) – dated 08.13.24 by Forge Solar
6) Glare Study 2 (Pv Array 2) – dated 08.13.24 by Forge Solar
7) Glare Study 3 (Pv Array 3) – dated 08.13.24 by Forge Solar
8) Interconnection Agreement – dated 01.20.24 by ComEd
9) Land Title Survey – dated 12.06.23 by Nexamp
10) Letter from Daniel Kramer – dated 08.15.24 by Law Offices of Daniel J. Kramer
11) Location Map – dated 08.07.24 by Nexamp

12) Legal Description – dated 07.25.24 by Nexamp
13) Occupancy Exhibit – dated 10.30.24 by Atwell
14) Operation and Maintenance Plan – prepared by Nexamp
15) Project Narrative – dated 08.16.24 by Nexamp
16) Property Owners Within 500 Feet
17) Response Letter – dated 10.31.24 by Atwell
18) Special Use Application Plans – dated 10.30.24 by Atwell
19) Special Use Application – prepared by Beecher Road Solar, LLC
20) Variance Application – prepared by Beecher Road Solar, LLC
21) Vegetation Management Plan for Solar Sites Utilizing Native Vegetation – prepared by Natural Resource Services
22) Wetland Determination/Delineation – dated 09.1.23

CABLE SCHEDULE

CIRCUIT ID	VOLTAGE RATING	CONDUCTOR QUANTITY, SIZE AND MATERIAL	WIRE TYPE	QUANTITY OF CONDUITS	SIZE OF CONDUITS	CONDUIT TYPE	NOTES
A	277V	(2) #6 CU	COPPER WIRE	1	1"	PVC	
B	277V	(3) #12 CU + (1) #12 CU GND	MV-105	1	1"	PVC	
C	-	FACTORY INSTALLED	-	-	-	-	
D	480V	(3) 500 kcmil AL + (1) #4 AL G	MARINE 2	1	3"	PVC	

PROTECTIVE RELAY SETTINGS

INVERTER PROTECTIVE FUNCTIONS	TRIP OUTPUT	VOLTAGE SETTING (LV1) PU (V)	FREQUENCY SETTING (HZ)	TOTAL CLEARING TIME (TC) (SEC)	CURRENT SETTING SEC (PU)
27P1 - FAST UNDERVOLTAGE	X	(302) 3599 (ESON)		90 (1.5)	
27P2 - UNDERVOLTAGE	X	(305.6) 6335.4 (88%)		1260 (21)	
59P1 - OVERVOLTAGE	X	(132) 7458.5 (110%)		780 (13)	
59P2 - FAST OVERVOLTAGE	X	(144) 8039.5 (120%)		9.6 (0.16)	
81UP1 - UNDERFREQUENCY	X		57	9.6 (0.16)	
81UP2 - UNDERFREQUENCY	X		58.5	18000 (300)	
81OP1 - OVERFREQUENCY	X		60.5	18000 (300)	
81OP2 - OVERFREQUENCY	X		62	9.6 (0.16)	
47 - PHASE OVERCURRENT	X	(113) 6819.6 (97%) x 1.1 (1.25) 7503.1 (107%)	59.5Hz% to 60.5Hz	CURVE: U4 T D 7.0	3.95 (338.8A)
51 G - GROUND OVERCURRENT	X			CURVE: U4 T D 3.0	0.586 (113.7A)
79 - RECLOSER	X			18000 (1800)	
ALARM	X		-	+120	

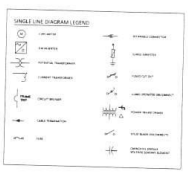
* VOLTAGE SETTING VALUES ARE L-N
* ALL TRIP TIMES ARE INCLUSIVE OF RECLOSER OPENING (~2 CYCLES)

INVERTER (INV 01 / INV 02) PROTECTIVE SETTINGS

INVERTER PROTECTIVE FUNCTIONS	VOLTAGE SETTING PU (V,p)	FREQUENCY SETTING (HZ)	TOTAL CLEARING TIME (TC) (SEC)
27 - FAST UNDERVOLTAGE	300 (50%)		90 (1.5)
27 - UNDERVOLTAGE	420 (70%)		1440 (24)
27 - UNDERVOLTAGE	528 (88%)		1200 (20)
59 - OVERVOLTAGE	660 (110%)		780 (13)
59 - FAST OVERVOLTAGE	720 (120%)		9.6 (0.16)
81 - UNDERFREQUENCY		57.0	9.6 (0.16)
81 - UNDERFREQUENCY		58.5	18000 (300)
81 - OVERFREQUENCY		60.5	18000 (300)
81 - OVERFREQUENCY		62.0	9.6 (0.16)

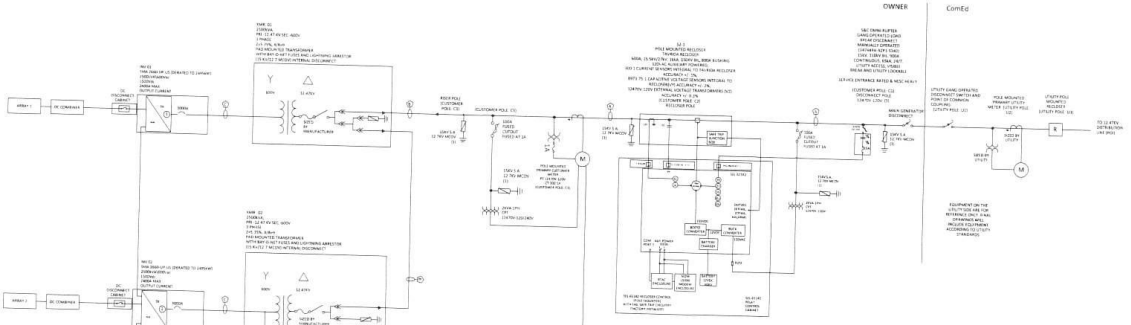
* VOLTAGE SETTING VALUES ARE L-N
* SETTINGS ARE BASED ON IEEE 1547-2018 FOR CATEGORY III, VOLUME 2 CURVE

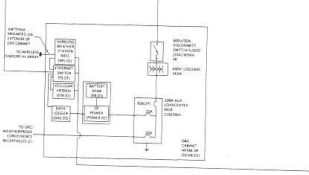
SINGLE LINE DIAGRAM LEGEND

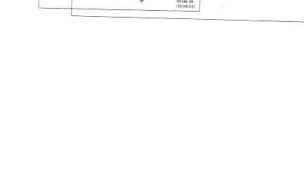


OWNER

ComEd



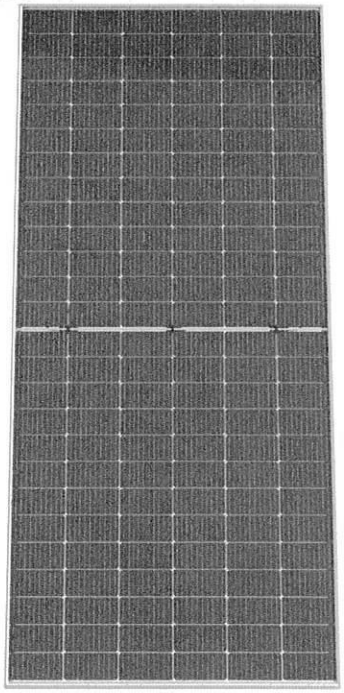




HELIENE

156HC M10 SL Bifacial Module

156 Half-Cut Monocrystalline 565W – 585W



21%

Utilizes the latest M10 size super high efficiency Monocrystalline PERC cells. Half cut design further reduces cell to module (CTM) losses.

Stability & Looks

Enhanced frame design to withstand higher wind, snow, and other mechanical stresses. Framed Glass–Backsheet aesthetic is ideal for high visibility installation.

Anti-Reflective

Premium solar glass with anti-reflective coating delivers more energy throughout the day

High Reliability

Proven resistance to PID and reliable in high temperature and humidity environments.

Intertek

ISO 9001:2015 Certified

Manufactured Using International Quality System Standards: ISO9001

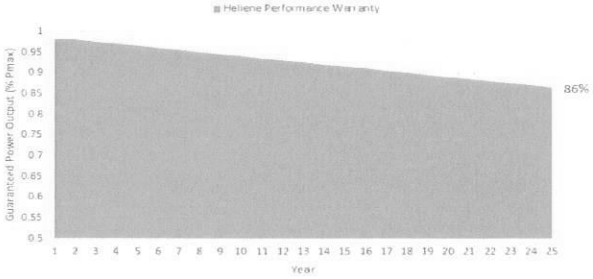
Half-Cut Design with Split Junction Box Technology

Bifacial Technology Enabling Additional Energy Harvest from Rear Side

2% First Year Degradation & 0.50% Annual Power Degradation

No Compromise Guarantee

15 Year Product Warranty
25 Year Linear Performance Guarantee



World-class Quality

- Heliene's fully automated manufacturing facilities with state-of-the-art robotics and computer aided inspection systems ensure the highest level of product quality and consistency
- All manufacturing locations are compliant with international quality standards and are ISO 9001 certified
- Heliene modules have received Top Performer rankings in several categories from PV Evolution Labs (PV EL) independent quality evaluations

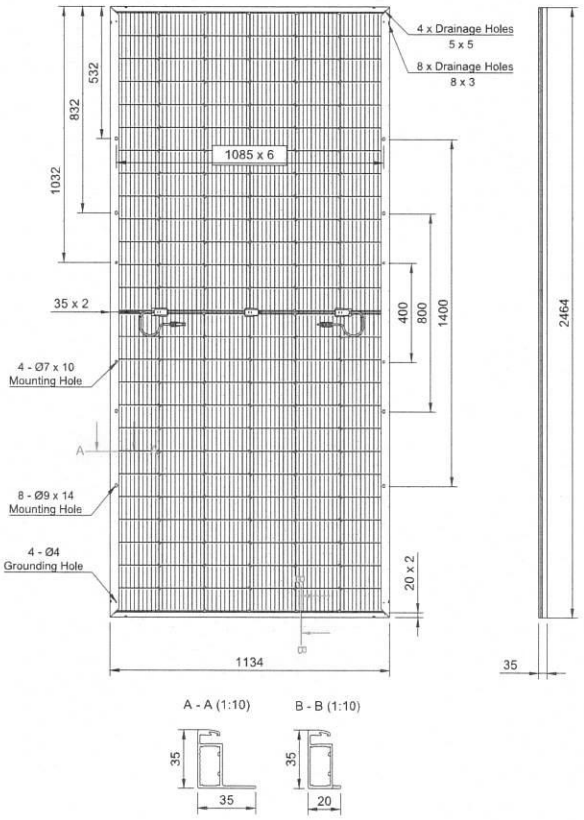
Bankable Reputation

- Established in 2010, Heliene is recognized as highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development, Heliene has been able to stay on the cutting edge of advances in module technology and manufacturing efficiency

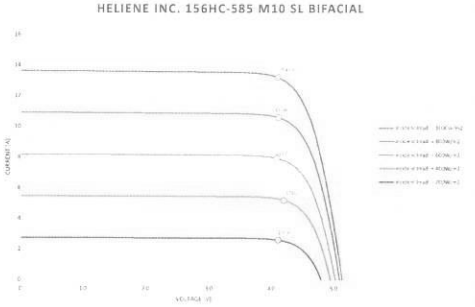
Local Sales, Service, and Support

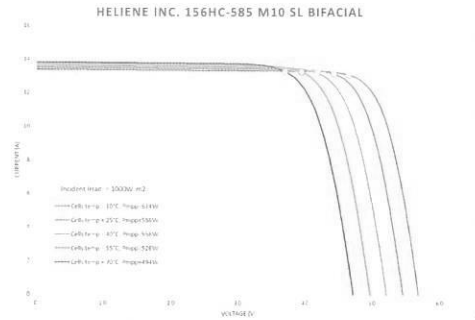
- With sales offices across the U.S. and Canada, Heliene prides itself on unsurpassed customer support for our clients. Heliene has become the brand of choice for many of the leading residential installers, developers and Independent Power Producers due to our innovative technology, product customization capability and just in time last-mile logistics support
- Local sales and customer support means answered phone calls and immediate answers to your technical and logistics questions. We understand your project schedules often change with little warning and endeavor to work with you to solve your project management challenges

Dimensions for 156HC M10 SL Bifacial Series Modules



I-V Curves for 156HC M10 SL Bifacial Series Modules





Electrical Data (STC)

Peak Rated Power*	P_{mpp} (W)	585	580	575	570	565
Maximum Power Voltage	V_{mpp} (V)	45.85	45.64	45.44	45.23	45.02
Maximum Power Current	I_{mpp} (A)	12.77	12.70	12.64	12.58	12.52
Open Circuit Voltage*	V_{oc} (V)	54.41	54.13	53.86	53.33	52.79
Short Circuit Current**	I_{sc} (A)	13.50	13.44	13.37	13.32	13.28
Module Efficiency	Eff (%)	20.9	20.8	20.6	20.4	20.2
Maximum Series Fuse Rating	MF (A)	30	30	30	30	30
Power Sorting Range			- 0/+3%			
Bifaciality Factor			70 ± 2%			

STC - Standard Test Conditions: Irradiation 1000 W/m² - Air mass AM 1.5 - Cell temperature 25 °C,
*P_{mpp} Production Tolerance ± 3%, V_{oc} Production Tolerance ± 3%, **I_{sc} Production Tolerance ± 4%

Electrical Data (NMOT)

Maximum Power	P_{mpp} (W)	434	430	426	423	419
Maximum Power Voltage	V_{mpp} (V)	43.28	43.08	42.90	42.70	42.50
Maximum Power Current	I_{mpp} (A)	10.03	9.99	9.95	9.91	9.87
Open Circuit Voltage	V_{oc} (V)	51.36	51.10	50.84	50.34	49.83
Short Circuit Current	I_{sc} (A)	10.87	10.83	10.77	10.73	10.70

NMOT - Nominal Module Operating Temperature:
Irradiance at 800W/m², Ambient Temperature 20°C, Wind speed 1m/s

Mechanical Data

Solar Cells	156 Half Cut, M10, 182mm, PERC Cells
Module Construction	Framed Glass–Backsheet
Dimensions (L x W x D)	2464 x 1134 x 35 mm (97.01 x 44.65 x 1.38 inch)
Weight	31 kg (68.34 lbs)
Frame	Double Webbed 15-Micron Anodized Aluminum Alloy
Glass	3.2mm Low-Iron Content, High-Transmission, PV Solar Glass with Anti Reflective Coating
Junction Box	IP-68 rated with 3 bypass diodes
Output Cables	1.6-meter Symmetrical Cables
Connectors	Multi-Contact/ Stäubli MC4

Certifications

UL Certification	UL61215, UL61730

Temperature Ratings

Nominal Operating Cell Temperature (NOCT)	+45°C (±2°C)
Temperature Coefficient of P_{max}	-0.34%/°C
Temperature Coefficient of V_{oc}	-0.25%/°C
Temperature Coefficient of I_{sc}	0.052%/°C

Maximum Ratings

Operational Temperature	-40°C to +85°C
Max System Voltage	1500V
Mech. Load Test (Front)	113 psf / 5400Pa
Mech. Load Test (Back)	50 psf / 2400 Pa
Fire Type	Type 1
Hail Test	25mm at 23m/s

Packaging Configuration

Modules per Pallet 40' Container:	31 pieces
Modules per 40' Container:	620 pieces
Modules per Pallet 53' Trailer:	28 pieces
Modules per 53' trailer:	588 pieces

Warranty

15 Year Product Warranty

25 Year Linear Power Guarantee

The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the ongoing innovation and product enhancements. PV modules should be handled and installed only by qualified people. Please carefully read safety and installation instructions available for download from Heliene website before using Heliene PV modules. For warranty details, please refer to Product Warranty Document, also available for download from Heliene website.

January 9, 2024

SMA America, LLC
6020 West Oaks Blvd, Ste 300
Rocklin, CA 95765-3714
Tel.: +1 916 625 0870
Fax: +1 916 625 0871

To whom it may concern

RE: Nexamp Solar Project
SMA SC2660-UP-US – Inverter Power Limiting

Dear Sir/Madam,

This letter is to confirm that **(2) SMA SC2660 UP-US** inverter(s) will be output power limited to meet grid requirements. For this project, the output power of the inverters will be limited to 2495kVA and 2495kVA, respectively. The output power limit is only accessible by SMA Service after commissioning.

SMA will submit a letter to the customer stating the inverter power limit by inverter serial number as documented proof that the power limit has been completed. A secondary label will be installed near the inverter label indicating the unit is power limited.

Sincerely,

Ryan J. LeBlanc
Principal Applications Engineer
SMA America, LLC
Rocklin, CA

nexamp

BEECHER ROAD SOLAR, LLC - DECOMMISSIONING PLAN

Beecher Road Solar, LLC has prepared this Decommissioning Plan (the "Plan") for its proposed 4.99-Megawatt solar photovoltaic facility (the "Facility") to be constructed along Corneils Road, Yorkville, Illinois. The Plan describes the process for decommissioning the Facility in accordance with applicable federal, state, and local requirements. Decommissioning of the Facility shall be completed within six (6) months after operation of the solar facility stops being operational.

Facility Description

The Facility will consist of a 4.99-megawatt (AC) capacity solar power-generating array secured within a chain link fence surrounding the solar panels and equipment, accessed through a locked, 20-foot wide swing gate at the access road. The access road enters the project area off Corneils Road. The Facility will include the following site features:

- An approximate 25-acre area of photovoltaic (PV) modules, mounting system and associated equipment inside the perimeter fence;
- Driven piles supporting the PV modules;
- One or two transformers (filled with biodegradable mineral oil) and 2 central inverters;
- Perimeter fence with no barbed wire;
- Underground conduit and wires within the system area;
- Electrical interconnection equipment including several above ground poles to connect to the Commonwealth Edison (ComEd) distribution line on Corneils Road;
- A gravel access drive; and
- A metal security gate at the entrance to the array area.

Decommissioning Plan

The Facility will be decommissioned by completing the following major steps: Dismantlement, Demolition, Disposal or Recycle; and Site Stabilization, as further described below.

Dismantlement, Demolition, and Disposal or Recycle

A significant portion of the components that comprise the Facility will include recyclable or re-saleable components, including copper, aluminum, galvanized steel, and modules. Due to their re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of. All materials associated with the solar farm shall be removed from the site and legally disposed of or recycled.

Following coordination with ComEd regarding timing and required procedures for disconnecting the Facility from the utility distribution network, all electrical connections to the system will be disconnected and all connections will be tested locally to confirm that no electric current is

running through them before proceeding. All electrical connections to the PV modules will be severed at each module, and the modules will then be removed from their framework by cutting or dismantling the connections to the supports. Modules will be removed and sold to a purchaser or recycler. In the event of a total fracture of any modules, the interior materials are silicon-based and are not hazardous. Disposal of these materials at a landfill will be permissible.

The PV mounting system framework (tracking system) will be dismantled and recycled. The metal piles will be removed and recycled. All other associated structures will be demolished and removed from the site for recycling or disposal. This will include the site fence and gates, which will likely be reclaimed or recycled.

The driveway and all gravel areas will be removed in areas that the landlord does not want drives for farming operations. These areas will be restored to their original condition, which includes, ripping, re-topping with soil, and seeding. Concrete slabs will be crushed and disposed of off-site or recycled (reused off-site). Underground cabling at a depth of five (5) feet or less will be removed and recycled or disposed of. Underground cabling installed at a depth greater than five feet may be abandoned in place or removed. For the purposes of this estimate, removal of underground cabling is assumed.

Aboveground utility poles owned by Beecher Road Solar, LLC will be completely removed and disposed of off-site in accordance with utility best practices. Any overhead wires will be removed from the Facility and will terminate at the utility-owned (ComEd) connections. Coordination with ComEd personnel will be conducted to facilitate ComEd removal of any utility-owned equipment, poles, and overhead wires located on the site.

A final site walkthrough will be conducted to remove debris and/or trash generated during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the facility being removed. Sanitary facilities will be provided on-site for the workers performing the decommissioning of the Facility.

Decommissioning Requirements

The following items shall be implemented during the decommissioning of the Facility:

- If underground drainage tiles are damaged by Deconstruction, they shall be repaired in a manner that assures the tile line's proper operation.
- After the topsoil has been replaced, all areas that are not directly under photovoltaic panels that were traversed by vehicles and Deconstruction 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.

- Following the completion of Deconstruction, the disturbed area shall be restored, as closely as practical, to its original pre-construction elevation.
- Weed control shall be provided in a manner that prevents the spread of weeds onto agricultural land affected by Deconstruction. Spraying shall be done by a pesticide applicator that is appropriately licensed for doing such work in the State of Illinois.

Site Stabilization

The areas of the Facility that are disturbed during decommissioning will be re-graded to establish a uniform slope and stabilized via hydroseeding with an appropriate ground treatment approved by the United City of Yorkville.

Permitting Requirements

Given the size and location of the Facility, several approvals will be obtained prior to initiation of the decommissioning process. Table 1 provides a summary of the expected approvals if the decommissioning were to take place at the time of the preparation of this Decommissioning Plan. Noting that the decommissioning is expected to occur at a much later date, the permitting requirements listed in the table below will be reviewed at that time and updated based on then current local, state, and federal regulations.

Table 1. Current Permitting Requirements for Decommissioning

Permit	Agency	Threshold/Trigger
Building Permit	United City of Yorkville	A building permit must be obtained for any construction, alteration, repair, demolition, or change to the use or occupancy of a building.
National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activity	Illinois Environmental Protection Agency (IEPA)	Ground disturbance of greater than one acre requires preparation of a Stormwater Pollution Prevention Plan, including erosion and sedimentation controls.
Agricultural Impact Mitigation Agreement (AIMA)	Illinois Department of Agriculture (IDOA)	Illinois requirement that an AIMA be entered into between owner of a solar facility on agricultural land and the IDOA.

The decommissioning process is estimated to take approximately six to eight (6-10) weeks and is intended to occur outside of the winter season.

Decommissioning Cost Estimate and Surety Proposal

Consistent with the requirements of the Illinois Agricultural Impact Mitigation Agreement, Beecher Road Solar, LLC proposes to provide a decommissioning surety fund to be held by the United City of Yorkville (City) and co-owned with Beecher Road Solar, LLC. The fund will provide the requisite capital for solar project decommissioning in the unlikely event that Beecher Road Solar, LLC is unable to meet its contractual obligations for solar project removal and restoration.

Before the issuance of a Building Permit by the City, Beecher Road Solar, LLC will submit an Engineer's Opinion of Probable Cost (EOPC) to decommissioning the facility. Beecher Road Solar, LLC will then obtain a bond to be held by the City with the bond value based on the percentage of the EOPC as required by the Agricultural Impact Mitigation Agreement.

Once the decommissioning is complete, and after the City's inspection that the work has been done in accordance with the Decommissioning Plan, the portion of the surety not needed to remediate shall be returned to the applicant/lessee.

ATWELL

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

Project	Beecher Solar
Location	United City of Yorkville
Site:	4.99 MWAC
Parcel ID:	02-08-300-008
Date	10/31/2024

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

	Estimated Quantity	Unit	Unit Cost	Removal Cost
Erosion Control/Contractor Fees				
Mobilization	1	LUMP SUM	$7,500.00	$7,500.00
Electrical Disconnect	1	EACH	$750.00	$750.00
Permitting (NPDES)	1	LUMP SUM	$750.00	$750.00
Silt Fence	1,607	LF	$3.00	$4,821.00
Seeding	32	ACRES	$1,000.00	$31,800.00
Sub-Total				$45,621.00
Site Demolition				
Remove Existing Fence (8' Chainlink Fence)	4,157	LF	$3.85	$16,004.45
Remove Existing Asphalt Parking Pad	474	SY	$5.00	$2,370.00
Haul off for Existing Asphalt Parking Pad	474	SY	$10.00	$4,740.00
Remove Existing Gravel Entrance (12" depth)	1,709	CY	$4.00	$6,836.00
Haul off for Existing Gravel Entrance (12" depth)	1,709	CY	$10.00	$17,090.00
Sub-Total				$47,040.45
Racking and Module Removal				
Pile Removal	862	EACH	$8.00	$6,896.00
Assembly Removal	121	EACH	$60.00	$7,260.00
PV Module Removal	11,616	EACH	$1.25	$14,520.00
PV Module Haul Off	372	TON	$45.00	$16,727.04
Sub-Total				$45,403.04
Wiring Removal				
Underground MV Wire	1,873	LF	$2.00	$3,746.00
Utility Pole Removal	7	EACH	$750.00	$5,250.00
Above Ground MV Wire	365	LF	$0.10	$36.50
Combiner Box Removal	28	EACH	$80.00	$2,240.00
Sub-Total				$11,272.50
Power Conditioning Equipment Removal				
PCU Station (inverters, etc.)	1	EACH	$400.00	$400.00
Scada Equipment	1	EACH	$500.00	$500.00
Transformer	1	EACH	$1,800.00	$1,800.00
Sub-Total				$2,700.00
Equipment Pad Removal				
Remove Pad	1	EACH	$750.00	$750.00
Sub-Total				$750.00
Decommisioning Total (Present Value)				**$152,786.99**
Decommisioning Total (3% Inflation over 25 Years)				**$319,902.03**

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 10/30/2024.
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.

152392 - Beecher Road Solar

152392 - Beecher Road Solar - Pv Array 1

Created Aug 12, 2024
Updated Aug 13, 2024
Time-step 1 minute
Timezone offset UTC-5
Minimum sun altitude 0.0 deg
Site ID 126647.21664

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**

PV Analysis Methodology: **Version 2**
Enhanced subtended angle calculation: **On**

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: 52.0 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	41.694148	-88.466774	647.19	6.20	653.39
2	41.694196	-88.461582	641.28	6.20	647.48
3	41.693491	-88.461560	640.00	6.20	646.20
4	41.693507	-88.466753	647.62	6.20	653.82



Route Receptor(s)

Name: 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	41.694617	-88.462995	642.89	3.00	645.89
2	41.694617	-88.461364	639.79	3.00	642.79
3	41.694473	-88.461107	641.54	3.00	644.54
4	41.693111	-88.461343	641.69	3.00	644.69
5	41.692390	-88.462501	641.34	3.00	644.34
6	41.691413	-88.463424	640.97	3.00	643.97
7	41.691381	-88.465205	645.58	3.00	648.58
8	41.690323	-88.465355	653.64	3.00	656.64
9	41.690403	-88.467952	654.95	3.00	657.95
10	41.690259	-88.463960	643.70	3.00	646.70
11	41.691381	-88.463403	641.28	3.00	644.28
12	41.692406	-88.462458	641.48	3.00	644.48
13	41.693127	-88.461343	641.62	3.00	644.62
14	41.694478	-88.461096	641.68	3.00	644.68
15	41.694630	-88.461359	639.63	3.00	642.63
16	41.694617	-88.462995	642.89	3.00	645.89

Name: 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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85	6.00	654.85
OP 2	41.691990	-88.461074	642.39	20.00	662.39
OP 3	41.691153	-88.466382	652.26	6.00	658.26
OP 4	41.691233	-88.466586	651.29	20.00	671.29
OP 5	41.691177	-88.464912	646.31	6.00	652.31
OP 6	41.691089	-88.464976	646.55	20.00	666.55
OP 7	41.691196	-88.465706	649.08	6.00	655.08
OP 8	41.691196	-88.465556	648.36	20.00	668.36
OP 9	41.690638	-88.465669	655.24	6.00	661.24
OP 10	41.690642	-88.465583	655.00	20.00	675.00
OP 11	41.690652	-88.466892	655.38	6.00	661.38
OP 12	41.690652	-88.466806	655.45	20.00	675.45
OP 13	41.690821	-88.466160	654.62	6.00	660.62
OP 14	41.690827	-88.466232	654.31	20.00	674.31
OP 15	41.690851	-88.467313	653.40	6.00	659.40
OP 16	41.690853	-88.467244	653.31	20.00	673.31
OP 17	41.690752	-88.463125	642.82	6.00	648.82
OP 18	41.690752	-88.462953	642.62	20.00	662.62

Obstruction Components

Name: Obstruction 10
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Name: Obstruction 6
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

Name: Obstruction 7
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Name: Obstruction 8
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Name: Tree
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

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
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: 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 automatically 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 large PV footprints. Additional analyses of array sub-sections can provi 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, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

152392 - Beecher Road Solar

152392 - Beecher Road Solar - Pv Array 2

Created Aug 12, 2024
Updated Aug 13, 2024
Time-step 1 minute
Timezone offset UTC-5
Minimum sun altitude 0.0 deg
Site ID 126653.21664

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**

PV Analysis Methodology: **Version 2**
Enhanced subtended angle calculation: **On**

Summary of Results No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 2	SA tracking	SA tracking	0	0	-

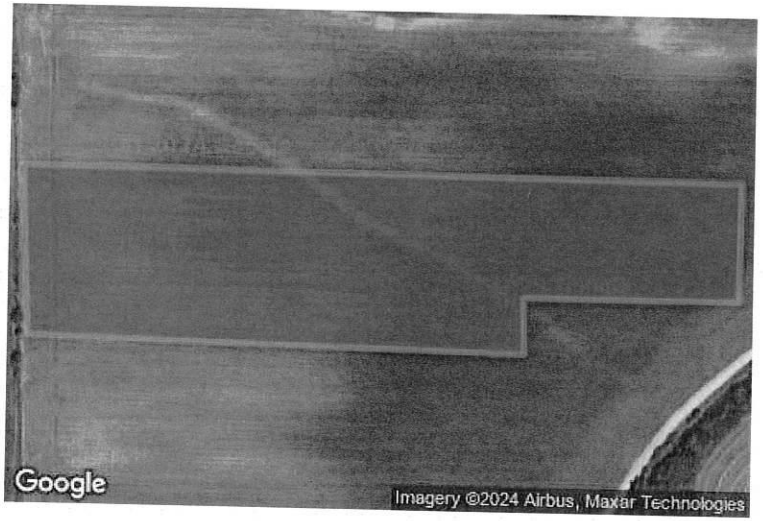
Component Data

PV Array(s)

Total PV footprint area: 8.0 acres

Name: PV array 2
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: 52.0 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	41.693510	-88.466785	647.98	6.20	654.18
2	41.693486	-88.462129	640.75	6.20	646.95
3	41.692917	-88.462140	640.32	6.20	646.52
4	41.692917	-88.463545	641.33	6.20	647.53
5	41.692645	-88.463535	640.90	6.20	647.10
6	41.692693	-88.466742	649.59	6.20	655.79



Route Receptor(s)

Name: 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	41.694617	-88.462995	642.89	3.00	645.89
2	41.694617	-88.461364	639.79	3.00	642.79
3	41.694473	-88.461107	641.54	3.00	644.54
4	41.693111	-88.461343	641.69	3.00	644.69
5	41.692390	-88.462501	641.34	3.00	644.34
6	41.691413	-88.463424	640.97	3.00	643.97
7	41.691381	-88.465205	645.58	3.00	648.58
8	41.690323	-88.465355	653.64	3.00	656.64
9	41.690403	-88.467952	654.95	3.00	657.95
10	41.690259	-88.463960	643.70	3.00	646.70
11	41.691381	-88.463403	641.28	3.00	644.28
12	41.692406	-88.462458	641.48	3.00	644.48
13	41.693127	-88.461343	641.62	3.00	644.62
14	41.694478	-88.461096	641.68	3.00	644.68
15	41.694630	-88.461359	639.63	3.00	642.63
16	41.694617	-88.462995	642.89	3.00	645.89

Name: 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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85	6.00	654.85
OP 2	41.691990	-88.461074	642.39	20.00	662.39
OP 3	41.691153	-88.466382	652.26	6.00	658.26
OP 4	41.691233	-88.466586	651.29	20.00	671.29
OP 5	41.691177	-88.464912	646.31	6.00	652.31
OP 6	41.691089	-88.464976	646.55	20.00	666.55
OP 7	41.691196	-88.465706	649.08	6.00	655.08
OP 8	41.691196	-88.465556	648.36	20.00	668.36
OP 9	41.690638	-88.465669	655.24	6.00	661.24
OP 10	41.690642	-88.465583	655.00	20.00	675.00
OP 11	41.690652	-88.466892	655.38	6.00	661.38
OP 12	41.690652	-88.466806	655.45	20.00	675.45
OP 13	41.690821	-88.466160	654.62	6.00	660.62
OP 14	41.690827	-88.466232	654.31	20.00	674.31
OP 15	41.690851	-88.467313	653.40	6.00	659.40
OP 16	41.690853	-88.467244	653.31	20.00	673.31
OP 17	41.690752	-88.463125	642.82	6.00	648.82
OP 18	41.690752	-88.462953	642.62	20.00	662.62

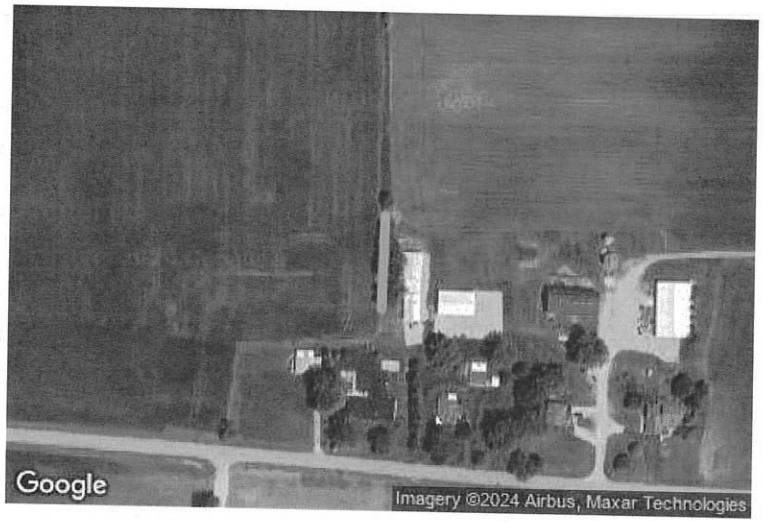
Obstruction Components

Name: Obstruction 10
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Name: Obstruction 6
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

Name: Obstruction 7
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Name: Obstruction 8
Upper edge height: 30.0 ft



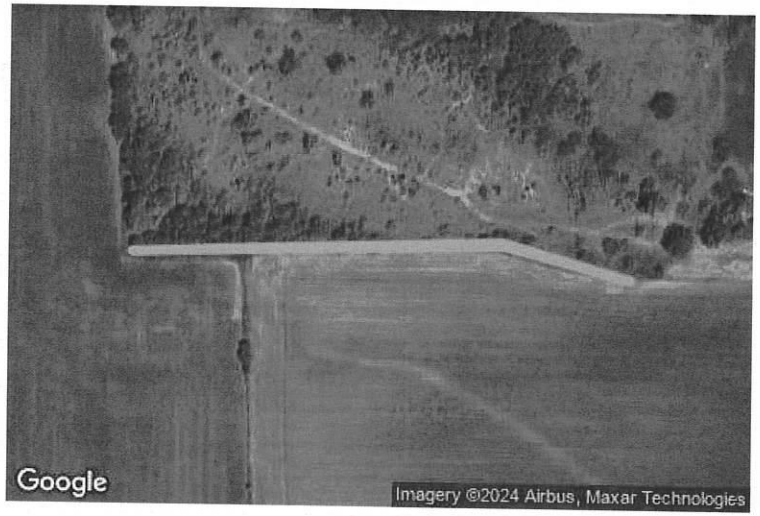
Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Name: Tree
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

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 2	SA tracking	SA tracking	0	0	-	-

PV & Receptor Analysis Results

Results for each PV array and receptor

PV array 2 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
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: 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 automatically 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 large PV footprints. Additional analyses of array sub-sections can provi 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, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

152392 - Beecher Road Solar

152392 - Beecher Road Solar - Pv Array 3

Created Aug 12, 2024
Updated Aug 13, 2024
Time-step 1 minute
Timezone offset UTC-5
Minimum sun altitude 0.0 deg
Site ID 126655.21664

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**

PV Analysis Methodology: **Version 2**
Enhanced subtended angle calculation: **On**

Summary of Results No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 3	SA tracking	SA tracking	0	0	-

Component Data

PV Array(s)

Total PV footprint area: 6.3 acres

Name: PV array 3
Footprint area: 6.3 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: 52.0 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	41.692715	-88.466767	650.17	6.20	656.37
2	41.692659	-88.463935	641.26	6.20	647.46
3	41.691710	-88.463886	640.71	6.20	646.91
4	41.691726	-88.466730	651.65	6.20	657.85



Route Receptor(s)

Name: 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	41.694617	-88.462995	642.89	3.00	645.89
2	41.694617	-88.461364	639.79	3.00	642.79
3	41.694473	-88.461107	641.54	3.00	644.54
4	41.693111	-88.461343	641.69	3.00	644.69
5	41.692390	-88.462501	641.34	3.00	644.34
6	41.691413	-88.463424	640.97	3.00	643.97
7	41.691381	-88.465205	645.58	3.00	648.58
8	41.690323	-88.465355	653.64	3.00	656.64
9	41.690403	-88.467952	654.95	3.00	657.95
10	41.690259	-88.463960	643.70	3.00	646.70
11	41.691381	-88.463403	641.28	3.00	644.28
12	41.692406	-88.462458	641.48	3.00	644.48
13	41.693127	-88.461343	641.62	3.00	644.62
14	41.694478	-88.461096	641.68	3.00	644.68
15	41.694630	-88.461359	639.63	3.00	642.63
16	41.694617	-88.462995	642.89	3.00	645.89

Name: 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	41.694649	-88.463070	643.73	7.00	650.73
2	41.694681	-88.461353	639.17	7.00	646.17
3	41.694457	-88.461096	641.75	7.00	648.75
4	41.693127	-88.461353	641.46	7.00	648.46
5	41.692422	-88.462491	641.11	7.00	648.11
6	41.691413	-88.463392	641.20	7.00	648.20
7	41.691413	-88.465216	645.37	7.00	652.37
8	41.690339	-88.465344	653.58	7.00	660.58
9	41.690435	-88.468048	654.20	7.00	661.20
10	41.690259	-88.464057	643.76	7.00	650.76
11	41.691413	-88.463413	641.05	7.00	648.05
12	41.692406	-88.462555	640.92	7.00	647.92
13	41.693159	-88.461268	639.13	7.00	646.13
14	41.694473	-88.461074	639.43	7.00	646.43
15	41.694633	-88.461375	639.59	7.00	646.59
16	41.694649	-88.463070	643.73	7.00	650.73

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	41.691893	-88.461268	648.85	6.00	654.85
OP 2	41.691990	-88.461074	642.39	20.00	662.39
OP 3	41.691153	-88.466382	652.26	6.00	658.26
OP 4	41.691233	-88.466586	651.29	20.00	671.29
OP 5	41.691177	-88.464912	646.31	6.00	652.31
OP 6	41.691089	-88.464976	646.55	20.00	666.55
OP 7	41.691196	-88.465706	649.08	6.00	655.08
OP 8	41.691196	-88.465556	648.36	20.00	668.36
OP 9	41.690638	-88.465669	655.24	6.00	661.24
OP 10	41.690642	-88.465583	655.00	20.00	675.00
OP 11	41.690652	-88.466892	655.38	6.00	661.38
OP 12	41.690652	-88.466806	655.45	20.00	675.45
OP 13	41.690821	-88.466160	654.62	6.00	660.62
OP 14	41.690827	-88.466232	654.31	20.00	674.31
OP 15	41.690851	-88.467313	653.40	6.00	659.40
OP 16	41.690853	-88.467244	653.31	20.00	673.31
OP 17	41.690752	-88.463125	642.82	6.00	648.82
OP 18	41.690752	-88.462953	642.62	20.00	662.62

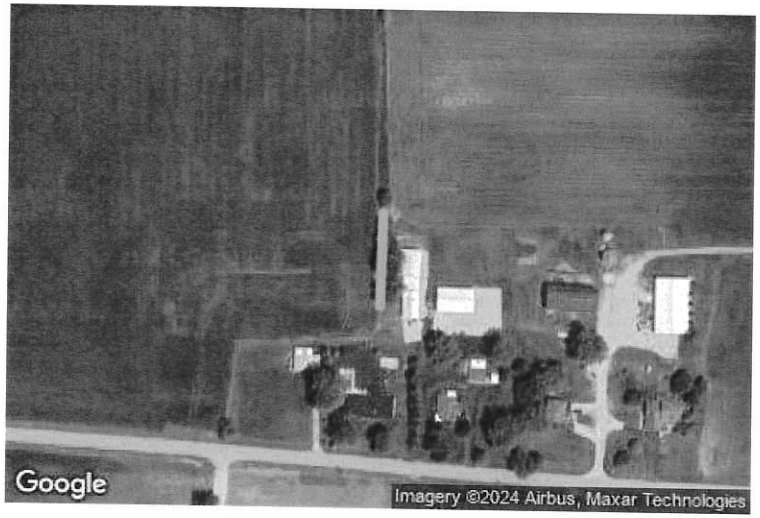
Obstruction Components

Name: Obstruction 10
Upper edge height: 50.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.693104	-88.460069	640.86
2	41.692944	-88.461335	639.50
3	41.692118	-88.462644	636.52
4	41.691381	-88.463287	636.76
5	41.690340	-88.463792	639.94
6	41.691333	-88.463298	635.18
7	41.692126	-88.462644	637.45
8	41.692960	-88.461346	641.33
9	41.693104	-88.460069	640.86

Name: Obstruction 2
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.691545	-88.466779	652.08
2	41.691097	-88.466795	651.75
3	41.691545	-88.466779	652.08

Name: Obstruction 3
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.465529	650.48
2	41.690916	-88.465347	649.82
3	41.690920	-88.465529	650.48

Name: Obstruction 4
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466463	652.74
2	41.690920	-88.466307	652.96
3	41.690920	-88.466463	652.74

Name: Obstruction 5
Upper edge height: 60.0 ft



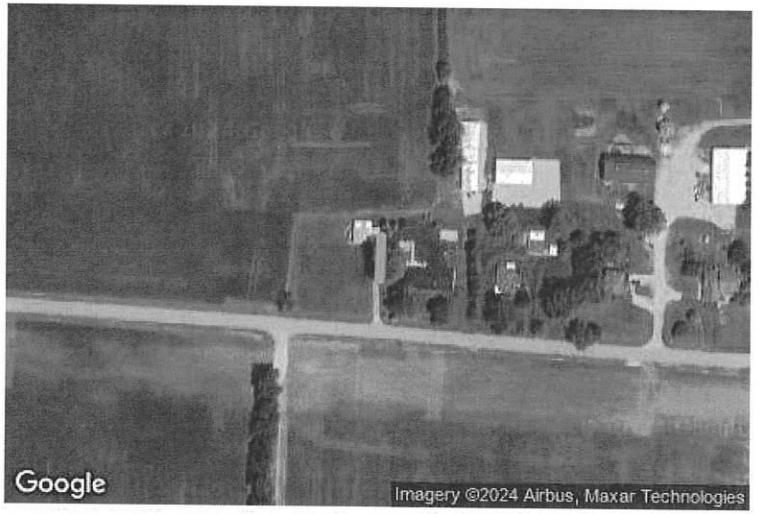
Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690920	-88.466087	652.81
2	41.690920	-88.465889	652.20
3	41.690920	-88.466087	652.81

Name: Obstruction 6
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690812	-88.465604	652.92
2	41.690812	-88.465808	653.58
3	41.690660	-88.465873	654.73
4	41.690524	-88.466098	655.45
5	41.690668	-88.465862	654.66
6	41.690816	-88.465814	653.45
7	41.690812	-88.465604	652.92

Name: Obstruction 7
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690808	-88.467165	653.51
2	41.690608	-88.467176	654.37
3	41.690808	-88.467165	653.51

Name: Obstruction 8
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690844	-88.466570	653.66
2	41.690424	-88.466575	656.21
3	41.690844	-88.466570	653.66

Name: Obstruction 9
Upper edge height: 30.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.690776	-88.464821	646.37
2	41.690500	-88.464751	647.21
3	41.690776	-88.464821	646.37

Name: Tree
Upper edge height: 60.0 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	41.694366	-88.467598	649.23
2	41.694414	-88.465195	647.56
3	41.694254	-88.464369	649.75
4	41.694430	-88.465206	646.87
5	41.694366	-88.467598	649.23

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 3	SA tracking	SA tracking	0	0	-	-

PV & Receptor Analysis Results

Results for each PV array and receptor

PV array 3 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
OP: OP 11	0	0
OP: OP 12	0	0
OP: OP 13	0	0
OP: OP 14	0	0
OP: OP 15	0	0
OP: OP 16	0	0
OP: OP 17	0	0
OP: OP 18	0	0
Route: Car	0	0
Route: 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 automatically 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 large PV footprints. Additional analyses of array sub-sections can provi 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, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

Section 466.APPENDIX D Levels 1 to 4 Contract

STANDARD AGREEMENT FOR INTERCONNECTION OF DISTRIBUTED ENERGY RESOURCES 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 _____ day of _____, by and betweenNexamp Solar, LLC ("interconnection customer"), as a _____ organized and existing under the laws of the State of _____ 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 energy (DER) resources or is proposing a generating capacity addition to an existing DER facility, consistent with the interconnection request application form completed by interconnection customer on 1/20/2024; and

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

Whereas, interconnection customer desires to interconnect the DER 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 DER 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 Energy Resources Interconnection Standard).

1.2 This Agreement governs the terms and conditions under which the DER 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 DER 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 DER 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 DER 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 DER facility larger than or equal to 1 MVA shall design their DER facilities to maintain a power factor at the point of interconnection between .95 lagging and .95 leading at all times. Interconnection customers with a DER facility smaller than 1 MVA shall design their DER 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 DER facility.

1.9.3 If the interconnection customer does not operate the DER 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 under this Agreement, 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 DER 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 DER facility with the electric distribution system. The interconnection customer agrees to be primarily liable for any damages resulting from the continued operation of the DER facility after the EDC ceases to energize the line section to which the DER facility is connected. In Attachment 4, the EDC shall specify the shortest reclose time setting for its protection equipment that could affect the DER 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 DER facility.

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

2.1 Equipment Testing and Inspection
The interconnection customer shall test and inspect its DER 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 DER 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 DER 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 DER 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 EDC shall deliver in writing a detailed technical description of all deficiencies of the DER facility identified by the EDC during the witness test. The interconnection customer has 30 business days after receipt of the written description 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 DER facility prior to the witness test, the interconnection customer shall obtain permission from the EDC before each occurrence of operating the DER facility in parallel with the electric distribution system. The EDC may, at its own expense, send qualified personnel to the DER 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. During and leading up to the witness test, the EDC shall not limit the interconnection customer's ability to test the DER facility during normal working hours except for safety and reliability reasons.

2.1.3 After the DER 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 and the EDC shall return the signed certificate of completion to interconnection customer no more than 10 business days after the date that the DER facility passes the witness test.

2.2 Commercial Operation
The interconnection customer shall not operate the DER 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 DER 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 DER 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 DER facility, or if the interconnection customer fails to operate the DER facility in parallel with the EDC's electric system for three consecutive years.

3.3.5 Upon termination of this Agreement, the DER 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 DER 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 DER facility or the interconnection equipment. Under emergency conditions, the EDC or the interconnection customer may suspend interconnection service and temporarily disconnect the DER 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 DER 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 DER facility and temporarily disconnect the DER facility from the EDC's electric distribution system when necessary for scheduled maintenance, construction, or repairs on EDC's electric distribution system. The EDC shall provide the interconnection customer with notice no less than 5 business days before an interruption due to scheduled maintenance, construction, or repair, or the EDC shall provide notice immediately if the scheduled maintenance, construction, or repair is scheduled less than 5 business days in advance. 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 DER facility, if the EDC determines that operation of the DER 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 DER 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 DER facility – The interconnection customer must receive written authorization from the EDC prior to making any change to the DER 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 DER 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's compliance with Article 3 shall preclude any claim for damage for any lost opportunity or other costs incurred by the interconnection customer as a result of an interruption of service under Article 3. Any dispute over whether the EDC complied with Article 3 shall be resolved in accordance with the dispute resolution mechanism set forth in Article 8.

Article 4. Cost Responsibility for Interconnection Facilities and Distribution Upgrades

4.1 Interconnection Facilities

4.1.1 The interconnection customer shall pay, or reimburse the EDC, as applicable, for the cost of the interconnection facilities itemized in Attachment 3. The EDC shall identify the additional interconnection facilities necessary to interconnect the DER 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 DER 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 1, 2 or 3 review with EDC construction necessary for accommodating the DER facility 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 Unless waived by the interconnection customer, 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 pay 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
Within 15 business days after signing and returning the interconnection agreement to the EDC, 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. To the extent that this interconnection agreement is terminated for any reason, the EDC shall return all deposits provided by the interconnection customer, less any actual costs incurred by the EDC.

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 DER 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 DER 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 implementation or 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 10 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. The informal process between the parties shall extend 30 days after the receipt of written notice, after which the dispute is deemed resolved and the timeframes for decisions within the interconnection process procedures described in Article 8.4 or files a formal complaint at the Commission prior to the end of the 30-day period.

8.4 If the parties are unable to resolve the dispute through the process outlined in Article 8.3, either party may submit the interconnection dispute to an Ombudsman for non-binding arbitration. The party electing non-binding arbitration shall notify the other party of the request in writing. The non-binding arbitration process is limited to 60 days, absent mutual agreement of the parties and the Ombudsman to a longer period.

8.5 Each party shall bear its own fees, costs and expenses and an equal share of the expenses of the non-binding arbitration.

8.6 Within 10 days after the conclusion of the procedures in Article 8.4, either party may initiate a formal complaint with the Commission and ask for an expedited resolution of the dispute. If the complaint seeks expedited resolution, any written recommendation of the Ombudsman shall be appended to the complaint. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.

8.7 A party may, after good faith negotiations have failed, decline to pursue non-binding arbitration and instead initiate a formal complaint with the Commission. The formal complaint shall proceed as a contested hearing pursuant to the Commission's Rules of Practice.

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

8.9 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 DER 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:

Address: 101 Summer St., 2nd Fl

City: Boston State: Massachusetts Zip: 02110

Phone: 617-431-1440 Fax: E-Mail: interconnections@nexamp.com

If to EDC:

EDC: Commonwealth Edison Company

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

Phone: 630-576-8158 E-Mail: interconnect@comed.com

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:

Address: 101 Summer St., 2nd Fl

City: Boston State: Massachusetts Zip: 02110

Phone 617-431-1440 Fax Email interconnections@nexamp.com

If to EDC:

EDC: Commonwealth Edison

Attention: DER Interconnection

Address: 2 Lincoln Center

City: Oakbrook Terrace State: IL Zip: 60181

Phone _____ Fax _____ E-Mail _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Phone _____ Fax _____ E-Mail _____

EDC's Operating Representative: Commonwealth Edison Company

Attention: Customer Operations

Address: ComEd - 2 Lincoln Center – Call Center

City: Oakbrook State: IL Zip: 60181

Phone 1-800-334-7661 Fax _____ E-Mail _____

_____

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: 152392 Beecher Road Solar

For the Interconnection Customer:

Name: _____

Title: _____

Date: _____

For EDC:

Name: _____

Title: _____

Date: _____

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 energy resources 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 by IEEE Standard 1547 Section 5.4 "Commissioning tests."

Distributed energy resources (DER) facility – The equipment used by an interconnection customer to generate or store electricity that operates in parallel with the electric distribution system. A DER 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 DER 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."

Illinois standard distributed energy resources Interconnection Rules – The most current version of the procedures for interconnecting distributed energy resources facilities adopted by the Illinois Commerce Commission. See 83 Ill. Adm. Code 466

Interconnection agreement or Agreement – The agreement between the interconnection customer and the EDC. The interconnection agreement governs the connection of the DER facility to the EDC's electric distribution system and the ongoing operation of the DER 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 DER 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 DER facility. Collectively, interconnection facilities include all facilities, and equipment between the DER facility and the point of interconnection, including modification, additions, or upgrades that are necessary to physically and electrically interconnect the DER 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 DER facility, or to increase the capacity or change the operating

characteristics of an existing DER 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.

Load customer – An EDC customer whose primary business classification is not the production of electricity.

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

Point of interconnection – The point where the DER 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 DER facility.

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

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

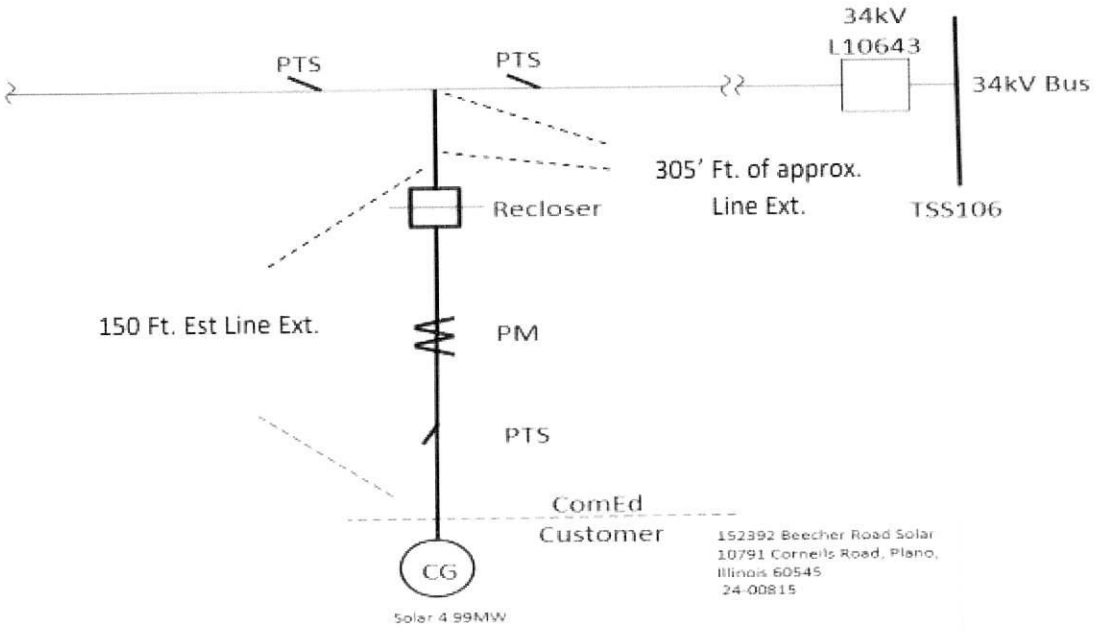
3. Component specifications for equipment identified in the one-line diagram.

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.



[redacted]

4990kW

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: 10791 Corneils Road,Plano, Illinois 60545

2. Capacity: 4990 kW

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

[redacted]

[redacted] 4990kW

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

Cost Summary	
[redacted]	
[redacted]	
[redacted]	
[redacted]	
[redacted]	
[redacted]	

**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.**
Deed, Plat of Survey and Demarcation Approval*:	**Day 0 -90**
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**

**Deed and plat of survey need to be provided within 1 month of Project Authorization to start a site walkdown. The demarcation drawing will be issued by the EDC after the site walkdown and needs to be approved by the customer.*

Schedule for Customer Work per Attachment 2, Step 1:

Schedule for Customer Work		
Milestone	Description	Schedule (on/before)
2.1	Submittal of remainder of 100% deposit date	
2.1A	Submittal of deed, plat of survey and demarcation approval	
2.2	Begin construction date*	
2.3	Generator step-up transformers receive back feed power date	
2.4	Generating Test Date	
2.5	Desired In-Service Date	

**Construction date means customer has issued a notice to proceed to any contractor performing substantial work at the site AND physical activity has occurred at the site, such as grading, earthwork, equipment installation, or other civil works, signaling construction has begun.*
EDC/ComEd requires a schedule amendment to be reviewed for any change in milestone >90 calendar days.

[redacted] 4990kW

6. Contingency Projects – Any contingencies noted: Yes

Contingent upgrades have been identified for this interconnection request that are currently the responsibility of an interconnection request that is earlier in the queue than this interconnection request. The scope and costs in Attachment 3, along with the contingent upgrade costs, are required in order for this interconnection request to receive permission to operate. If the contingent upgrades are delayed or not built by the earlier-queued interconnection request, it could cause a need for restudies of this interconnection request, and the contingent upgrades may become the responsibility of this interconnection request

Contingency Work Scope	
Cost	Scope
$860,000	4300ft Line extension
$280,000	Install new line side PTs

Attachment 4

Operating Requirements for Distributed Energy Resources Facilities Operating in Parallel

The EDC shall list specific operating practices that apply to this DER 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)Customer Transformer(s) Connection(s) at PCC (34kV) - ComEd requires a Delta H.S. transformer winding for all customer connected transformers. The legacy design standard for the ComEd 34.5kV system is 200kV BIL. The current design standard for new 34kV lines is 150kV. All customer equipment should be rated accordingly.

2) Customer Photovoltaic System Inverter Modules - Transient Overvoltage (TOV) Limits: Customer inverters shall not by their design or application while interconnected to the ComEd system cause transient overvoltages (TOV) which exceed ComEd {12kV/34kV} line or equipment ratings during fault or switching operations. If the customer inverters cause objectionable overvoltages which exceed the ratings of the ComEd lines and equipment, then ComEd may require that the customer at their expense mitigate these issues to a level below the equipment design ratings.

3) Customer Equipment Short-Circuit Ratings - Customer equipment shall be rated for ultimate fault current levels: Ultimate 3 Phase - 16585 Amps and Ultimate 1 Phase - 21070 Amps.

4) Interconnections = 2.0MW using lab certified UL 1741 Inverters do not require any additional relay protection

5) All transformers require a high side protective operating device to operate under fault conditions.

6) ComEd Testing Group resources will be required to verify settings for required system protection prior to customer equipment being placed into service.

7) This photovoltaic installation shall only operate when it is connected to 34kV L10643 and when L10643 is fed from its normal breaker at TSS106.

8) Customer will be responsible to complete all subgrade and civil work on their property, if required for the interconnection facilities.

9) 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.

3. The If applicable, a copy of any agreement between the interconnection customer and the EDC enabling the EDC to monitor and control the distributed energy resources facility in order to preserve distribution system reliability.

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 energy resources 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 energy resources 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.

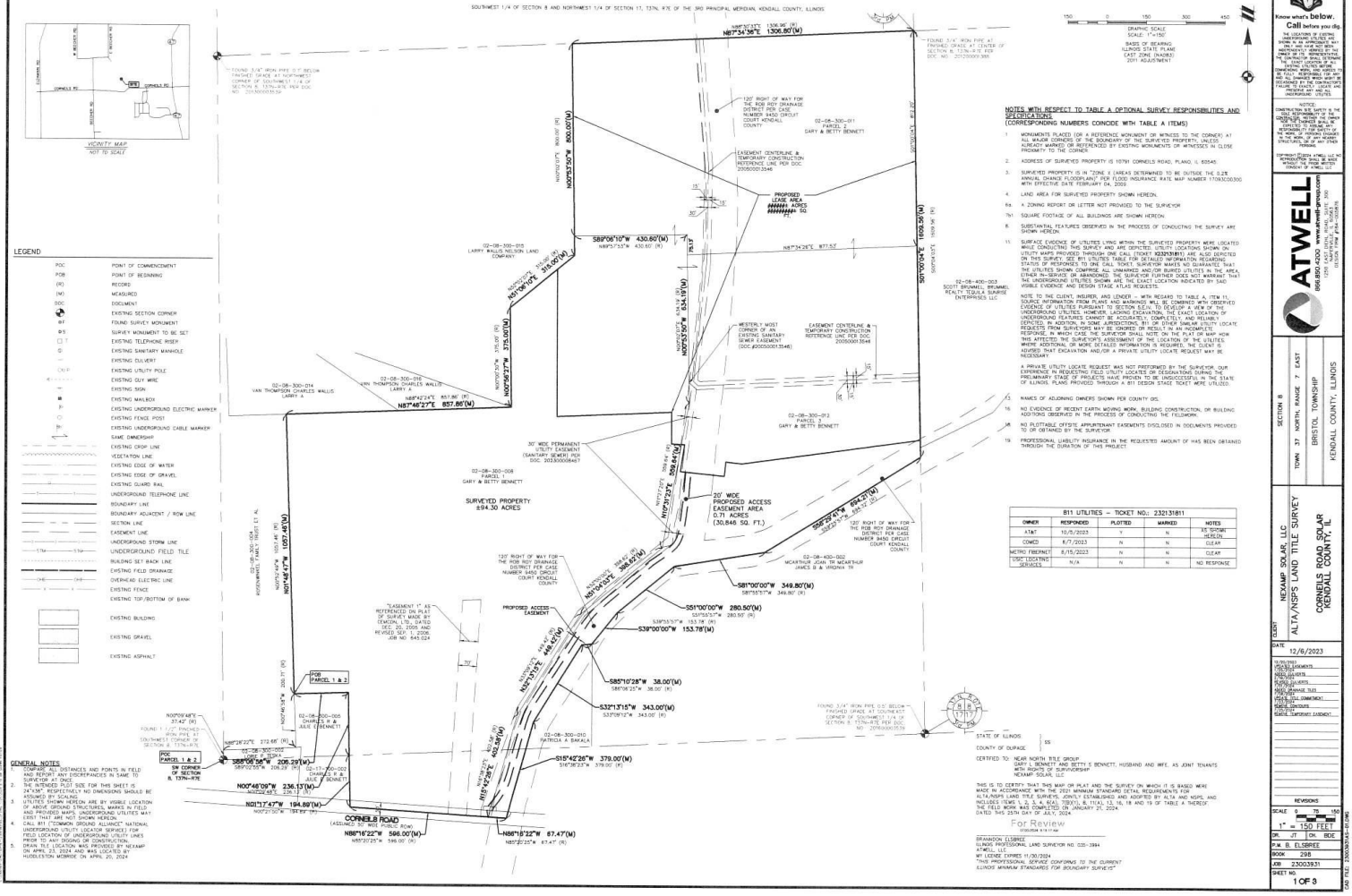
1.8 Each of the Parties shall provide the other party access to areas under its control as reasonably necessary to permit the other Party to perform its obligations under this Agreement, including operation and maintenance obligations. A Party that obtains such access shall comply with all safety rules 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 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 20%, the EDC will provide a written explanation for the difference."

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, T37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
(M)	MEASURED
DOC	DOCUMENT
	EXISTING SECTION CORNER
IPF	FOUND SURVEY MONUMENT
IPS	SURVEY MONUMENT TO BE SET
	EXISTING TELEPHONE RISER
	EXISTING SANITARY MANHOLE
	EXISTING CULVERT
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING SIGN
	EXISTING MAILBOX
	EXISTING UNDERGROUND ELECTRIC MARKER
	EXISTING FENCE POST
	EXISTING UNDERGROUND CABLE MARKER
	SAME OWNERSHIP
	EXISTING CROP LINE
	VEGETATION LINE
	EXISTING EDGE OF WATER
	EXISTING EDGE OF GRAVEL
	EXISTING GUARD RAIL
	UNDERGROUND TELEPHONE LINE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
	SECTION LINE
	EASEMENT LINE
	UNDERGROUND STORM LINE
	UNDERGROUND FIELD TILE
	BUILDING SET BACK LINE
	EXISTING FIELD DRAINAGE
	OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	EXISTING TOP/BOTTOM OF BANK
	EXISTING BUILDING
	EXISTING GRAVEL
	EXISTING ASPHALT

NOTES WITH RESPECT TO TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. ADDRESS OF SURVEYED PROPERTY IS 10791 CORNELIS ROAD, PLANO, IL 60545.
3. SURVEYED PROPERTY IS IN "ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)" PER FLOOD INSURANCE RATE MAP NUMBER 17093C0030G WITH EFFECTIVE DATE FEBRUARY 04, 2009.
4. LAND AREA FOR SURVEYED PROPERTY SHOWN HEREON.
6a. A ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR.
7a1. SQUARE FOOTAGE OF ALL BUILDINGS ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
11. SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED. UTILITY LOCATIONS SHOWN ON UTILITY MAPS PROVIDED THROUGH ONE CALL (TICKET #232131811) ARE ALSO DEPICTED ON THIS SURVEY. SEE 811 UTILITIES TABLE FOR DETAILED INFORMATION REGARDING STATUS OF RESPONSES TO ONE CALL TICKET. SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED BY SAID VISIBLE EVIDENCE AND DESIGN STAGE ATLAS REQUESTS.

   NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES WITHIN THE SURVEY AREA. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR SIMILAR ONE-CALL LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTS THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

   A PRIVATE UTILITY LOCATE REQUEST WAS NOT PREFORMED BY THE SURVEYOR. OUR EXPERIENCE IN REQUESTING FIELD UTILITY LOCATES OR DESIGNATIONS DURING THE PRELIMINARY STAGE OF PROJECTS HAVE PROVEN TO BE UNSUCCESSFUL IN THE STATE OF ILLINOIS. PLANS PROVIDED THROUGH A 811 DESIGN STAGE TICKET WERE UTILIZED.
13. NAMES OF ADJOINING OWNERS SHOWN PER COUNTY GIS.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO PLOTTABLE OFFSITE APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
19. PROFESSIONAL LIABILITY INSURANCE IN THE REQUESTED AMOUNT OF HAS BEEN OBTAINED THROUGH THE DURATION OF THIS PROJECT.

811 UTILITIES – TICKET NO.: 232131811

OWNER	RESPONDED	PLOTTED	MARKED	NOTES
AT&T	10/5/2023	Y	N	AS SHOWN HEREON
COMED	8/7/2023	N	N	CLEAR
METRO FIBERNET	8/15/2023	N	N	CLEAR
USIC LOCATING SERVICES	N/A	N	N	NO RESPONSE

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. THE INTENDED PLOT SIZE FOR THIS SHEET IS 24"X36", RESPECTIVELY NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
3. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKS IN FIELD AND/OR PLANS PROVIDED. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
4. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
5. DRAIN TILE LOCATION WAS PROVIDED BY NEXAMP ON APRIL 23, 2024 AND WAS LOCATED BY HUDDLESTON MCBRIDE ON APRIL 20, 2024

STATE OF ILLINOIS }
} SS
COUNTY OF DUPAGE }

CERTIFIED TO: NEAR NORTH TITLE GROUP
GARY L BENNETT AND BETTY S BENNETT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
NEXAMP SOLAR, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b)(1), 8, 11(a), 13, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2024.
DATED THIS 25TH DAY OF JULY, 2024.

For Review
7/25/2024 8:19:17 AM

BRANDON ELSBREE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3994
ILLINOIS, THE
MY LICENSE EXPIRES 11/30/2024
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS"

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

NOTICE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE (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 RESPONSIBLE FOR CONTROL OF THE WORK, OF PERSONS CHARGED WITH THE EXECUTION OF THE WORK, OR OF ANY OTHER PERSONS.

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ATWELL
630.850.4200 www.atwell-group.com
2500 Cabot Drive, Suite 400
Lisle, IL 60532

SECTION 8
TOWN 37 NORTH, RANGE 7 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

CLIENT
NEXAMP SOLAR, LLC
ALTA/NSPS LAND TITLE SURVEY
CORNELIS ROAD SOLAR
KENDALL COUNTY, IL

DATE
12/6/2023

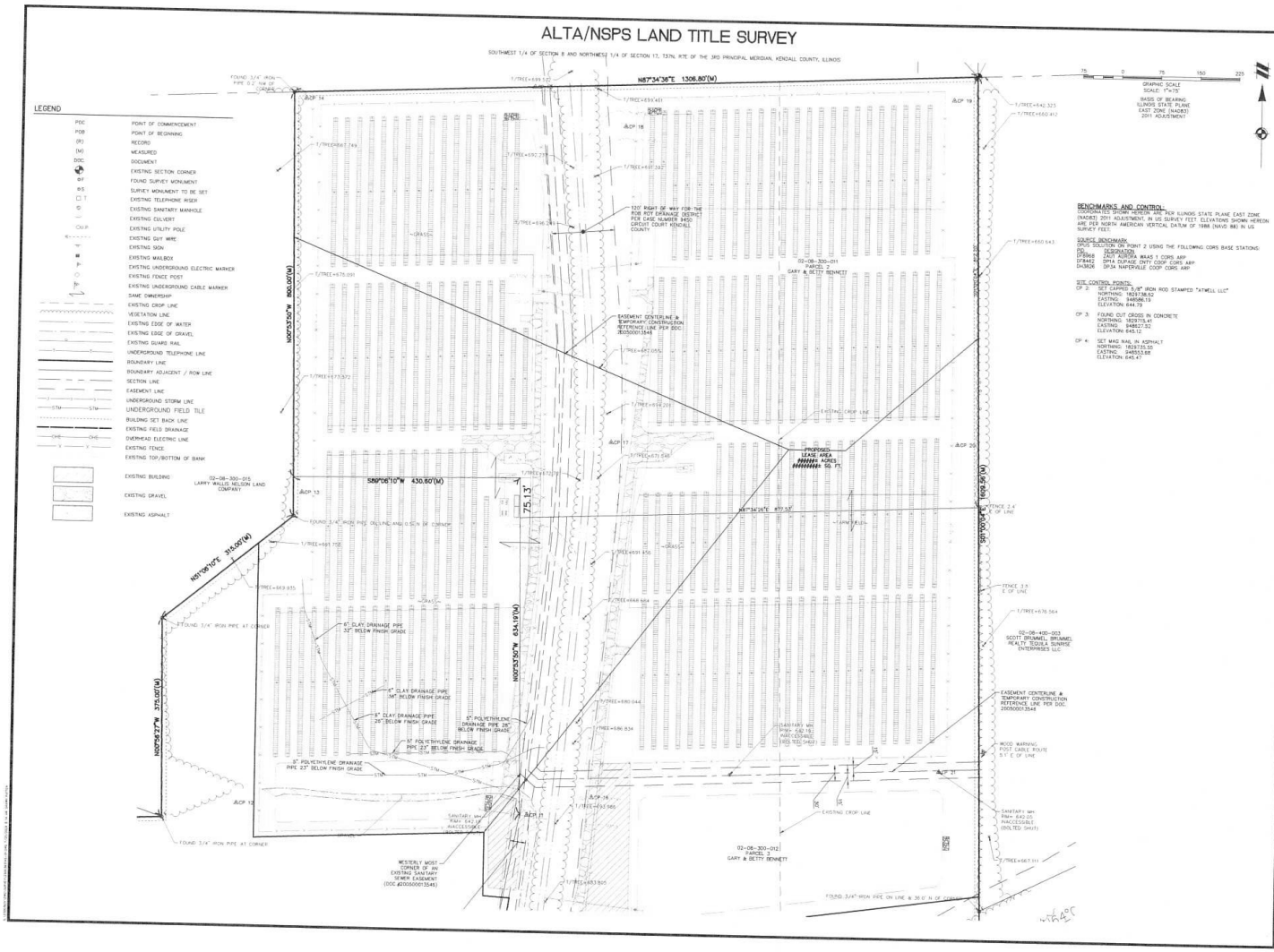
REVISIONS
1/29/2024 PROPERTY, EASEMENTS AND LEASE AREA
2/6/2024 ADD SUBSTATION
2/12/2024 ADD ACCESS EASEMENT
4/5/2024 ADD DRAINAGE TILES
7/25/2024 FINAL COMMENTS
8/6/2024 ADD CONTOURS
8/26/2024 REMOVE TEMPORARY EASEMENT

SCALE: 0 75 150
1" = 150 FEET
DR. JT CH. BDE
P.M. B. ELSBREE
BOOK 298
JOB 23003931
SHEET NO. 1 OF 3

CAD FILE: 23003931-01.DWG

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, T37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS


N87°34'36"E 1306.80'(M)
N00°25'50"W 800.00'(M)
S89°06'10"W 430.60'(M)
N01°06'10"E 375.00'(M)
N00°25'50"W 434.19'(M)
S00°00'04"E 1606.56'(M)
N00°25'27"W 375.00'(M)
75.13'
N87°34'26"E 877.53'
PROPOSED LEASE AREA ######## ACRES ########## SQ. FT.
EASEMENT CENTERLINE & TEMPORARY CONSTRUCTION REFERENCE LINE PER DOC. 2005000013545
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 84ED CIRCUIT COURT KENDALL COUNTY
02-08-300-011 PARCEL 2 GARY & BETTY BENNETT
02-08-300-015 LARRY WALLIS NELSON LAND COMPANY
02-08-300-012 PARCEL 1 GARY & BETTY BENNETT
02-08-400-003 SCOTT BRUMMEL BRUMMEL REALTY TRUST/LA SUNRISE ENTERPRISES LLC
WESTERLY MOST CORNER OF AN EXISTING SANITARY SEWER EASEMENT (DOC #2005000013545)
FOUND 3/4" IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE ON LINE & 36.0' N OF CORNER
FOUND 3/4" IRON PIPE ON LINE & 0.5' W OF CORNER
FOUND 3/4" IRON PIPE 0.2' NW OF CORNER
6" CLAY DRAINAGE PIPE 32" BELOW FINISH GRADE
8" CLAY DRAINAGE PIPE 28" BELOW FINISH GRADE
6" POLYETHYLENE DRAINAGE PIPE 24" BELOW FINISH GRADE
8" POLYETHYLENE DRAINAGE PIPE 23" BELOW FINISH GRADE
EXISTING CROP LINE
FENCE 2.4' E OF LINE
FENCE 3.5' E OF LINE
WOOD WARNING POST CABLE ROUTE 5.1' E OF LINE
SANITARY MH RIM= 642.16 INVERT(SW)= 630.56(E) 630.51(NE)
SANITARY MH RIM= 642.05 INVERT(S)= 631.55(E) 631.50(NW)
SANITARY MH RIM= 642.25 INVERT(SW)= 631.65(E) 631.60(NE)
SANITARY MH RIM= 642.05 INVERT(S)= 631.55(E) 631.50(NW

ALTA/NSPS LAND TITLE SURVEY

SOUTHWEST 1/4 OF SECTION 8 AND NORTHWEST 1/4 OF SECTION 17, 37N, R7E OF THE 3RD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS

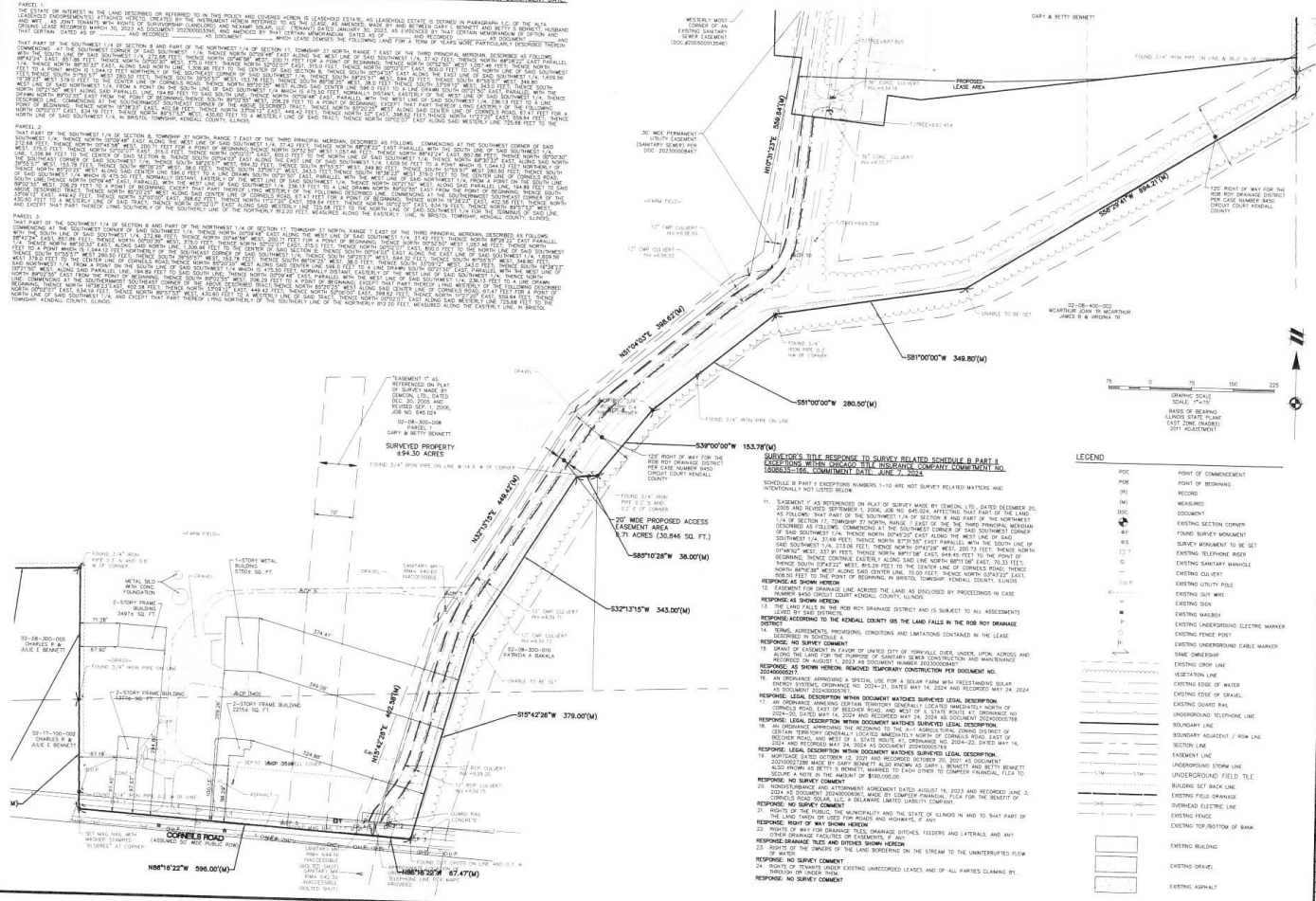
LEGAL DESCRIPTION PER HEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL1808635-166, COMMITMENT DATE: JUNE 7, 2022 AT 12:00 A.M.

PARCEL 1:
THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS POLICY AND COVERED HEREIN IS LEASEHOLD ESTATE, AS LEASEHOLD ESTATE IS DEFINED IN PARAGRAPH 3.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, AS AMENDED, MADE BY AND BETWEEN GARY AND BETTY E BENNETT, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (LANDLORD) AND NEXAMP SOLAR, LLC (TENANT) DATED JANUARY 30, 2023, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF OPTION AND LEASE AGREEMENT DATED AS OF _____ AND RECORDED _____ AS DOCUMENT _____ WHICH LEASE REMISES THE FOLLOWING LAND FOR A TERM OF YEARS MORE PARTICULARLY DESCRIBED THEREIN:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,306.84 FEET; THENCE NORTH 00°50'03" WEST, 370.0 FEET; THENCE NORTH 50°05'07" EAST FOR A POINT OF BEGINNING; THENCE NORTH 00°50'03" WEST, 1,044.12 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 37°53'17" WEST 280.50 FEET; THENCE SOUTH 00°48'39" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 00°50'03" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE CENTER OF CORNELIS ROAD; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°48'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 89°20'21" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,306.84 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°20'21" WEST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWED DESCRIBED LINE: COMMENCING AT THE SOUTHERMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°20'21" EAST ALONG SAID CENTER LINE OF CORNELIS ROAD, 1,306.84 FEET; THENCE NORTH 00°48'39" EAST, 37.42 FEET; THENCE NORTH 89°20'21" EAST, 272.68 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET; THENCE NORTH 89°20'21" EAST, 849.82 FEET; THENCE NORTH 00°48'39" EAST, 1,606.56 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE NORTH 00°50'03" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°20'21" EAST ALONG SAID NORTH LINE, 1,306.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 00°48'39" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,606.56 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE SOUTH 89°20'21" WEST, 849.82 FEET; THENCE SOUTH 00°48'39" EAST, 1,606.56 FEET; THENCE SOUTH 89°20'21" WEST, 272.68 FEET; THENCE SOUTH 00°48'39" EAST, 37.42 FEET; THENCE SOUTH 89°20'21" WEST, 1,306.84 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.


WESTERLY MOST CORNER OF AN EXISTING SANITARY SEWER EASEMENT (DOC.#2005000013548)
GARY & BETTY BENNETT
PROPOSED LEASE AREA
30' WIDE PERMANENT UTILITY EASEMENT (SANITARY SEWER) PER DOC. 2023000008457
N13°29'33"E 558.62'(M)
S52°25'47"E 804.21'(M)
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 94SC CIRCUIT COURT KENDALL COUNTY
02-08-400-002 MCARTHUR JOAN W MCARTHUR JAMES B & VIRGINIA TR
N51°04'53"E 368.67'(M)
S81°00'00"W 349.80'(M)
S51°00'00"W 280.50'(M)
S39°00'00"W 153.78'(M)
"EASEMENT 1" AS REFERENCED ON PLAT OF SURVEY MADE BY DEMCON, LTD., DATED DEC. 20, 2005 AND REVISED SEP. 1, 2006, JOB NO. 040.024
02-08-300-008 PARCEL 1
GARY & BETTY BENNETT
SURVEYED PROPERTY ±94.30 ACRES
120' RIGHT OF WAY FOR THE ROB ROY DRAINAGE DISTRICT PER CASE NUMBER 94SC CIRCUIT COURT KENDALL COUNTY
N32°10'13"E 449.42'(M)
20' WIDE PROPOSED ACCESS EASEMENT AREA (1.71 ACRES (30,846 SQ. FT.)
S85°10'28"W 38.00'(M)
S32°13'15"W 343.00'(M)
S15°42'26"W 379.00'(M)
N57°42'49"E 405.58'(M)
N86°16'22"W 596.00'(M)
N86°16'22"W 67.47'(M)
CORNELIS ROAD
02-08-300-005 CHARLES R & JULIE E BENNETT
02-17-100-002 CHARLES R & JULIE E BENNETT
02-08-300-010 PATRICK A BAKALA
1-STORY METAL BUILDING 5700± SQ. FT.
METAL SILO WITH CONC. FOUNDATION
2-STORY FRAME BUILDING 3497± SQ. FT.
2-STORY FRAME BUILDING 2215± SQ. FT.
2-STORY FRAME BUILDING 1372± SQ. FT.
SEPTIC UNDER GRASS
SANITARY MH RIM= 840.60 INACCESSIBLE
WELL HOUSE
SET MAG NAIL WITH WASHER STAMPED "ELSBREE" AT CORNER
SET 5/8" IRON ROD W/ CAP STAMPED "ELSBREE" AT CORNER
FOUND 3/4" IRON PIPE 0.3' N & W OF CORNER
FOUND 3/4" IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.2' S AND 0.2' E OF CORNER
FOUND 3/4" IRON PIPE 0.2' S AND 0.2' W OF CORNER
FOUND 3/4" IRON PIPE ON LINE
UNABLE TO BE SET
12" CMP CULVERT INV.=839.71
12" CMP CULVERT INV.=838.03
12" CMP CULVERT INV.=839.73
12" RCP CULVERT INV.=839.20
12" RCP CULVERT INV.=839.00
GUARD RAIL
GUARD RAIL CONCRETE
OHU
OHU
OHU
OHU
UNDERGROUND ELECTRIC LINE WITH ABOVE GROUND TRANSFORMER PROVIDED
FOUND 3/4" IRON PIPE 0.3' S & 0.3' W OF CORNER
FOUND 3/4" IRON PIPE 0.3' S & 0.3' E OF CORNER
ASPHALT
GRAVEL
GRASS
WARM FIELD
WARM FIELD
TREE=667.805
TREE=667.454
TREE=669.358
TREE=668.19
TREE=668.05
TREE=668.03
TREE=668.05
TREE=668.05
TREE=668.05

LAW OFFICES
OF
Daniel J. Kramer

DANIEL J. KRAMER

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

KELLY A. HELLAND
D.J. KRAMER

August 15, 2024

Krysti Barksdale-Noble
Director of Community Development
Via E-mail and Hand Delivery: knoble@yorkville.il.us

Sarah Mendez
City Planner
smendez@yorkville.il.us

Re: Beecher Road Solar, LLC/Gary Bennett and Betty Bennett Owners Special Use and Variance Applications

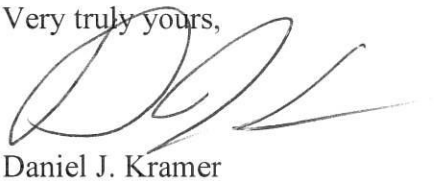
Dear Krysti and Sarah

Enclosed please find the Application for Special Use and Application for Variance along with the following items:

1. Application for Variance executed by Owners and Petitioner
2. Application for Special Use executed by Owners and Petitioner
3. $21,035.00 check for Annexation and Special Use Fee
4. List of Adjoining Owners within 500 feet
5. Tax Print out showing property ownership
6. Cover letter detailing the project narrative/system design summary
7. Special Use Permit Plan Set
8. Electrical Diagram
9. Manufacturer's Specifications
10. Glare Analysis
11. Interconnection Agreement
12. Decommissioning Plan
13. Plat of Survey
14. Legal Description
15. Aerial Map
16. Vegetation Management Plan for Solar Site Utilizing Native Vegetation

Please review the same and if you have any questions or concerns please feel free to contact me. Please let me know the schedule of meetings.

Very truly yours,



Daniel J. Kramer
Attorney at Law

DJK/cth
Enclosures



nexamp

Beecher Road Solar, LLC

08/07/2024

- Parcels
- Forested Wetland
- Non-Forested Wetland
- Salt Marsh
- Water

ATWELL

BEECHER ROAD SOLAR, LLC
JULY 25, 2024
02-08-300-008, 02-08-300-012, 02-08-300-011
ILLINOIS DESIGN FIRM #184-005876

LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL1808635--166, COMMITMENT DATE: SEPTEMBER 6, 2022 AT 7:00 A.M.

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00”09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°28'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00”46'58" WEST, 200.71 FEET FOR A POINT OF BECINNING; THENCE NORTH 00”52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00”00'30" WEST, 375.0 FEET; THENCE NORTH 52”02'07" EAST, 315.0 FEET, THENCE NORTH 00”02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88"30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00"04'03' EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59”25'57" WEST, 694.32 FEET; THENCE SOUTH 81”55'57" WEST, 349.80 FEET; THENCE SOUTH 51”55'57” WEST 280.50 FEET; THENCE SOUTH 39°55'57' WEST, 153.78 FEET; THENCE SOUTH 86”06'25" WEST, 38.0 FEET THENCE SOUTH 33”09'12' WEST, 343.0 FEET; THENCE SOUTH 16”38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD: THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00”21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00”21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89”02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNINC; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOMNC DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16”38'2S" EAST, 402.58 FEET; THENCE NORTH 33”09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11”27'20" EAST, 559.64 FEET; THENCE NORTH 00”02'07" EAST, 634.19 FEET; THENCE NORTH 89”57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00”02'07” EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 2:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88”28'22" EAST PARALLEL \MTH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNINC; THENCE NORTH 00”52'50" WEST 1,057.46 FEET; THENCE NORTH 88”42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00”02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88”30'3S" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03' EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59”25'57" WEST, 694.32 FEET; THENCE SOUTH 81”55'57" WEST, 349.80 FEET; THENCE SOUTH 51”55'57" WEST

ATWELL

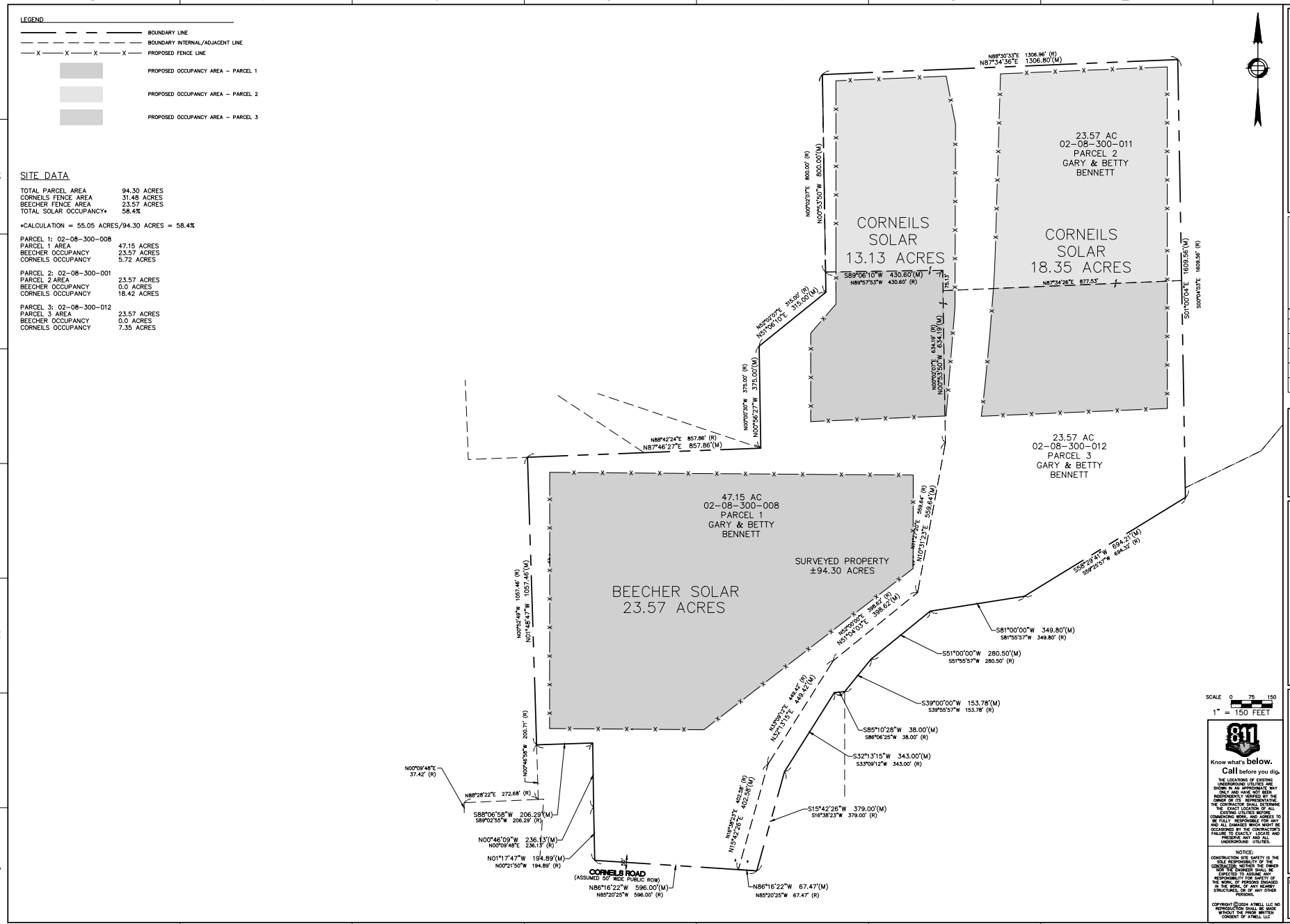
280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86"06'25" WEST, 38.0 FEET; THENCE SOUTH 33"09'12" WEST, 343.0 FEET; THENCE SOUTH 16"38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00"21'50' EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00"21'50" WEST, ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00"09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89"02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89"02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOMNC DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'23" EAST, 402.58 FEET; THENCE NORTH 33"09 12" EAST, 449.42 FEET; THENCE NORTH 52"00'00" EAST, 398.62 FEET; THENCE NORTH 11"27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89"57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTH WEST 1/4 FOR THE TERMINUS OF SAID LINE, AND EXCEPT THAT PART THEREOF LYINC SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88"26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET;THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00"52'50" WEST 1,057.46 FEET; THENCE NORTH 88"42'24" EAST, 857.86 FEET; THENCE NORTH 00"00'30" WEST, S75.0 FEET; THENCE NORTH 52"02'07" EAST, 315.0 FEET, THENCE NORTH 00"02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88"30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51"55'57" WEST 280.50 FEET; THENCE SOUTH 39"55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33"09'12" WEST, 343.0 FEET; THENCE SOUTH 16"38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNEILS

ROAD; THENCE NORTH 85"20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00"21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST, ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 00"09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89"02'55" EAST FROM THE POINT OF BECINNING; THENCE SOUTH 89"02'55" WEST, 206.29 FEET

TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85"20 25' WEST ALONG SAID CENTER LINE OF CORNEILS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16"38'23" EAST, 402.58 FEET; THENCE NORTH 33"09'12" EAST, 449.42 FEET; THENCE NORTH 52"00'00" EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00"02'07" EAST, 634.19 FEET; THENCE NORTH 89"57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00"02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, AND EXCEPT THAT PART THEREOF LYINC NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.



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Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

ATWELL
1805 EAST NEW YORK STREET, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/26/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

Project: BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title: PARCEL OCCUPANCY EXHIBIT
Drawn by: LEH Scale: As Noted Approved by: MBK

Dwg No: EX-01 Size: ARCH D Sheet Rev: D

CAD FILE: 24003183X001 OCCUPANY EXHIBIT 2024-10-30.DWG

Company Confidential - This drawing or print is the property of Nexamp, Inc. and is subject to return on request. The design concepts and information contained herein are proprietary to Nexamp, Inc and its subsidiaries and are submitted in confidence. They are not transferable and must be used only for the purpose for which the Drawing/print is expressly loaned. They must not be disclosed, reproduced detrimental to the interest of Nexamp, Inc. All patent rights are reserved unless they are expressly assigned in writing by a duly authorized representative of Nexamp, Inc.

Beecher Road Solar, LLC - O&M Services Plan

Beecher Road Solar, LLC, a wholly-owned subsidiary of Nexamp, Inc., as the developer and construction manager of an approximately 4.99-megawatt (AC) solar PV array on property owned by Gary L. Bennett and Betty S. Bennett at 10791 Corneils Road, Yorkville, Illinois is pleased to provide this Operation and Maintenance (O&M) services plan.

Nexamp Asset Management Services, Inc. (NAMS) is a full service photovoltaic Operations and Maintenance company, servicing more than 800 MW DC as of 2024. Beecher Road Solar, LLC intends to contract with NAMS in order to provide O&M services for the project for the first ten years of the system operation. At that time, Beecher Road Solar, LLC will revisit that contract and intends to renew the term.

Attached to this Services Plan is a typical scope of work for an O&M provider for a large-scale solar PV array. NAMS has used this scope of work as the basis for its services for infrastructure that it currently maintains. In the following template, “Contractor” represents NAMS and “Owner” represents the project owner, Beecher Road Solar, LLC.

The primary services under the scope of an O&M agreement include:

- Annual array maintenance inspections, remote monitoring and operation, unscheduled maintenance (fault detection and repair), and scheduled equipment replacement.
- On-site services typically require one or two pick-up trucks and two to four licensed technicians.
- Technicians perform work with hand tools and battery-operated power tools and rarely require generators or any motorized or heavy equipment.
- The array is designed to facilitate major equipment replacement using truck mounted boom lift every 10-15 years.
- Nexamp Solar, LLC will develop the site using a pile driven or screw mounting system for the array.

Maintenance Activities:

- Mowing operations are typically conducted zero to four times per season, depending on the weather conditions and resultant growth. Animal grazing is considered an alternative to mowing and may be employed at this site.
- If pollinator vegetation is installed at this site, the vegetation may be maintained up to 36 inches in height. During the establishment period (first 3 to 5 years following installation) mowing may be required more frequently. Once the pollinators are established mowing may occur as few as zero to one time per year.

- The entire Site is inspected for any erosion upon each site visit and maintenance activity, a minimum of two times per year. Any erosion to roads, embankments, drainage structures/basins, ground cover, etc. is repaired using similar methods to the initial install, with like equipment and materials. Potentially, additional erosion control blankets, jute netting, etc. will be added to protect the maintenance improvement.
- Depending on the array location and surrounding vegetation, an arborist with boom truck will thin shading tree growth and limbs adjacent to power lines.
- In the event that weed control is required, NAMS uses only non-persistent solutions previously approved for use by DEP and many municipalities for use in regulated and protected areas. The frequency of this activity is typically once annually, if at all. Work is typically performed by licensed applicators using trailer born and backpack spraying apparatus.
- Beecher Road Solar, LLC does not anticipate conducting module washing at this site. In the event that modules are washed, cleaning solution consists of 100% filtered water. Work is typically performed by two to four technicians using backpacks and scrubbing wands.
- Some snow removal may be required to allow site access during winter months, however no snow removal operations will be performed within the array areas. Snow clearing from modules may be completed depending on the amount and type of snow, two to four times per winter, to facilitate production. Snow clearing is completed manually by three to six laborers using hand held brooms and squeegees.
- Inspection of the storm water management facilities will occur at each site inspection, no less than biannually, with maintenance provided to restore the facilities to their original condition.

Scope of Work – O&M Services Contract

Nexamp Asset Management Services (the "Contractor") will provide O&M services for the proposed 4.99-Megawatt (AC) solar photovoltaic system located on property owned by Gary L. Bennett and Betty S. Bennett at 10791 Corneils Road, Yorkville, Illinois (the "Facility"). The services to be provided will include the operation, repair, monitoring and maintenance services listed below.

FACILITY OPERATIONS

The Facility will be remotely operated in conformity to the operating specifications and requirements set forth in the O&M Manual, in compliance with prudent industry practices, in accordance with the terms and conditions of the interconnection agreement between the Owner and the local distribution utility, and in accordance with applicable law.

PERFORMANCE MONITORING AND OPERATIONS REPORTING

During the Service Term, Contractor shall:

- At all times perform basic remote monitoring and operation of the Facility to make sure Facility is fully functional including all necessary remote data collection and record and report all meter data consistent with all Solar Program requirements.

- Provide Owner with web access to basic monitoring data.

- Provide Owner with monthly reporting of performance against predicted power and historical performance beginning two calendar months after the Commercial Operations Date (as defined as "Substantial Completion" in the EPC Agreement) is achieved, including, summaries of energy measured and reported by the Facility's revenue grade meters, a summary of planned maintenance, and a summary of all forced outages and emergency response measures and the steps that were taken to resolve such forced outages and emergency situations.

- Provide copies of all such information no later than thirty (30) calendar days of making or receiving information pertaining to maintenance and/or repair pertaining to the system and/or any portion thereof or the Interconnection.

- Maintain warranty records with all inverter, module, and mounting suppliers.

- Maintain service agreements with DAS suppliers.

Prepare and submit required monthly reports, as the agent of Owner and after obtaining Owner's prior approval, to report all metered data to the Production Tracking Facility (PTS).

SCHEDULED INSPECTION AND MAINTENANCE

- Contractor will perform required maintenance of the Facility in accordance with the written manufacturer requirements for operation and maintenance of the equipment that is part of the Facility (such written instructions are included in the O&M Manual).

- Contractor will provide continuous 24/7 active monitoring of Facility performance and provide a single point of contact for Facility maintenance and repair related issues.

- Contractor will implement the preventive maintenance schedule, if any, for each item of equipment that is part of the Facility, as set forth in the relevant portions of the O&M Manual.

- Contractor will maintain maintenance logs, records and reports documenting the provision of O&M Services hereunder in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility. Contractor shall maintain current revisions of the drawings, specifications, lists, clarifications and other materials relating to the Facility.

- Contractor will complete and submit to Owner in a timely manner maintenance log sheets to document Contractor's provision of Services as required hereby in sufficient detail to allow Owner to verify that the Facility is performing in accordance with the Project Warranty and the performance requirements for the Facility.

- Contractor will regularly maintain the Facility, in accordance with the O&M Manual, and provide annual on-site inspections by completing the following.

    - Visual inspection of all feeder terminations for corrosion.
    - Visual check of all power terminations/connections associated with the system e.g. DC combiner boxes, DC and AC disconnects, surge arrestors, inverters and PV modules and re-torque as necessary.
    - Test of ground continuity and correct any unsafe or abnormal issues.
    - Check of all DC and AC fuses in inverters, combiner boxes, and disconnects.
    - Testing and recording of voltage and amperage of the arrays at the string level.
    - Inspection of combiner boxes, disconnects and inverters with an infrared camera, with the purpose of detecting hotspots, bad connections, etc.
    - Conduct aerial infrared drone inspection to detect module and string issues
    - Checking of the mechanical and structural integrity of the system.

- Cleaning or replacement of inverter air filters where applicable if necessary.
- Checking of inverter housing for dust/water ingress.
- Checking and replacement of any unserviceable system labeling as necessary.
- Visual inspection of weather stations and calibration verification against monitored data.
- Checking of modules for excessive dirt and debris. Cleaning is excluded.
- Providing written documentation to include summary report of findings including actions taken and recommendations for additional maintenance or repairs, etc.

FAULT DETECTION AND DISPATCH

- Contractor shall respond to all alarms, alerts and service requests pertaining to the system within 24 hours of such alarm, alert and/or service request, as personnel safety and weather conditions permit.

- Contractor shall monitor and respond to forced outages and performance trends. Contractor and Owner shall notify the other as soon as practically possible, but in no event later than twenty-four (24) hours following their discovery, of "**Forced Outage**", which is defined as: (a) any material malfunction in the operation of the Facility and/or (b) any interruption in the delivery of energy to the Facility's revenue grade meters. Contractor shall apply safe industry best practices to fully resolve any Forced Outage as quickly as possible. To the extent the correction of the Forced Outage requires either O&M Services or Warranty Services, Contractor shall initiate the O&M Services or Warranty Services needed to return the Facility to service within 24 hours of such notice, and where applicable, as manufacturer service capabilities permit. Contractor shall provide Owner with an estimate of the time necessary to return the Facility to fully operational service. Contractor agrees to notify the Owner as soon as practicable when the Facility returns to service, but in no event later than twenty-four (24) hours following the Facility's return to service.

- Emergency. Contractor and Owner agree to notify the other upon the discovery of an Emergency condition pertaining to the Facility. If Contractor is notified of an Emergency condition by Owner or otherwise learns of an Emergency condition, Contractor agrees to promptly dispatch appropriate personnel to address such Emergency as quickly as possible in accordance with industry best practices, and as personnel safety permits. Contractor maintains the right to disconnect the Facility and/or to otherwise isolate the Facility from the electric distribution system servicing Owner's and Owner's property as a result of any Emergency condition pertaining to the Facility as determined at the Contractor's discretion; provided, however, that the Contractor shall be responsible for any adverse consequences caused by such exercise of discretion if the exercise is negligent or represents a breach hereof.

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August 16, 2024

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

Re: SUP Application – Beecher Road Solar, LLC
Proposed 4.99-MW(AC) Commercial Solar Collector System

Applicant: Beecher Road Solar, LLC.
Project Location: 10791 Corneils Road, Yorkville, IL 60545

Dear Members of the Planning and Zoning Board, and County Board:

On behalf of Beecher Road Solar, LLC., please find enclosed and below is our:

- Project narrative and with project details
- Special Use Permit Application:
  - 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
  - Aerial Map
- Application Fee

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Project Narrative:

Beecher Road Solar, LLC is requesting approval of a Special Use Permit to allow for development and operation of a 4.99 (AC) ground-mounted distributed generation solar garden facility on the approximately 70-acre subject property (PINS: 02-08-300-008, 02-08-300-012). The project intends develop approximately 30 acres of the overall parcel. The arrays would be installed over existing farmland and enclosed with a fenced area for safety and security measures.

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. Nexamp secured an additional round of investment in 2021, this time with Generate Capital, a leading clean energy private equity firm. 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.

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Nexamp entered the Illinois market in 2018, and has since become a market leader, with a large share of the currently operating community solar projects in the state.

Project Details:

In your review of this Special Use Permit request, we ask that staff, the Planning and Zoning Board, and 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 11,616 modules proposed to be installed;
- At full tilt, the height of the solar array will be more than 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 ComEd along Corneils Road;
- Perimeter security fencing up to 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 will be located within the fence-on a concrete equipment pad;
- Disturbed areas will be re-vegetated with a pollinator friendly seed mix;

II. Construction:

- Estimated approximately 20 to 30 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 Spring of 2026, depending on a number of factors;
- Duration of construction is typically +/- 6 months;

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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;

V. 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;
- 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;
- Typically, any snowfall will slide off the panels. Therefore, we do not anticipate any snow removal unless necessary.

On behalf of Beecher Road Solar, LLC 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 Kwiatkowski
Business Development Manager
P: 317-760-3190
E: MKwiatkowski@nexamp.com

PATRICIA A BAKALA
10711 CORNEILS RD
PLANO IL 60545

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR
10417 CORNEIL RD
PLANO IL 60545

VAN THOMPSON CHARLES WALLIS LARRY A
55 LANE 140B LAKE GEORGE
FREMONT IN 46737

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

GARY BETTY BENNETT
10791 CORNEILS RD
PLANO IL 60545

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

VAN THOMPSON CHARLES WALLIS LARRY A
55 LANE 140 B LAKE GEORGE
FREMONT IN 46737

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

LORIE P TESKA
1 ROYAL OAKS CT
BRISTOL IL 60512

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

PATRICIA A BAKALA
10711 CORNEILS RD
PLANO IL 60545

CHARLES R JULIE E BENNETT
10907 CORNEILS RD
PLANO IL 60545

LARRY WALLIS NELSON LAND COMPANY
55 LANE 140 B
LAKE GEORGE
FREMONT IN 46737

CHARLES R JULIE E BENNETT
10907 CORNEILS RD
PLANO IL 60545

GARY L BETTY S BENNETT
10791 CORNIELS RD
PLANO IL 60545

GARY BETTY BENNETT
10791 CORNEILS RD
PLANO IL 60545

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

LORIE P TESKA
1 ROYAL OAKS CT
BRISTOL IL 60512

PATRICIA A BAKALA
10711 CORNEILS RD
PLANO IL 60545

GARY L BETTY S BENNETT
10791 CORNIELS RD
PLANO IL 60545

MCARTHUR JOAN TR MCARTHUR JAMES B VIRGINIA TR
10417 CORNEIL RD
PLANO IL 60545

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

CHICAGO WB INVESTORS LLC
c/o SAM ZABALA
315 FLATBUSH AVE 302
BROOKLYN NY 11217

GARY BETTY BENNETT
10791 CORNEILS RD
PLANO IL 60545

JOHN MEYER
90 SHORE DR
OGDEN DUNES IN 463681007

SCOTT BRUMMEL BRUMMEL REALTY TEQUILA SUNRISE ENTERPRISES LLC
1107 S BRIDGE ST STE D
YORKVILLE IL 60560

GARY BETTY BENNETT
10791 CORNEILS RD
PLANO IL 60545

PATRICIA A BAKALA
10711 CORNEILS RD
PLANO IL 60545

LARRY WALLIS NELSON LAND COMPANY
55 LANE 140 B
LAKE GEORGE
FREMONT IN 46737

Property Information

Parcel Number
02-08-300-008

Tax Year
2023 (Payable 2024)

Sale Status
None

Property Class
0011 - HOMESITE-DWELLING

Net Taxable Value
169,338

Township
Bristol Township

Tract Number

Legal Description
SEC.17-37-7 DOC.87-1552

Site Address
10791 CORNEILS RD
PLANO, IL 60545

Neighborhood Code

Tax Code
BR001 -

Tax Rate
8.202910

Acres
47.1859

Lot Size

Owner Name & Address
BENNETT, GARY & BETTY
10791 CORNEILS RD
PLANO, IL, 60545

Land Use

Tax Status
Taxable

Total Tax
$14,126.40

Mailing Address

TIF Base Value
0

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	13,000	137,788	21,550	8,000	0	180,338
Department of Revenue	13,000	137,788	21,550	8,000	0	180,338
Board of Review Equalized	13,000	137,788	21,550	8,000	0	180,338
Board of Review	13,000	137,788	21,550	8,000	0	180,338
S of A Equalized	13,000	137,788	21,550	8,000	0	180,338
Supervisor of Assessments	13,000	137,788	21,550	8,000	0	180,338
Township Assessor	13,000	137,788	21,550	8,000	0	180,338
Prior Year Equalized	13,000	137,788	21,550	8,000	0	180,338

Billing

	1st Installment (Due 06/11/2024)	2nd Installment (Due 09/11/2024)	Totals
Tax Billed	$6,945.32	$6,945.32	$13,890.64
Penalty Billed	$0.00	$0.00	$0.00
Cost Billed	$0.00	$0.00	$0.00
Fees/Liens/SSA Billed	$117.88	$117.88	$235.76
Total Billed	$7,063.20	$7,063.20	$14,126.40
Amount Paid	$7,063.20	$0.00	$7,063.20
Total Unpaid	**$0.00**	**$7,063.20**	**$7,063.20**
Paid By	**BENNETT, GARY & BETTY**		
Date Paid	**6/11/2024**		

No Forfeiture Information

Exemptions

Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	3/30/2010	3/30/2010	2/16/2023		6,000	6,000
Senior Citizen	2/24/2015	2/24/2015	2/16/2023		5,000	5,000

Farmland

Land Type	Acres	EAV
HOMESITE	1.8586	0
CROPLAND	41.5251	21,310
OTHER FARMLAND	3.4766	240
PUBLIC ROAD	0.3256	0
Totals	**47.1859**	**21,550**

Click to open Farmland Details

No Genealogy Information

Related Names

Parcel Owner BENNETT, GARY & BETTY
10791 CORNEILS RD
PLANO, IL, 60545

Mailing Flags Tax Bill, Change Notice, Delinquent Notice, Exemption Notice

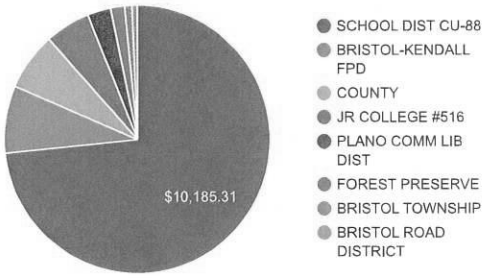
Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2023	202300008467		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	$12,500.00	$0.00	$12,500.00
2023	202300008468		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	$12,500.00	$0.00	$12,500.00

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST CU-88	6.014780	$10,185.31
BRISTOL-KENDALL FPD	0.671570	$1,137.22
COUNTY	0.567050	$960.22
JR COLLEGE #516	0.451510	$764.58
PLANO COMM LIB DIST	0.227420	$385.11
FOREST PRESERVE	0.142570	$241.43
BRISTOL TOWNSHIP	0.074290	$125.80
BRISTOL ROAD DISTRICT	0.053720	$90.97
TOTAL	**8.202910**	**$13,890.64**



Property Information

Parcel Number
02-08-300-012

Site Address

Owner Name & Address
BENNETT, GARY L & BETTY S
10791 CORNIELS RD
PLANO, IL, 60545

Tax Year
2023 (Payable 2024)

Sale Status
None

Neighborhood Code

Land Use

Property Class
0021 - FARMLAND

Tax Code
BR001 -

Tax Status
Taxable

Net Taxable Value
12,560

Tax Rate
8.202910

Total Tax
$1,139.80

Township
Bristol Township

Acres
21.9399

Mailing Address

Tract Number

Lot Size

TIF Base Value
0

Legal Description
SEC 8 & 17-37-7 23.58 ACS DOC 89-2491 PT SW SEC 8-37-7 & PT NW SEC 17-37-7 LYG N OF RD

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	12,560	0	0	12,560
Department of Revenue	0	0	12,560	0	0	12,560
Board of Review Equalized	0	0	12,560	0	0	12,560
Board of Review	0	0	12,560	0	0	12,560
S of A Equalized	0	0	12,560	0	0	12,560
Supervisor of Assessments	0	0	12,560	0	0	12,560
Township Assessor	0	0	12,560	0	0	12,560
Prior Year Equalized	0	0	11,770	0	0	11,770

Billing

	1st Installment (Due 06/11/2024)	2nd Installment (Due 09/11/2024)	Totals
Tax Billed	$515.15	$515.15	$1,030.30
Penalty Billed	$0.00	$0.00	$0.00
Cost Billed	$0.00	$0.00	$0.00
Fees/Liens/SSA Billed	$54.75	$54.75	$109.50
Total Billed	$569.90	$569.90	$1,139.80
Amount Paid	$569.90	$0.00	$569.90
Total Unpaid	**$0.00**	**$569.90**	**$569.90**
Paid By	**BENNETT, GARY L & BETTY S**		
Date Paid	**6/11/2024**		

No Forfeiture Information

No Exemptions

Farmland

Land Type	Acres	EAV
CROPLAND	18.6696	12,330
OTHER FARMLAND	2.3796	190
WASTELAND - CONTRIB	0.8793	40
PUBLIC ROAD	0.0114	0
Totals	**21.9399**	**12,560**

Click to open Farmland Details

No Genealogy Information

Related Names

Parcel Owner BENNETT, GARY L & BETTY S
10791 CORNIELS RD
PLANO, IL, 60545

Mailing Flags Tax Bill, Change Notice, Delinquent Notice, Exemption Notice

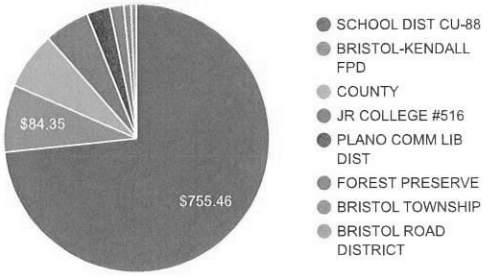
Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2023	202300008467		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	$12,500.00	$0.00	$12,500.00
2023	202300008468		10/24/2022	GARY & BETTY BENNET	UNITED CITY OF YORKVILLE	$12,500.00	$0.00	$12,500.00
2000	2000-3689	Deed	3/1/2000	KRESL, DORCAS A	BENNETT, GARY L & BETTY S	$68,500.00	$0.00	$68,500.00

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST CU-88	6.014780	$755.46
BRISTOL-KENDALL FPD	0.671570	$84.35
COUNTY	0.567050	$71.23
JR COLLEGE #516	0.451510	$56.71
PLANO COMM LIB DIST	0.227420	$28.56
FOREST PRESERVE	0.142570	$17.91
BRISTOL TOWNSHIP	0.074290	$9.33
BRISTOL ROAD DISTRICT	0.053720	$6.75
TOTAL	**8.202910**	**$1,030.30**



ONE COMPANY.
INFINITE SOLUTIONS.

October 31, 2024

Ms. Sara Mendez, Planner I
United City of Yorkville
Community Development
651 Prairie Pointe
Yorkville, IL 60560

RE: PZC 2024-22 Beecher Road Solar, LLC (Expansion) – Solar Farm
Special Use and Variance

Atwell, LLC Project No. 24003183

Ms. Mendez,

Atwell, LLC is in receipt of City of Yorkville's Review Comments from the Planner, EEI's and Hey and Associate's as provided in the Memorandum, dated October 16, 2024, and reviewed in the Plan Council Meeting on October 24, 2024. regarding their review of the submittal made for the proposed Beecher Solar, LLC project at 10791 Cornelis Road, Yorkville Illinois. We have revised the plans according to those comments, and we offer the following responses.

City of Yorkville Planner I (Sara Mendez) Comments:

Comment 1: *The petitioner shall provide staff with a written response of the operations phase of the lease for the proposed solar farm project.*

Response: ***The Operations and Maintenance Plan was submitted to Sara on October 30th but Matt Kwiatkowski via email.***

Comment 2: The solar panels appear to encroach into the required front (south) yard setback. The minimum distance required for the front (south) yard is 1000 feet. The petitioner has filed a variance request to maintain 482 feet from the front (south) setback.

Response: ***This comment has been acknowledged.***

Comment 3: Staff notes the approved Corneils Road Solar project, in addition to the proposed solar farm on parcel number #02-08-300-008, may exceed the allowed 80% occupancy for a solar farm use in the A-1 Agricultural District. Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.

Response: ***An exhibit detailing out these areas have been provided with this submission. In addition, this computation has been provided on Sheet C-200.***

Comment 4: Staff requests the petitioner provide a viewshed from angles around the solar farm which illustrate how far away the panels will be from the public right-of-way (Corneils Road).

Response: ***This exhibit will be provided for the meeting on November 6th.***

Comment 5: Staff requests the petitioner provide the total linear foot perimeter that the fence will enclose. A Knox box and keys shall be provided to the City's building department and Bristol Kendall Fire District (BKFD).

Response: ***The total linear footage of the perimeter fence is 4,157 feet. This has been added to the site date table on Sheet C-200. A note for the knox-box has been added to the access point on sheet C-200 and to the Chain Link fence detail on sheet C-500.***

Comment 6: 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.

Response: ***A Decommissioning with the 3% annual inflation rate has been provided with this submission.***

Comment 7: Staff notes the acreage for the approved Corneils Road Solar in addition to the proposed solar farm would be greater than the primary agricultural use for parcel #02-08-300-008. Staff requests that the petitioner verify the total acreage occupied by the solar farm use for each parcel (#02-08-300-008, #02-08-300-012, and #02-08-300-011) associated with the approved Corneils Road Solar project.

Response: ***An exhibit detailing out these areas have been provided with this submission. In addition, this computation has been provided on Sheet C-200.***

EEI Review Comments:

Comment 1: *The following permits may be required during final engineering 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*
- *IDNR for work in the floodway*

Response: **Acknowledged, the listed permits will be obtained with the Final Engineering Plans.**

Comment 2: *Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. In addition, solar farms can follow the guidance of the "Detention Requirements for Solar Developments" memo dated 7/10/2024. A stormwater management report should be submitted.*

Response: **Per the threshold outlined in the memo, the proposed project proposes 0.47 acres (20,629 SF) of new impervious area which is below the 32,00 SF threshold for detention. The project "development area" is less than the 45,000 SF threshold as well. Thus, detention is not required.**

Comment 3: *Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.*

Response: **Acknowledged, the property will be developed in accordance with the City of Yorkville's Wetland Protection Regulations.**

Comment 4: *A field tile survey will be required.*

Response: **Acknowledged, a drain tile survey will be provided with final engineering permits.**

Comment 5: *A portion of the site is in the floodplain of Rob Roy Creek. The property will have to be developed in accordance with the floodplain provisions of the City's stormwater ordinance.*

Response: **Acknowledged, the property will be developed in accordance with the floodplain provisions of the City's stormwater ordinance.**

Comment 6: *A portion of the site is in the floodway of Rob Roy Creek. Any work in the floodway will require a permit from IDNR. Since solar fields do not fit the conditions of a statewide permit, an individual permit would likely be needed.*

Response: **An IDNR permit will be obtained with Final Engineering Plans.**

Comment 7: *No solar equipment will be allowed within existing sanitary sewer easements.*

Response: **No solar equipment is proposed within the existing sanitary sewer easements.**

Comment 8: *The decommissioning bond or letter of credit will need to be 120°/» of the approved estimate.*

Response: **A draft of the decommissioning estimate based on the SUP plans has been provided with this submittal. A final estimate and bond/letter of credit will be provided with final the final engineering plans.**

Comment 9: *It is our understanding that the annexation will include portions of Corneils Road, therefore a 40' right-of- way dedication will be required. In addition, Corneils Road is currently not constructed to City standards and per code, improvements will be required. In place of constructing the improvements, the developer may choose to pay the value of the roadway improvements to the city. We have completed a cost estimate for the section of roadway across the frontage of the development. The total cost is estimated to be $482,210. Therefore the amount due for this development would be half of the total or $241,105.*

Response: **Acknowledged, this will be provided with Final Engineering.**

Comment 10: *We have provided the landscaping plans to the City's landscaping consultant and comments will be forwarded when available*.

Response: **Acknowledged.**

Comment 11: The following will need to be submitted with Final Engineering Plans:

a) Additional information as shown in the provided checklist.
b) Truck turning exhibits for delivery and emergency vehicles.
c) Photometric plan
d) Decommissioning cost estimate
e) Stormwater management submittal

Response: **Acknowledged. The decommissioning cost estimate for the SUP plans has been provided with the submittal. No lighting is proposed. All other information will be provided with Final Engineering Plans.**

Hey and Associates, Inc Review Comments:

Comment 1: *For reasons described below, this landscape plan is not recommended for approval at this time. Wetland comments are also included. A response letter from the petitioner which addresses all review comments should be provided with their next submittal.*

Response: **Acknowledged.**

Comment 2: *The reviewed plans were largely illegible due to small size and low resolution. 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).*

Response: **A detailed view of the proposed landscaping has been provided. Please note that the PDF file being submitted from our end is legible. If they appear to be illegible on your end, please reach out to us and we can provide a new PDF or a hard copy. There may be an issue with the file sizes.**

Comment 3: *Building Foundation Landscape Zone*
No buildings are proposed, so therefore building foundation landscape zone requirements do not apply.

Response: **Acknowledged.**

Comment 4: *Parking Area Perimeter Landscape Zone*
No off-street parking areas abut public or private right-of-way (excluding alleys), so therefore parking area perimeter landscape zone requirements do not apply.

Response: **Acknowledged.**

Comment 5: *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.

Response: **Acknowledged.**

Comment 6: *Transition Zone*
Because adjacent land use is agricultural, transition zone requirements do not apply.

Response: **Acknowledged.**

Comment 7: *Species Diversity Requirement*
The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed but is illegible.

Response: **The pollinator friendly seed mix has been enlarged for readability.**

Comment 8: *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 throughout the creek corridor. It is not clear from the plans whether any trees are to be removed. A tree survey is required; tree replacement may also be required.
The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed but is illegible.

Response: **No trees along the corridor are proposed to be removed with the Beecher Solar project. The pollinator friendly seed mix has been enlarged for readability.**

Comment 9: *Street Trees*
Previous submittals included street tree plantings, but none are shown on the current plans.

Response: **Please reference the shade trees along Corneils Road. These are noted to be installed with the Corneils Solar project, but if they are not installed then they are to be installed with the Beecher development.**

Comment 10: *General*
The landscape plan indicates a "Pollinator Friendly Seed Mix" will be installed. A maintenance plan should abo 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.

A Plant Schedule included on the Landscape Plan sheet C-400 indicates 39 evergreen trees and 195 shrubs are proposed, but these plantings were not found on the plan.

Response: **The pollinator friendly seed mix has been enlarged for readability. A Vegetation Management and Maintenance Plan will be provided with final engineering plans. A detail view of proposed landscaping layout is provided on Sheet C-401. The specific locations of the proposed species will be provided with final engineering plans.**

Comment 11: *Wetlands*
A valid wetland delineation and jurisdictional determination of the proposed project area are required.

A linear buffer along all watercourses is required. Buffer width shall be calculated per City or USACE requirements, whichever is more stringent.

Any impacts to wetlands or waters must be clearly identified on the plans. Additional comments may be provided after complete information is submitted.

Response: **A Wetland Determination/Delineation report has been provided with this submittal. We determined there are no wetlands located on site. An existing watercourse buffer is shown on sheet C-200 which is being avoided.**

We trust that these responses will satisfy the concerns outlined in your review letter. Should there be any additional questions or concerns, please contact me at (630) 281-8424.

Sincerely,
ATWELL, LLC



Micheal B. Keith, P.E.
Project Manager

BEECHER ROAD SOLAR, LLC

A 4.99 MW (AC) GROUND-MOUNTED SOLAR POWER GENERATING FACILITY

10791 CORNEILS ROAD
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

SPECIAL USE APPLICATION PLANS

DEVELOPMENT TEAM

PROJECT OWNER
NEXAMP, INC.
101 SUMMER STREET, SECOND FLOOR
BOSTON, MA 02110
PHONE: (617) 431-1440

APPLICANT/CONTRACTOR
BEECHER ROAD SOLAR, LLC
101 SUMMER STREET, SECOND FLOOR
BOSTON, MA 02110
PHONE: (317) 760-3190
CONTACT: MATT KWIATKOWSKI

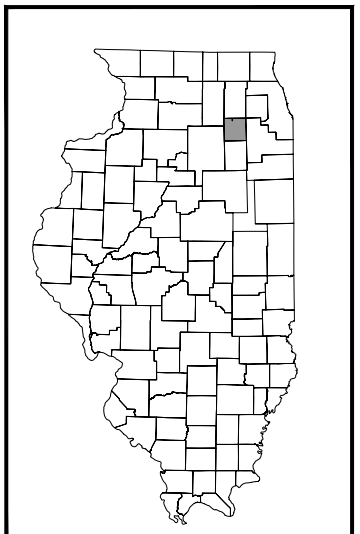
CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR
ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
FAX: (630) 577-0900
CONTACT: MICHAEL KEITH, P.E.

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YORKVILLE, IL 60560
(630) 553-8573
CONTACT: KRYSTI BARKSDALE-NOBLE

HIGHWAY
UNITED CITY OF YORKVILLE ENGINEERING DEPARTMENT
651 PRAIRIE POINTE DRIVE
YORKVILLE, ILLINOIS, 60560
(630) 466-6700

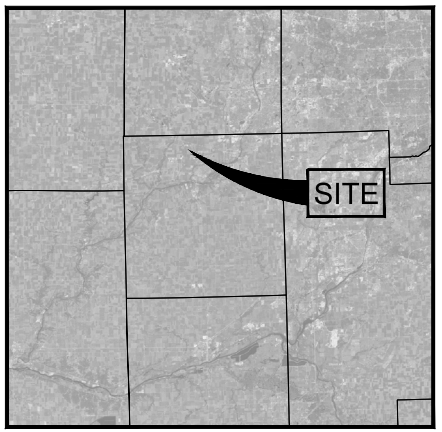
EROSION & SEDIMENTATION
KENDALL COUNTY SOIL & WATER CONSERVATION DISTRICT
7775A ROUTE 47
YORKVILLE, IL 60560
(630) 553-5821 X 3
CONTACT: JULIE BROWN



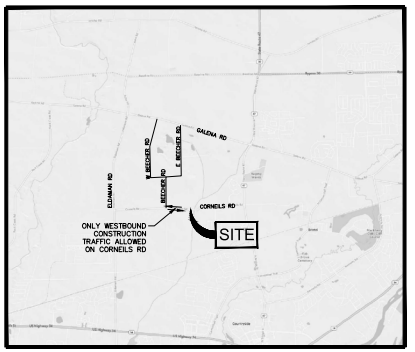
ILLINOIS
NOT TO SCALE

SHEET INDEX

C-000	COVER SHEET
C-100	EXISTING CONDITIONS PLAN
C-200	SITE LAYOUT PLAN
C-300	STORMWATER MANAGEMENT PLAN
C-400	LANDSCAPE PLAN
C-401	DETAILED LANDSCAPE PLAN
C-500	STANDARD DETAILS



KENDALL COUNTY
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 5000'

nexamp
101 Summer Street, 2nd Flr. Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com

ATWELL
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/28/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

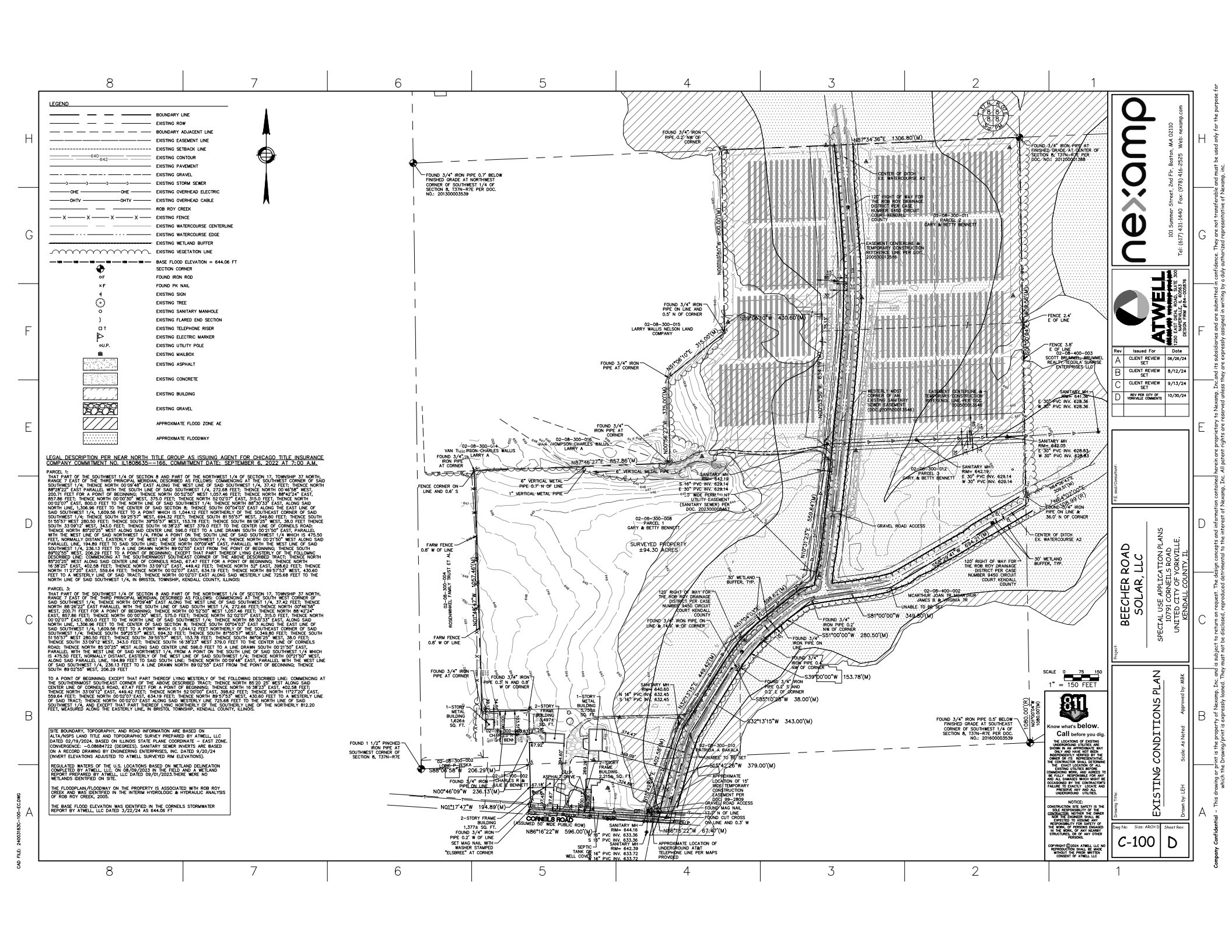
Project: BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNEILS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title: COVER SHEET
Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-000 | Size: ARCH D | Sheet Rev: D

CAD FILE: 240031830-000-CV.DWG

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LEGAL DESCRIPTION PER NEAR NORTH TITLE GROUP AS ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. IL18086635---166, COMMITMENT DATE: SEPTEMBER 6, 2022 AT 7:00 A.M.

PARCEL 1:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 272.68 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 375.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET, THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET THENCE SOUTH 33°09'12" WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNELIS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 89°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING EASTERLY OF THE FOLLOWNC DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNELS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52° EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS:

PARCEL 3:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 8 AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 00°09'48" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 37.42 FEET; THENCE NORTH 88°26'22" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTH WEST 1/4, 272.66 FEET; THENCE NORTH 00°46'58" WEST, 200.71 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00°52'50" WEST 1,057.46 FEET; THENCE NORTH 88°42'24" EAST, 857.86 FEET; THENCE NORTH 00°00'30" WEST, 575.0 FEET; THENCE NORTH 52°02'07" EAST, 315.0 FEET; THENCE NORTH 00°02'07" EAST, 800.0 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 88°30'33" EAST, ALONG SAID NORTH LINE, 1,306.96 FEET TO THE CENTER OF SAID SECTION 8; THENCE SOUTH 00°04'03" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,609.56 FEET TO A POINT WHICH IS 1,044.12 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH 59°25'57" WEST, 694.32 FEET; THENCE SOUTH 81°55'57" WEST, 349.80 FEET; THENCE SOUTH 51°55'57" WEST 280.50 FEET; THENCE SOUTH 39°55'57" WEST, 153.78 FEET; THENCE SOUTH 86°06'25" WEST, 38.0 FEET; THENCE SOUTH 33°09'12 WEST, 343.0 FEET; THENCE SOUTH 16°38'23" WEST 379.0 FEET TO THE CENTER LINE OF CORNELS ROAD; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE 596.0 FEET TO A LINE DRAWN SOUTH 00°21'50" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, FROM A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 WHICH IS 475.50 FEET, NORMALLY DISTANT, EASTERLY OF THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00°21'50" WEST ALONG SAID PARALLEL LINE, 194.89 FEET TO SAID SOUTH LINE; THENCE NORTH 89°09'48" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 236.13 FEET TO A LINE DRAWN NORTH 89°02'55" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°02'55" WEST, 206.29 FEET

TO A POINT OF BEGINNING; EXCEPT THAT PART THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 85°20'25" WEST ALONG SAID CENTER LINE OF CORNELS ROAD, 67.47 FEET FOR A POINT OF BEGINNING; THENCE NORTH 16°38'25" EAST, 402.58 FEET; THENCE NORTH 33°09'12" EAST, 449.42 FEET; THENCE NORTH 52°00'00" EAST, 398.62 FEET; THENCE NORTH 11°27'20" EAST, 559.64 FEET; THENCE NORTH 00°02'07" EAST, 634.19 FEET; THENCE NORTH 89°57'53" WEST, 430.60 FEET TO A WESTERLY LINE OF SAID TRACT; THENCE NORTH 00°02'07" EAST ALONG SAID WESTERLY LINE 725.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; AND EXCEPT THAT PART THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERLY 812.20 FEET, MEASURED ALONG THE EASTERLY LINE, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: --0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

REGULATED WATERS OF THE U.S. LOCATIONS BASED ON WETLAND DELINEATION COMPLETED BY ATWELL, LLC. ON 08/09/2023 IN THE FIELD AND A WETLAND REPORT PREPARED BY ATWELL, LLC DATED 09/01/2023.THERE WERE NO WETLANDS IDENTIFIED ON SITE.

THE FLOODPLAIN/FLOODWAY ON THE PROPERTY IS ASSOCIATED WITH ROB ROY CREEK AND WAS IDENTIFIED IN THE INTERIM HYDROLOGIC & HYDRAULIC ANALYSIS OF ROB ROY CREEK, 2005.

THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNELS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

Know what's below. Call before you dig.
811
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 ATWELL 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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ATWELL
1085 BEACH WARRIOR DRIVE, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/26/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

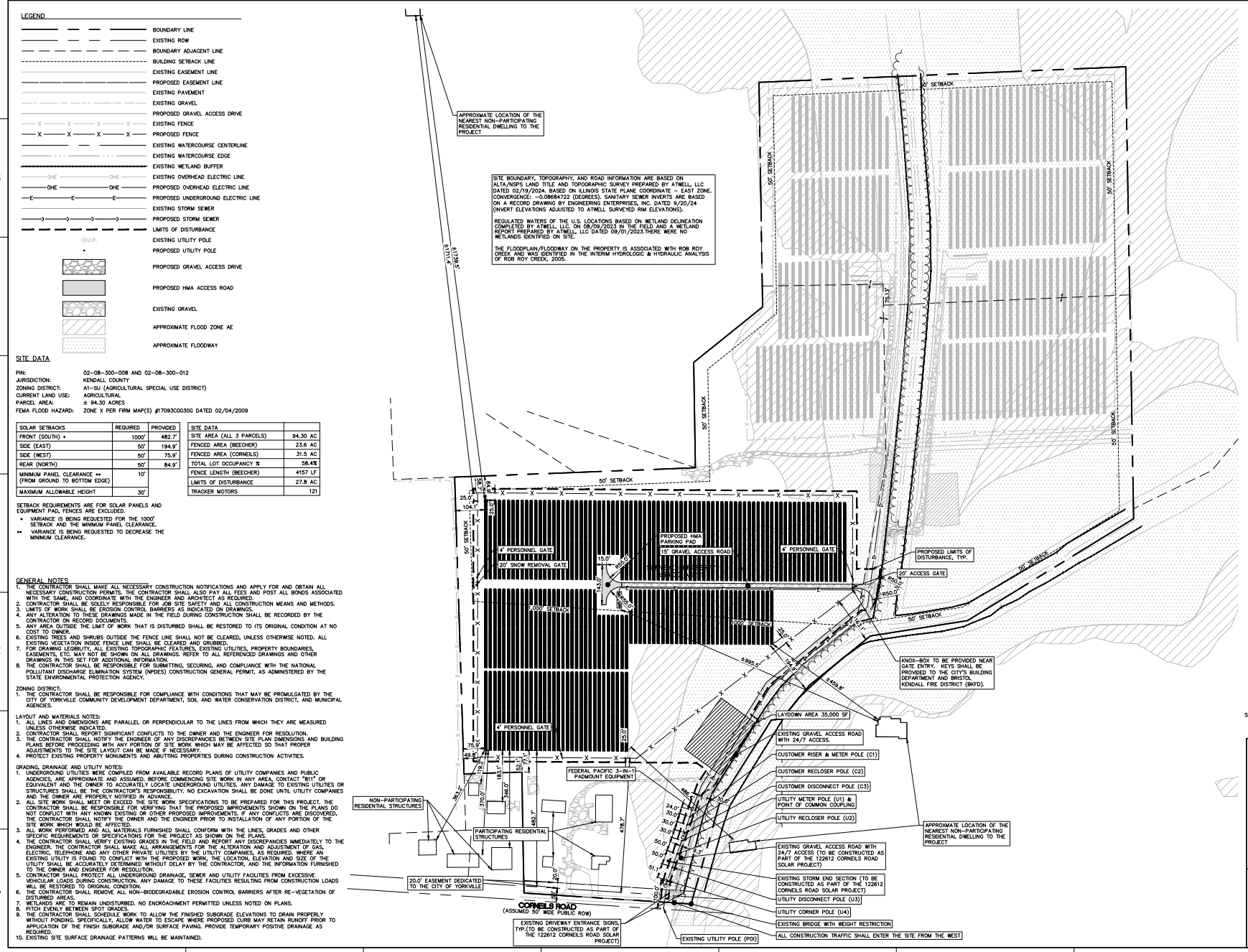
Drawing Title:
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Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-100 | Size: ARCH D | Sheet Rev: D

CAD FILE: 240031830--100-ECI.DWG

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SITE DATA

PIN: 02-08-300-008 AND 02-08-300-012
JURISDICTION: KENDALL COUNTY
ZONING DISTRICT: A1-SU (AGRICULTURAL SPECIAL USE DISTRICT)
CURRENT LAND USE: AGRICULTURAL
PARCEL AREA: ± 94.30 ACRES
FEMA FLOOD HAZARD: ZONE X PER FIRM MAP(S) #17093C0030G DATED 02/04/2009

SOLAR SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH) *	1000'	482.7'
SIDE (EAST)	50'	194.9'
SIDE (WEST)	50'	75.9'
REAR (NORTH)	50'	84.9'
MINIMUM PANEL CLEARANCE ** (FROM GROUND TO BOTTOM EDGE)	10'	
MAXIMUM ALLOWABLE HEIGHT	30'	

SITE DATA	
SITE AREA (ALL 3 PARCELS)	94.30 AC
FENCED AREA (BEECHER)	23.6 AC
FENCED AREA (CORNELS)	31.5 AC
TOTAL LOT OCCUPANCY %	58.4%
FENCE LENGTH (BEECHER)	4157 LF
LIMITS OF DISTURBANCE	27.8 AC
TRACKER MOTORS	121

SETBACK REQUIREMENTS ARE FOR SOLAR PANELS AND EQUIPMENT PAD, FENCES ARE EXCLUDED.
* VARIANCE IS BEING REQUESTED FOR THE 1000' SETBACK AND THE MINIMUM PANEL CLEARANCE.
** VARIANCE IS BEING REQUESTED TO DECREASE THE MINIMUM CLEARANCE.

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.
8. 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.

ZONING DISTRICT:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT, SOIL AND WATER CONSERVATION DISTRICT, AND MUNICIPAL AGENCIES.

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.

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 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.

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

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NOTICE:
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D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
SITE LAYOUT PLAN

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-200 | Size: ARCH D | Sheet Rev: D

CAD FILE: 240031830-200-LDWG

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LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR (640 / 642)
- EXISTING STORM SEWER
- LIMITS OF DISTURBANCE
- EXISTING WATERCOURSE CENTERLINE
- EXISTING WATERCOURSE EDGE
- EXISTING WETLAND BUFFER
- BASE FLOOD ELEVATION = 644.06 FT
- APPROXIMATE FLOOD ZONE AE
- APPROXIMATE FLOODWAY

SITE BOUNDARY, TOPOGRAPHY, AND ROAD INFORMATION ARE BASED ON ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY ATWELL, LLC DATED 02/19/2024. BASED ON ILLINOIS STATE PLANE COORDINATE – EAST ZONE. CONVERGENCE: -0.08684722 (DEGREES). SANITARY SEWER INVERTS ARE BASED ON A RECORD DRAWING BY ENGINEERING ENTERPRISES, INC. DATED 9/20/24 (INVERT ELEVATIONS ADJUSTED TO ATWELL SURVEYED RIM ELEVATIONS).

REGULATED WATERS OF THE U.S. LOCATIONS BASED ON WETLAND DELINEATION COMPLETED BY ATWELL, LLC. ON 08/09/2023 IN THE FIELD AND A WETLAND REPORT PREPARED BY ATWELL, LLC DATED 09/01/2023.THERE WERE NO WETLANDS IDENTIFIED ON SITE.

THE FLOODPLAIN/FLOODWAY ON THE PROPERTY IS ASSOCIATED WITH ROB ROY CREEK AND WAS IDENTIFIED IN THE INTERIM HYDROLOGIC & HYDRAULIC ANALYSIS OF ROB ROY CREEK, 2005.

THE BASE FLOOD ELEVATION WAS IDENTIFIED IN THE CORNELS STORMWATER REPORT BY ATWELL, LLC DATED 3/22/24 AS 644.06 FT

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	94.3
TOTAL DISTURBED AREA (ACRES)	27.8
+EXISTING IMPERVIOUS AREA (ACRES)	0.03
+PROPOSED IMPERVIOUS AREA (ACRES)	0.47

+WITHIN LIMITS OF DISTURBED AREA

STORMWATER SUMMARY

- THE DRAINAGE AREA WILL NOT BE ALTERED BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS.
- DUE TO THE LARGE REDUCTION IN CURVE NUMBER BETWEEN THE EXISTING AND PROPOSED CONDITIONS USING FAVORABLE GROUND COVER PLANTINGS, THE PROPOSED RUNOFF WILL BE REDUCED; THUS, CAUSING NO NEGATIVE IMPACTS ON THE DOWNSTREAM TRIBUTARY AREAS.

EROSION CONTROL AND SEDIMENTATION NOTES:

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR THE DURATION OF THE PROJECT.
7. 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.
8. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
10. 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.
11. 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.
12. DUST SHALL BE CONTROLLED AS NEEDED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
13. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE LIMIT OF WORK.
14. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR REPRESENTATIVE.
15. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
16. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORMWATER DRAINAGE PATTERNS.
17. 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.
18. 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.

SOIL LEGEND

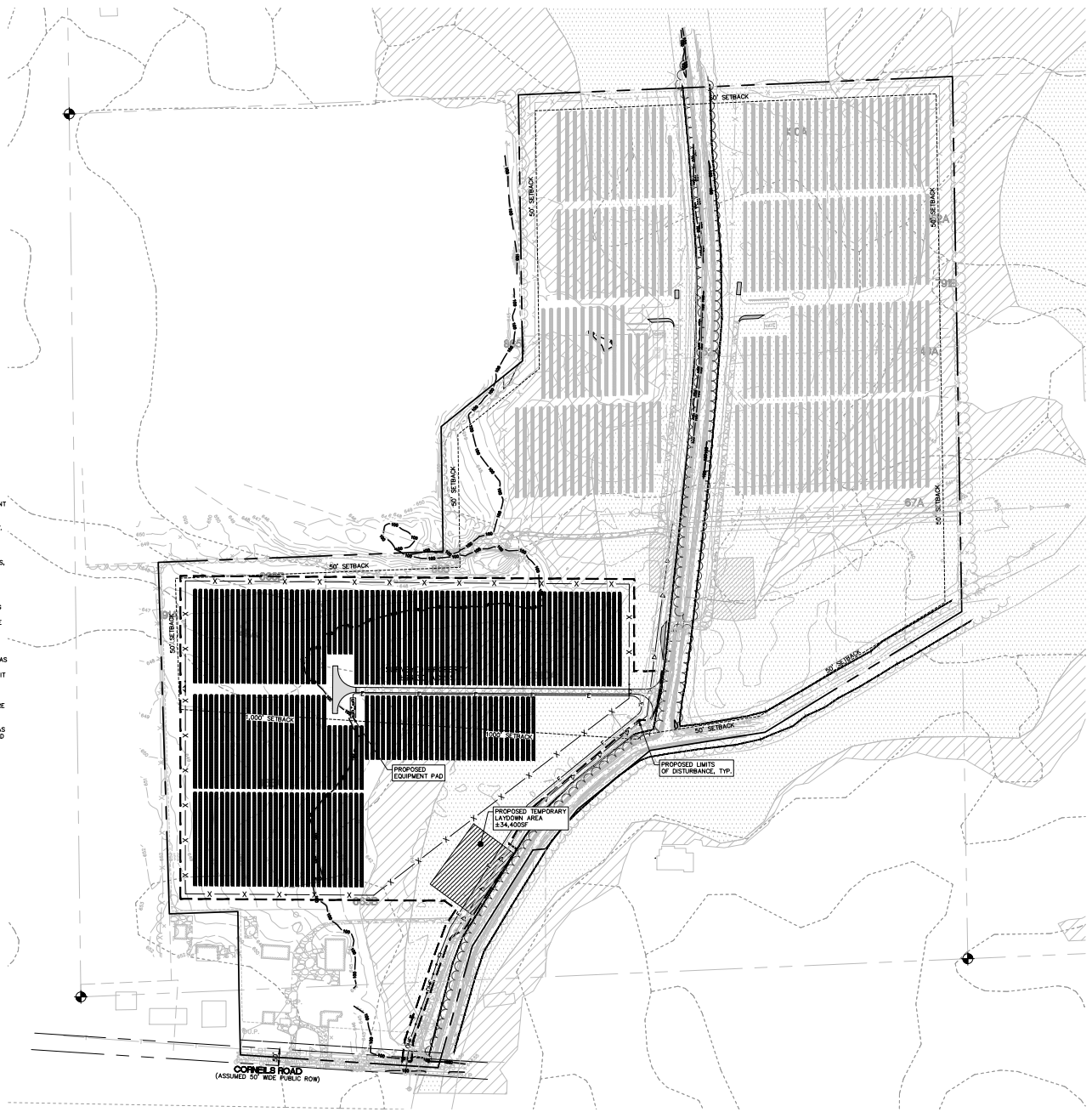
SOIL TYPE	SOIL NAME	SOIL RATING
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
330A	PEOTONE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	C/D
663A	CLARE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
663B	CLARE SILT LOAM, 2 TO 5 PERCENT SLOPES	C

EXISTING CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)

SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
B	ROW CROPS; STRAIGHT ROW (SR) GOOD	78	2.8
C	ROW CROPS; STRAIGHT ROW (SR) GOOD	85	24.9
–	STREETS AND ROADS; GRAVEL (W/ RIGHT-OF-WAY)	98	0.03
		COMBINED CN= **84**	

PROPOSED CURVE NUMBER (HYDROLOGIC SOIL GROUP B AND C WERE USED WHERE INDICATED)

SOIL RATING	COVER DESCRIPTION	CN (TR-55 TABLE 2-2)	AREA
B	BRUSH, GOOD	48	2.8
C	BRUSH, GOOD	65	24.5
–	STREETS AND ROADS; GRAVEL (W/ RIGHT-OF-WAY)	98	0.5
		COMBINED CN= **64**	



SCALE 0 75 150
1" = 150 FEET

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P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STORMWATER MANAGEMENT PLAN

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-300 | Size: ARCH D | Sheet Rev: D

CAD FILE: 240031830-300-GDWG

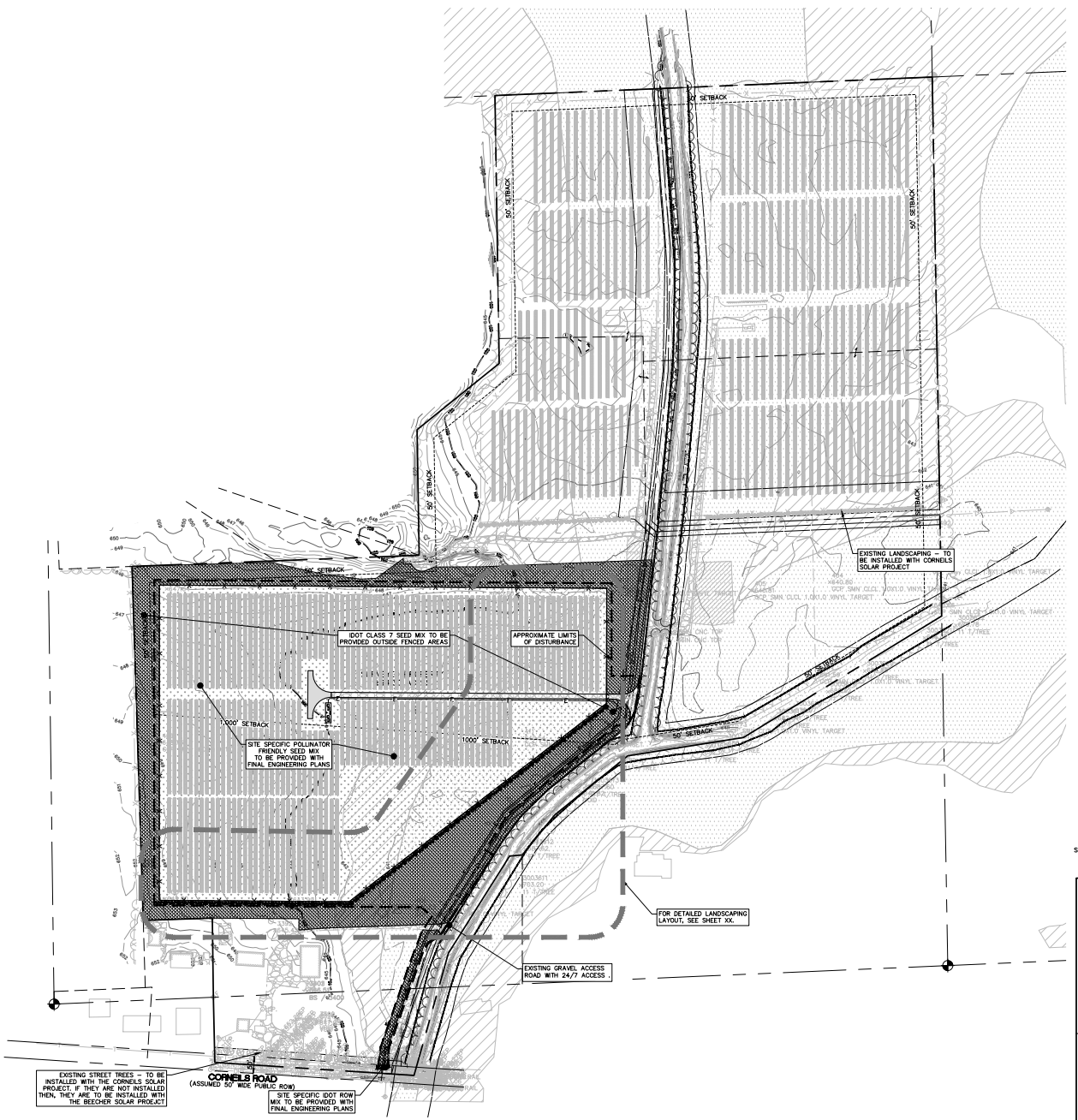
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- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING OVERHEAD CABLE
- EXISTING FENCE
- PROPOSED FENCE
- LIMITS OF DISTURBANCE
- EXISTING VEGETATION LINE
- PROPOSED POLLINATOR FRIENDLY SEED MIX
- PROPOSED IDOT CLASS 7 SEED MIX
- PROPOSED IDOT SEED MIX IN ROW
- APPROXIMATE FLOOD ZONE AE
- APPROXIMATE FLOODWAY
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREE
- PROPOSED SHADE 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.



SCALE 0 75 150
1" = 150 FEET

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P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
LANDSCAPE PLAN

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-400 | Size: ARCH D | Sheet Rev: D

CAD FILE: 240031830-400-LS.DWG

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- PROPOSED OVERHEAD ELECTRIC (OHE)
- EXISTING OVERHEAD CABLE (OHTV)
- EXISTING FENCE (X)
- PROPOSED FENCE (X)
- LIMITS OF DISTURBANCE
- EXISTING VEGETATION LINE
- BASE FLOOD ELEVATION = 644.06 FT
- PROPOSED POLLINATOR FRIENDLY SEED MIX
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Natural Resource Services

Nexamp Representative Pollinator Friendly Seed Mix

Common Name	Scientific Name	% of Mix	Seeds/ft²
Grasses			
Sideoats Grama	Bouteloua curtipendula	34.25%	9.43
Prairie Brome	Bromus kalmii	0.80%	0.29
Plains Oval Sedge	Carex brevior	2.80%	3.72
Bicknell's Sedge	Carex bicknellii	0.96%	0.75
Troublesome Sedge	Carex molesta	1.84%	2.11
Brown Fox Sedge	Carex vulpinoidea	2.00%	9.18
Silky Wild Rye	Elymus villosus	6.00%	1.52
Little Bluestem	Schizachyrium scoparium	26.96%	18.97
Prairie Dropseed	Sporobolus heterolepis	0.40%	0.29
Forbs			
Common Yarrow	Achillea millefolium	0.44%	3.63
Nodding Onion	Allium cernuum	0.24%	0.08
Lead Plant	Amorpha canescens	1.33%	0.98
Canada Anemone	Anemone canadensis	0.04%	0.02
Wild Columbine	Aquilegia canadensis	0.04%	0.07
Common Milkweed	Asclepias syriaca	0.34%	0.06
Butterfly Milkweed	Asclepias tuberosa	0.32%	0.06
Canada Milkvetch	Astragalus canadensis	1.08%	0.84
Calico Aster	Symphyotrichum lateriflorum	0.04%	0.48
Partridge Pea	Chamaecrista fasciculata	3.11%	0.39
White Prairie Clover	Dalea candida	4.08%	3.56
Purple Prairie Clover	Dalea purpurea	6.02%	4.98
Cream Gentian	Gentiana flavida	0.04%	0.27
Prairie Blazing Star	Liatris pycnostachya	0.24%	0.12
Virginia Mountain Mint	Pycnanthemum virginianum	0.09%	0.95
Prairie Wild Rose	Rosa arkansana	0.29%	0.03
Black-eyed Susan	Rudbeckia hirta	1.92%	8.13
Gray Goldenrod	Solidago nemoralis	0.04%	0.57
Ohio Goldenrod	Solidago ohiensis	0.04%	0.21
Sky Blue Aster	Symphyotrichum oolentangiense	0.16%	0.57
Ohio Spiderwort	Tradescantia ohiensis	0.24%	0.09
Hoary Vervain	Verbena stricta	1.44%	1.85
Golden Alexanders	Zizia aurea	2.40%	1.21

PLANT CALCULATIONS

ORDINANCE COMPLIANCE MATRIX

Acres: 27.8 acres
Street Frontage (Cornelis Rd): 596.00 feet
USDA Zone: 5 (-20 degrees to -10 degrees)

Ch. 12. LANDSCAPE ORDINACE
Section 8-12-3: GENERAL STANDARDS

Lot landscaping: requirement		required		provided
2. Nonresidential: Two (2) shade trees and fifteen (15) shrubs shall be provided for every twenty thousand (20,000) square feet of lot area.	121	trees	39	*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.	908	shrubs	195	*shrubs

PLANT SCHEDULE

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %	
PA	13	*Picea abies 'Cupressina'	Columnar Norway Spruce	20' H	33%	*Request approval of suggested alternative evergreen species
J5	13	*Juniperus scopulorum 'Cologreen'	Cologreen Juniper	15-20' H	33%	
PF	13	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	20-25' H	33%	
Total	**39**					

SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIXTURE %
CS	49	Cornus sericea	Redtwig Dogwood	6-12' H	25%
EA	49	Euonymus alatus	Winged Euonymus	8-12' H	25%
ID	49	Ilex decidua	Possumhaw	7-15' H	25%
SN	48	Sambucus nigra canadensis	Common Elderberry	8-12'	25%
Total	**195**				

PROPOSED SHRUBS
SPECIFIC SHRUB SPECIES LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS

PROPOSED EVERGREEN TREES.
SPECIFIC TREE SPECIES LOCATIONS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS

SCALE 0 25 50
1" = 50 FEET

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 SHALL 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 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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ATWELL
1500 KEHOE WITHERS DRIVE, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-003876

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/28/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10791 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

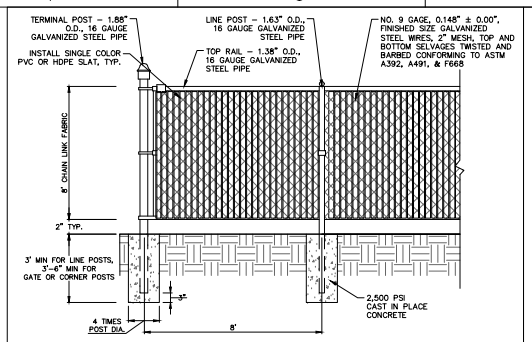
Drawing Title:
DETAILED LANDSCAPE PLAN

Drawn by: LEH Scale: As Noted Approved by: MBK

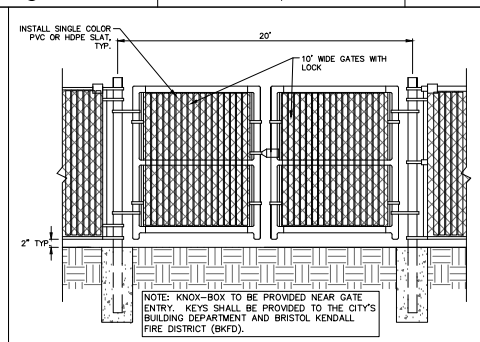
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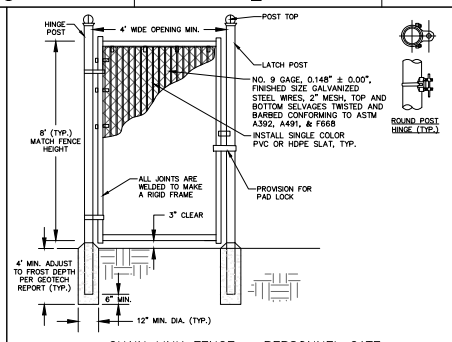
CAD FILE: 240031830--400--LSLDWG



CHAIN LINK FENCE DETAIL
NOT TO SCALE



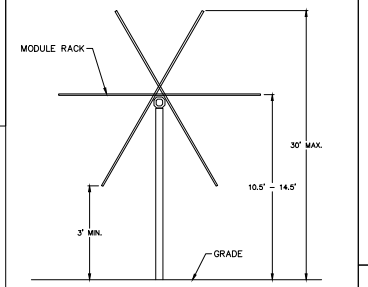
CHAIN LINK FENCE WITH GATE
NOT TO SCALE



CHAIN LINK FENCE – PERSONNEL GATE
NOT TO SCALE

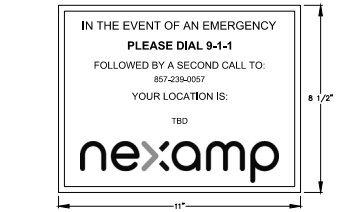


"DANGER" WARNING SIGN
NOT TO SCALE



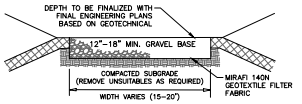
NOTES:
1. TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE.
2. REQUIRED CLEARANCE IS 10" MIN. VARIANCE BEING REQUESTED.

SOLAR ARRAY RACK DETAIL
NOT TO SCALE



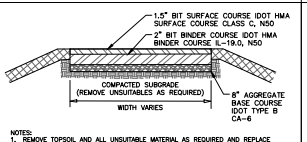
NOTES:
1. WHITE LABEL WITH BLACK LETTERING AND NEXAMP LOGO.
2. INSTALL ON SITE ENTRANCE AND AT EQUIPMENT PADS IN A CONSPICUOUS PLACE.

EMERGENCY CONTACT SIGN
NOT TO SCALE



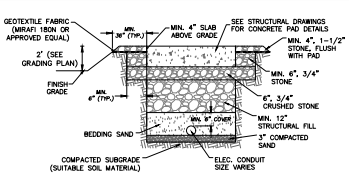
NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.
3. ROAD SECTION SHALL COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ACCESS DRIVE/TEMPORARY LAYDOWN AREA CROSS SECTION
NOT TO SCALE



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. DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET DRAIN ACROSS IT AND TO PREVENT PUDDLING.

HMA ACCESS DRIVE CROSS SECTION
NOT TO SCALE



SUBSOIL EQUIPMENT FOUNDATION DETAIL
NOT TO SCALE

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ATWELL
1500 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005815

Rev	Issued For	Date
A	CLIENT REVIEW SET	06/26/24
B	CLIENT REVIEW SET	8/12/24
C	CLIENT REVIEW SET	9/13/24
D	REV PER CITY OF YORKVILLE COMMENTS	10/30/24

P.E. seal/Consultant:

Project:
BEECHER ROAD SOLAR, LLC
SPECIAL USE APPLICATION PLANS
10797 CORNELIS ROAD
UNITED CITY OF YORKVILLE,
KENDALL COUNTY, IL

Drawing Title:
STANDARD DETAILS

Drawn by: LEH | Scale: As Noted | Approved by: MBK

Dwg No: C-500 | Size: ARCH D | Sheet Rev: D

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CAD FILE: 240031B2C-500-DTL.DWG

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 ☐ Plan $500.00 ☐ Plat $500.00 ☐ P.U.D. $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres ____ - 5 = ____ x $10 = ____ + $250 = $ ____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
REZONING *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres ____ - 5 = ____ x $10 = ____ + $200 = $ ____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres 25 - 5 = 20 x $10 = $200.00 + $250 = $ $450.00 # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount	Total: $ 450.00
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: $ 15,000.00
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:	$21,700.00

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APPLICATION FOR SPECIAL USE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road Solar, LLC

PETITIONER INFORMATION

NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: ◉ BUSINESS ○ HOME 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Gary L. Bennett and Betty S. Bennett

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

PROPERTY STREET ADDRESS: 10791 Corneils Road, Yorkville, Illinois 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

CURRENT ZONING CLASSIFICATION: A-1	COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: A-1/R-2

REQUESTED SPECIAL USE:
A-1 Special Use for a Solar array

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: A-1 and R-2

EAST: A-1 and R-2

SOUTH: A-1

WEST: County of Kendall A-1/M-1/ Special Use

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-08-300-008			
02-08-300-012			

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

APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Daniel J. Kramer	COMPANY: Law Offices of Daniel J. Kramer
MAILING ADDRESS: 1107A S. Bridge Street	
CITY, STATE, ZIP: Yorkville, Illinois 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: Atwelll
MAILING ADDRESS: 1250 E. Diehl Road, Suite 300	
CITY, STATE, ZIP: Naperville, IL 60563	TELEPHONE: 630-281-8424
EMAIL: mkeith@atwellgroup.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 Beecher Road Solar, 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 arrray 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.

MRW

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

8/14/2024 — DATE

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

X Gary Bennett
X Betty Bennett — OWNER SIGNATURE

8/15/2024 — DATE

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Colleen Hanson 8/15/2024

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: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	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.

Matthew R Walsh
PRINT NAME

VP of Business Development
TITLE

M R W
SIGNATURE*

8/14/2024
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		

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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 10791 Corneils Road, Yorkville, IL 60560	PARCEL NUMBER: 02-08-300-008 & 02-08-300-012
SUBDIVISION: N/A	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Beecher Road Solar, LLC	TELEPHONE: O HOME O BUSINESS 317-760-3190
ADDRESS:	E-MAIL: O HOME O BUSINESS mkwiatkowski@nexamp.com
CITY, STATE, ZIP:	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.

M R W

SIGNATURE/AUTHORIZED AGENT

Matthew R Walsh
VP of Business Development

8/14/2024
DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

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APPLICATION FOR VARIANCE

INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

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

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" 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 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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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 VARIANCE

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request 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.

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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

This step may be skipped if the variance request adheres to the authorized requests listed above.

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. 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.

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APPLICATION FOR VARIANCE

SUMMARY OF RESPONSIBILITIES

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

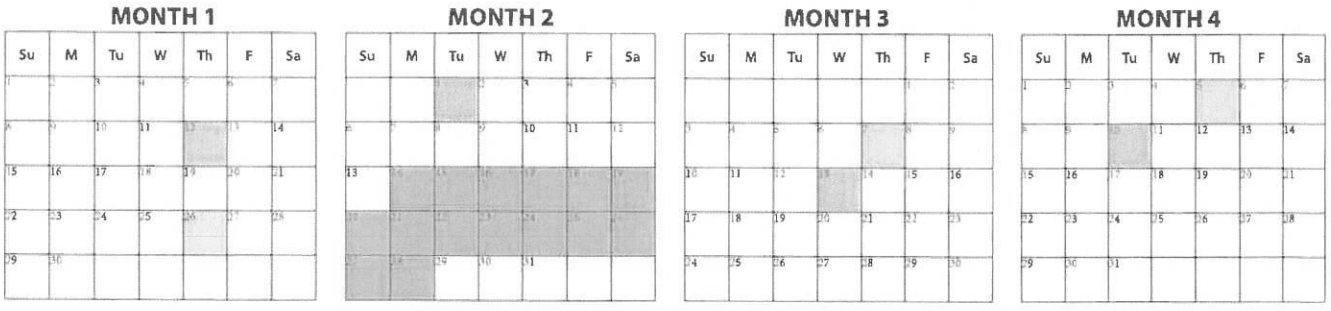
PETITIONER

- ☐ 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

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.

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APPLICATION FOR VARIANCE

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 VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☒ Annexation ☐ Plan ☒ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $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 *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☐ $200.00 + $10 per acre for each acre over 5 acres ____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $200 = $ ____ (Total Amount)		Total: $
SPECIAL USE	☐ $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: $
ZONING VARIANCE	☒ $85.00 + $500.00 outside consultants deposit		Total: $ 585.00
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 ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☐ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $
	TOTAL AMOUNT DUE:		585.00

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APPLICATION FOR VARIANCE

DATE: August , 2024	PZC NUMBER:	DEVELOPMENT NAME: Beecher Road, Solar, LLC

PETITIONER INFORMATION

NAME: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: ○ BUSINESS ○ HOME 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Gary L. Bennett and Betty S. Bennett

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

PROPERTY STREET ADDRESS: 17091 Corneils Road, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
10791 Corneils Road, Yorkville, IL 60560

CURRENT ZONING CLASSIFICATION:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: A-1 and R-2

EAST: A-1 and R-2

SOUTH: A-1

WEST: County of Kendall A-1/M-1/ Special Use

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-08-300-008			
02-08-300-012			

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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
NAME: 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@atwellgroup.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@atwellgroup.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 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".

VARIANCE STANDARDS

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

United City of Yorkville
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Yorkville, Illinois, 60560
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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 Ordinance. Petitioner requests a Variance from a 1,000 foot setback from the Right-of-Way to a 482 foot setback from the Right-Way

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.

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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.

MRW

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

8/14/2024 — DATE

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

x Gary Bennett
x Betty Bennett

OWNER SIGNATURE

8/15/2024 — DATE

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Colleen Hansen 8/15/2024

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.

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 10791 Corneils Road, Plano, IL 60545

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: Matt Kwiatkowski	COMPANY: Beecher Road Solar, LLC
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE: 317-760-3190
EMAIL: mkwiatkowski@nexamp.com	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.

Matthew R Walsh
PRINT NAME

VP of Business Development
TITLE

M R W
SIGNATURE*

8/14/2024
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, Daniel J. Kramer, 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 August 16, 2024.

X _____
Signature of Petitioner(s)
Kelly in Fact for Petitioners

Subscribed and sworn to before me this
16th day of August, 2024

_____
Notary Public

"OFFICIAL SEAL"
COLLEEN T HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 979188
MY COMMISSION EXPIRES 10/6/2027

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 PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 10791 Corneils Road, Yorkville, IL 60560	PARCEL NUMBER: 02-08-300-008 & 02-08-300-012
SUBDIVISION: N/A	LOT/UNIT: N/A
APPLICANT INFORMATION	
NAME: Beecher Road Solar, LLC	TELEPHONE: ○ HOME ◉ BUSINESS 317-760-3190
ADDRESS:	E-MAIL: ○ HOME ◉ BUSINESS nkwiatkowski@nexamp.com
CITY, STATE, ZIP:	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.

M R W

SIGNATURE/AUTHORIZED AGENT

Matthew R Walsh
VP of Business Development

August 14, 2024
DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

Vegetation Management Plan for Solar Sites Utilizing Native Vegetation

Natural Resource Services

35-Year Solar Site Habitat Management

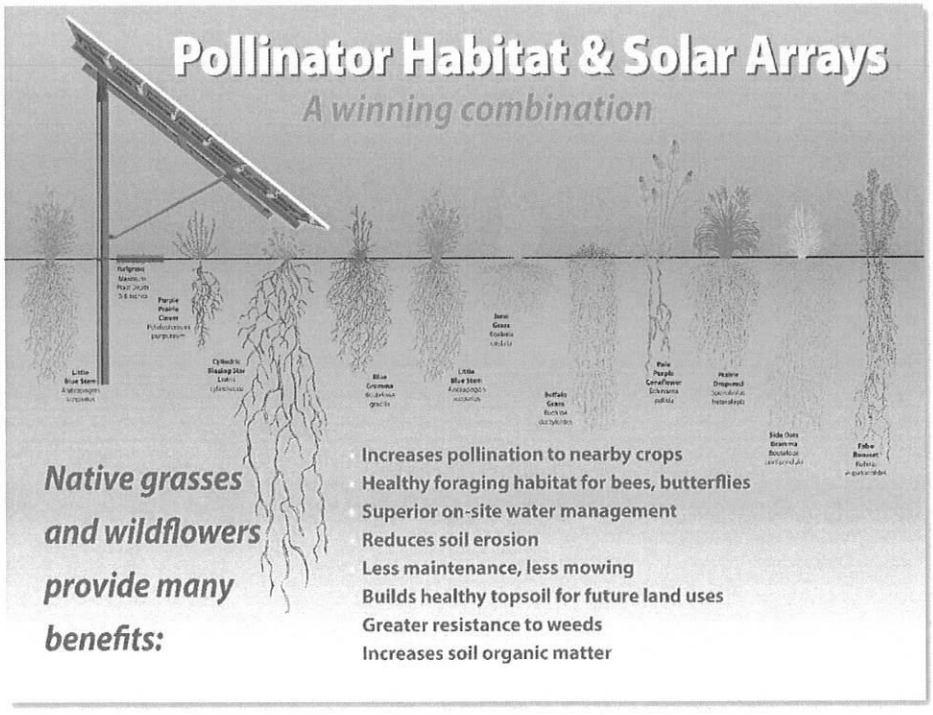
Economical production of power is the foremost goal on solar sites. There is a parallel opportunity to provide critically important native pollinator friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

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 (unless grazed by animals) 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 (unless grazed by animals) 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 (unless grazed by animals), 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 (unless grazed by animals) 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 (unless grazed by animals) 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.



ATWELL

ONE COMPANY.
INFINITE SOLUTIONS.

September 1, 2023

Mr. Matt Walsh
Nexamp
200 W. Monroe Street, Suite 620
Chicago, Illinois 60606

Atwell, LLC Project No. 23003931

Re: Wetland Determination/Delineation
Corneils Road Solar
Kendall County, Illinois

Mr. Walsh:

Nexamp (Client) contracted Atwell, LLC (Agent) to conduct a wetland delineation/determination and assessment for an approximately 94-acre parcel in Sections 8 and 17 of Township 37 North, Range 07 East, Kendall County, Illinois (hereinafter referred to as "site") to support a proposed solar development. The site is located approximately 0.3 miles east of the intersection of Beecher Road and Corneils Road.

The purpose of the wetland determination and delineation was to determine if wetlands, watercourses, and/or bodies of water are present on the site, and if so, if they fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE).

Prior to the field survey, Atwell reviewed the following data for any ecological and environmental constraints: aerial photography, U.S. Geological Survey (USGS) 7.5-Minute Topographic Maps, U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Maps, Flood Insurance Rate Maps (FIRMs) provided by the Federal Emergency Management Agency (FEMA), and county soil data from the Natural Resources Conservation Service (NRCS).

The results of the wetland delineation site visit conducted August 9, 2023, are summarized below.

Site Setting and Characteristics

A review of aerial photography and a site visit were conducted to characterize the site and surrounding area. The surrounding landscape consists primarily of undeveloped forested and herbaceous land, agricultural field, commercial and residential development, paved and unpaved roads, wetlands, and watercourses. The site itself is undeveloped agricultural field with hedgerows and riparian corridors along the perimeter of the site.

The entire site was observed to be upland in nature and currently in active agricultural use. The most common upland tree species found within the riparian corridors on-site include boxelder maple (*Acer negundo*), cottonwood (*Populus deltoides*), and hackberry (*Celtis occidentalis*). Common upland scrub-shrub species found on-site include grey dogwood (*Cornus racemosa*) and honeysuckle (*Lonicera spp.*). Common herbaceous vegetation within uplands includes agricultural crops, Timothy (*Phleum pratense*), white clover (*Trifolium repens*), and field thistle (*Cirsium discolor*).

Wetland Delineation

The wetland delineation was performed in accordance with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region* (USACE 2010). The delineation of any wetland depends on three basic parameters: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and present in wetland systems.

In Illinois, the USACE regulates the discharge of dredged or fill material into jurisdictional wetlands and waters of the U.S. under Section 404 of the Clean Water Act (CWA). Wetlands that are hydrologically connected or adjacent to traditional navigable waters of the U. S. are regulated under Section 404. If impacts are anticipated to federally jurisdictional waters or wetlands, then a Section 404 permit obtained through review from the USACE and a Section 401 permit after review from the Illinois Environmental Protection Agency (ILEPA) would be required.

Floodplains and floodways are regulated by the Illinois Department of Natural Resources (ILDNR). All construction activities in the floodways of streams (the channel and the adjacent portion of the floodplain that is needed to safely convey and store flood waters) in urban areas where the stream drainage area is one square mile or more or in rural areas where the stream drainage area is ten square miles or more must be permitted by the ILDNR prior to construction. If impacts are anticipated to floodplains along streams with a drainage area greater than 10 square miles, then a permit would also be required from the ILDNR.

Atwell did not complete a Floristic Quality Assessment (FQA) of the site wetlands, as this assessment is only required if a permit application is needed, and Atwell is assuming that all wetland impacts would be avoided as a result of the project.

Atwell conducted a wetland determination and delineation for the site on August 9, 2023. Atwell identified two watercourses (Watercourses A1 [Rob Roy Creek] and A2) on the site. Atwell did not identify any wetlands on the site. Refer to the enclosed *Site Features Map* for information and locations of the on-site features. Refer to the *Photographic Log* for site conditions and physical characteristics at the time of inspection. The results of the USACE Antecedent Precipitation Tool are also included as an attachment to this report.

Watercourse A1 (Rob Roy Creek) is a perennial stream located adjacent to the southeast boundary of the site. It enters the site at the southeast corner of the site and exits along the southern boundary of the site flowing the southwest. OHWM width is approximately 18 feet for this feature and a water depth of approximately two feet.

Watercourse A2 is a perennial stream and an unnamed tributary of Watercourse A1 (Rob Roy Creek). It enters the site along the north boundary and flows south into watercourse A1 bisecting the site. OHWM width is approximately 25 feet for this feature and a water depth of approximately two feet.

According to the U.S. Department of Agriculture (USDA) NRCS Web Soil Survey, the soils contained within the site have been mapped as Peotone silty clay loam, 0 to 2 percent slopes (330A), Drummer silty clay loam, 0 to 2 percent slopes (152A), Clare silt loam, 0 to 2 percent slopes (663A), Clare silt loam, 2 to 5 percent slopes (663B), Brenton silt loam, 0 to 2 percent slopes (149A), Harpster silty clay loam, 0 to 2 percent slopes (67A), and Knight silt loam, 0 to 2 percent slopes (191A). Most of these soil types are considered hydric and do not contain significant nonhydric components. Hydric soils are conducive to the growth and regeneration of hydrophytic vegetation by their ability to hold water for extended periods of time (NRCS 2010).

FEMA FIRMs were reviewed to determine if portions of the site are mapped as floodplains, floodways, or other flood prone areas. These maps record the following data: 100-year (1% chance of annual flooding) and 500-year (0.2% annual chance of flooding) floodplains, the height of the base flood elevation, and the risk to premium areas developed across a floodplain. According to FEMA map 17089C0380J dated 7/17/2012 and map 17093C0030G dated 2/4/2009, this site lies within Zone X, areas outside of the 100-year floodplain. Zone X indicates an Area of Minimal Flood Hazard. Therefore, regulated floodplains are likely not present within the site.

Conclusions and Recommendations

Based on the desktop review of online databases and a site visit, the site contains two watercourses (Watercourses A1 [Rob Roy Creek] and A2). It is Atwell's professional opinion the on-site watercourses appear to meet the criteria of Section 404 under the CWA. Therefore, the watercourses on site are likely regulated by the USACE. According to FEMA map 17089C0380J dated 7/17/2012 and map 17093C0030G dated 2/4/200, this site lies within Zone X, areas outside of the 100-year floodplain. Zone X indicates an Area of Minimal Flood Hazard. Therefore, regulated floodplains are likely not present within the site.

It is Atwell's understanding that all watercourse impacts would be avoided under the current scope of the project. However, if the proposed scope of the project changes and impacts to Waters of the United States or other jurisdictional resources are anticipated a permit may be required by the USACE before any proposed work (*e.g.*, filling, dredging, construction, draining, and/or other development) that takes place within the boundaries of a regulated wetland, watercourse, lake, pond, or floodplain. The USACE has the final authority on the jurisdictional status, in addition to the extent of regulated wetlands, lakes, streams, ponds, and floodplains in the State of Illinois.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact us at (248) 447-2000.

Sincerely,

ATWELL, LLC





David Nigro
Environmental Technician
Environmental Services Group

Pete Hill
Project Manager
Environmental Services Group

Enclosures: Site Location Map
Site Features Map
Photographic Log
USACE Antecedent Precipitation Tool

REFERENCES

NRCS, [Natural Resources Conservation Service]. 2010. "Field Indicators of Hydric Soils in the United States (Version 7.0)." http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046970.pdf.

USACE, [U.S. Army Corps of Engineers]. 2010. "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)." ERDC/ EL TR-12-1. Vicksburg (MS): U.S. Army Engineer Research and Development Center. https://usace.contentdm.oclc.org/utils/getfile/collection/p266001coll1/id/7630.



LEGEND

ASSESSMENT AREA (± 93.74 ACRES)

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 MAY 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 ANY PART OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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ATWELL

SECTION 7-8, 17-18
TOWN 21 NORTH, RANGE 07 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

NEXAMP
KENDALL COUNTY, IL – NEXAMP – CORNELLS ROAD SOLAR

SITE LOCATION MAP

DATE
AUGUST 28TH, 2023

REVISIONS

SCALE: 1" = 2000'

DRAWN BY: MB
CHECKED BY:
P.M.: PH
JOB #: 23003931
FILE CODE: –
SHEET NO. 01



LEGEND

- ASSESSMENT AREA (± 93.74 ACRES)
- EXISTING TOP OF BANK
- EXISTING WATERCOURSE CENTERLINE
- EXISTING CULVERT

NOTE: THIS ILLUSTRATION IS AN APPROXIMATE DEPICTION OF THE WETLANDS THAT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY ATWELL ON AUGUST 11TH, 2023. USACE HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF ILLINOIS.

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. 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 MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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ATWELL

SECTION 7-8, 17-18
TOWN 21 NORTH, RANGE 07 EAST
BRISTOL TOWNSHIP
KENDALL COUNTY, ILLINOIS

NEXAMP
KENDALL COUNTY, IL – NEXAMP – CORNEILS ROAD SOLAR

SITE FEATURES MAP

DATE
AUGUST 28TH, 2023

REVISIONS

SCALE: 1" = 200'

DRAWN BY: MB
CHECKED BY:
P.M.: PH
JOB #: 23003931
FILE CODE: –
SHEET NO. 02

PHOTO LOG

Corneils Road Solar, Wetland Report

August 8, 2023 - Kendall County, Illinois



Photo 1. An overall view of the Project Area including a typical agricultural field.



Photo 2. A representative photo of a typical riparian corridor within the site.



Photo 3. A representative photo of a typical gravel access road within the site.



Photo 4. An upstream photo of watercourse A1 (Rob Roy Creek).

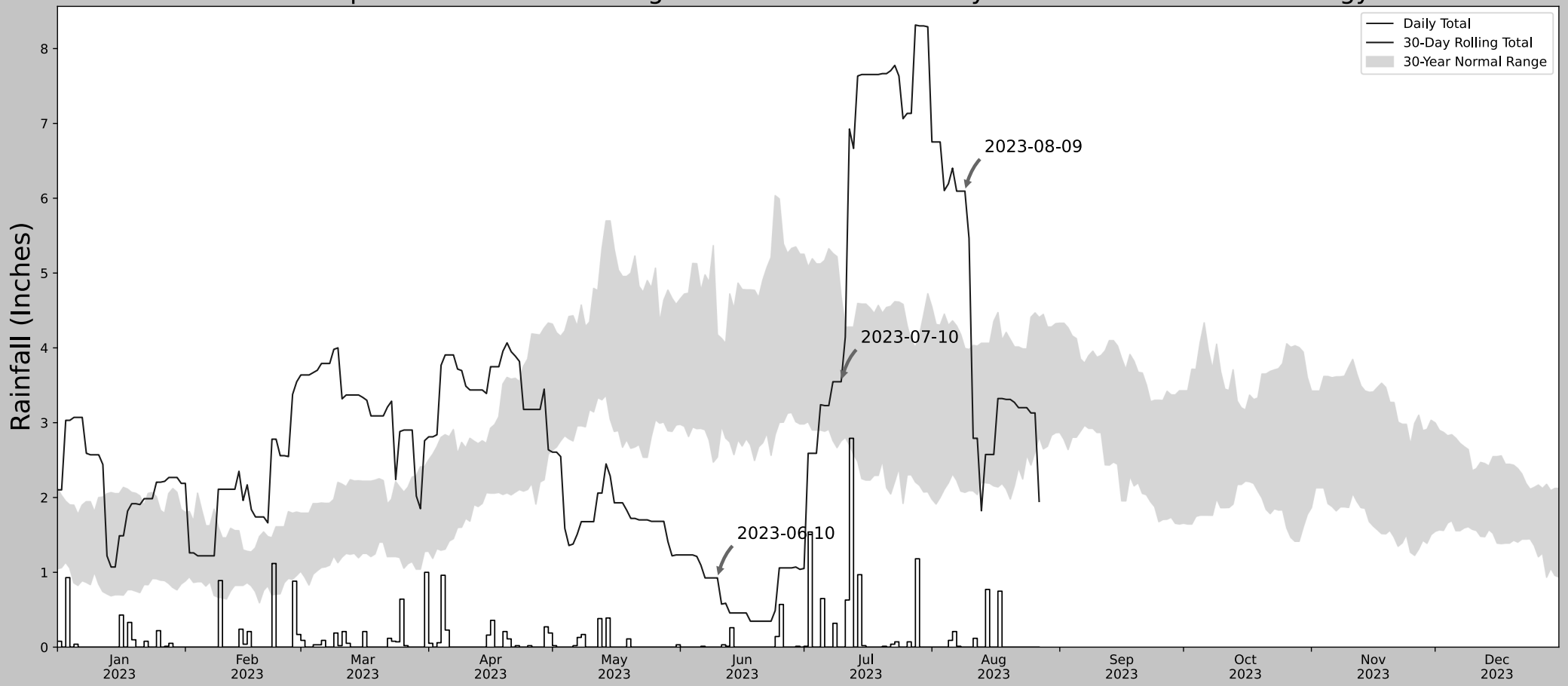


Photo 5. An upstream photo of watercourse A2.



Photo 6. A photo of a culverted crossing of watercourse A2.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.694595, -88.461363
Observation Date	2023-08-09
Elevation (ft)	640.105
Drought Index (PDSI)	Incipient drought (2023-07)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-08-09	2.072047	3.98937	6.094488	Wet	3	3	9
2023-07-10	2.757874	4.676772	3.547244	Normal	2	2	4
2023-06-10	2.541339	4.172835	0.925197	Dry	1	1	1
Result							Normal Conditions - 14

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	5.406	61.011	2.763	8701	90
SUGAR GROVE 0.7 NE	41.7762, -88.4478	714.895	1.763	13.779	0.818	29	0
SUGAR GROVE 1.4 ENE	41.7787, -88.4343	688.976	2.479	12.14	1.146	2	0
AURORA 3.1 WSW	41.7565, -88.3518	704.068	6.758	2.952	3.061	1	0
AURORA	41.7803, -88.3092	660.105	8.894	41.011	4.367	2573	0
WHEATON 3 SE	41.8128, -88.0728	680.118	21.242	20.998	10.005	47	0

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 2025-06

Agenda Item Summary Memo

Title: PZC 2024-29 1115, LLC (Rezone & PUD)

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Request for rezoning to R-4 and PUD approval of a townhome development.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (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/gov_officials.php

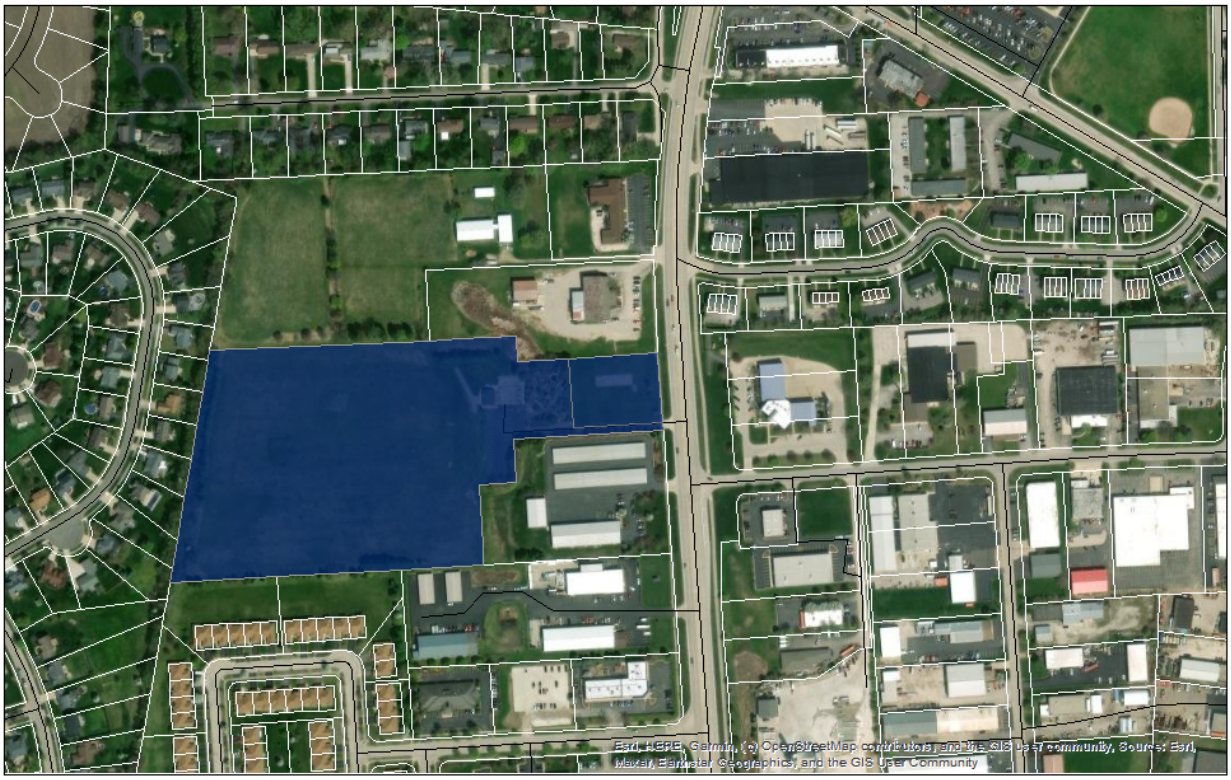
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: January 2, 2025
Subject: **PZC 2024-29 1115, LLC (Rezone & PUD)**
Proposed "Fox Haven" Multi-Family Residential Townhome Development

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REQUEST SUMMARY:

Richard L. Williams, attorney, on behalf of Patrick Winninger, contract purchaser/petitioner and Brent and Tracy Schalhamer, property owner, intends to purchase and redevelop approximately 14 acres of land comprised of two (2) parcels: a 1-acre rectangular parcel and a 13-acre irregularly-shaped parcel, previously operated as Parfection Park and located at 1115 South Bridge Street. The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community, known as Fox Haven, with 18 buildings totaling 105 townhome units. The one-acre parcel will remain zoned as B-3 General Business District, with plans for a future commercial development.



1115 S BRIDGE STREET

United City of Yorkville, Illinois
Date: November 4, 2024
File Location: I:\ARCGIS TEMPLATES\1115 S BRIDGE STREET

PROPERTY BACKGROUND/ZONING:

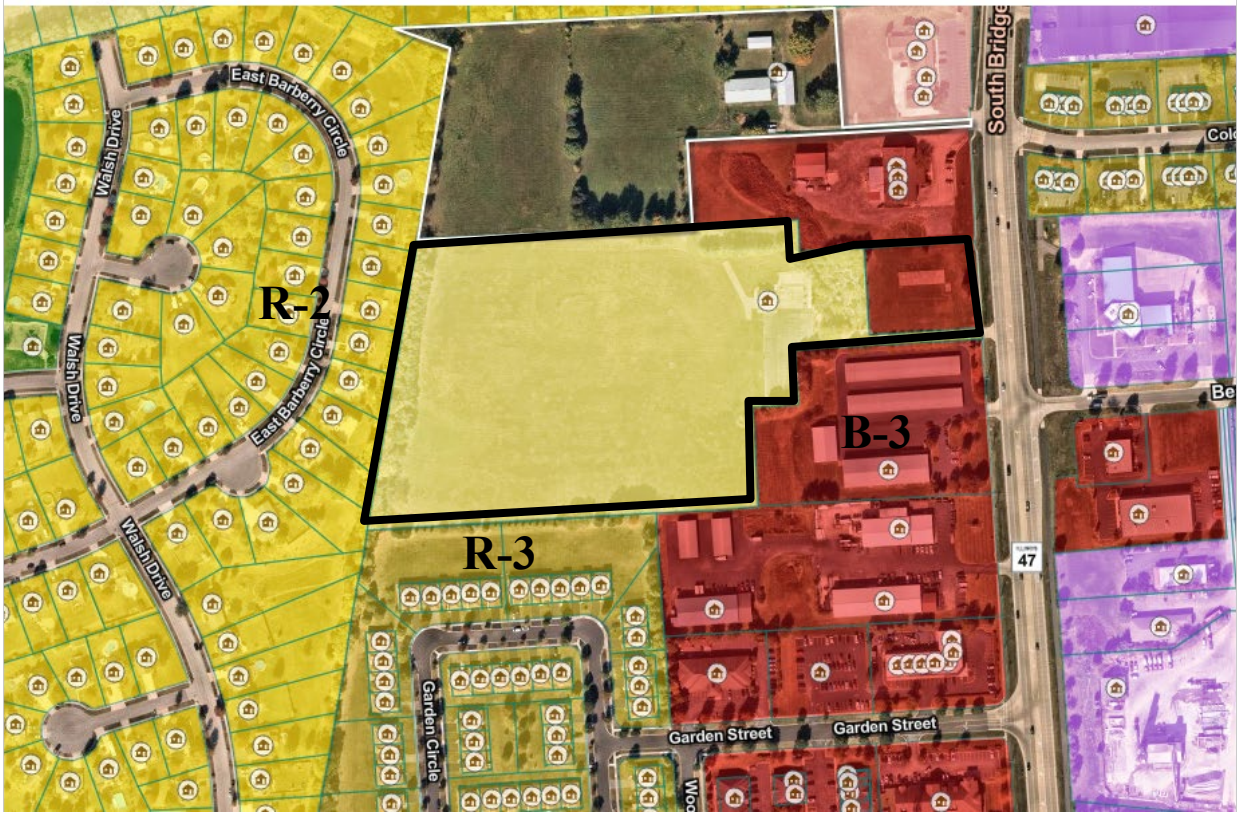
The subject property was formally occupied by the Parfection Park which included a golf range, batting cages, and mini golf outdoor entertainment venue which closed in October 2017. Since that time, the property has remained vacant and for sale. As previously mentioned, the property consists of (2) parcels, the smaller 1-acre parcel located immediately adjacent to IL 47, is zoned B-3 General Business District,

and the larger 13-acre parcel is zoned R-1 Single-Family Suburban Residence District. The petitioner seeks to rezone the 13-acre parcel to within the R-4 General Multi-Family Residence District. Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "townhome dwellings" are permitted land uses in the R-4 General Multi-Family Residence District. The R-4 District is intended for moderate to high density multi-family buildings and complexes.

Following are the current immediate surrounding zoning and land uses to the subject property:

	Zoning	Land Use
North	B-3 General Business District A-1 Agricultural (Kendall County)	Commercial/Office Agriculture
East	B-3 General Business District IL Route 47 (Bridge Street)	Commercial/Office Transportation Land Use
South	R-3 Multi-Family Attached Residence District B-3 General Business District	Prairie Gardens Subdivision Commercial/Office
West	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision (PUD)

Zoning Map 2024



PROPOSED PLANNED UNIT DEVELOPMNT (PUD):

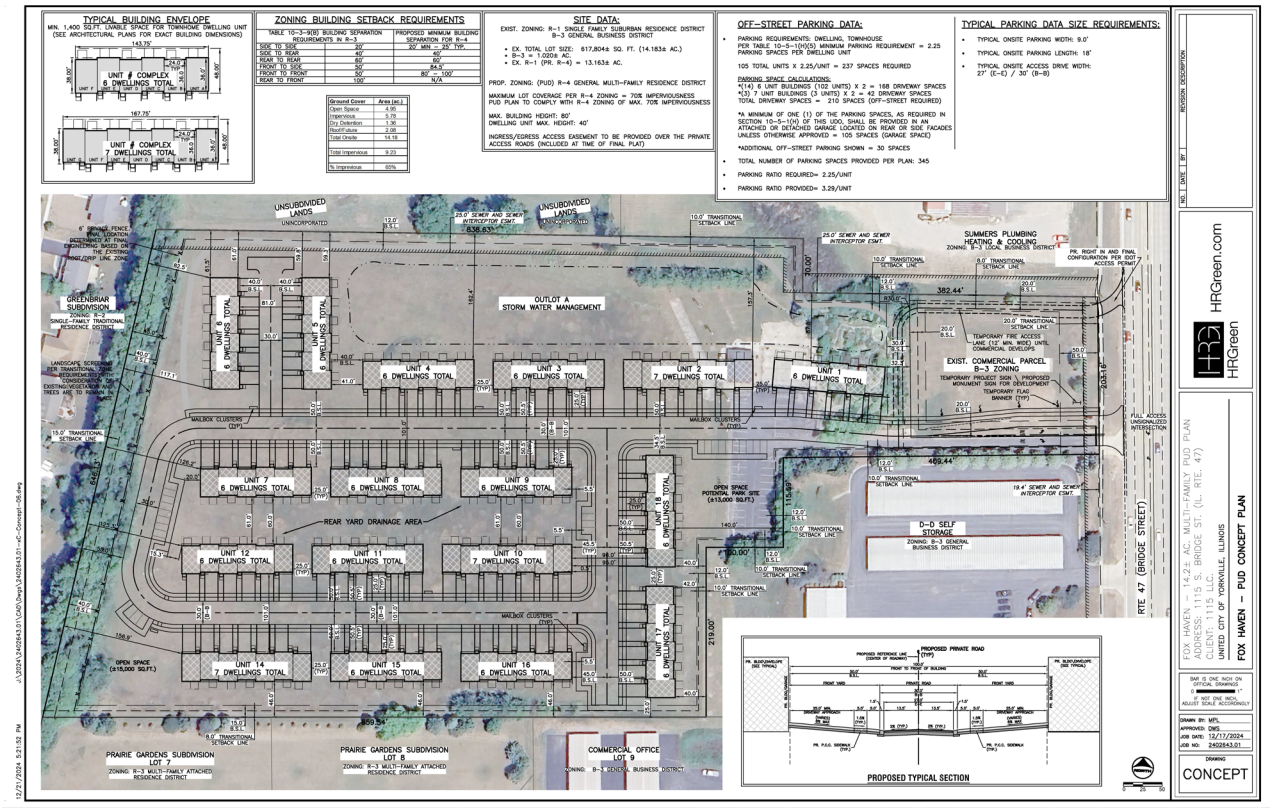
Planned Unit Developments (PUD) are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

According to staff's review, modification standard **#1 "Landscape Conservation and Visual Enhancement" applies** due to the preservation of a mature, densely vegetated tree line that buffers the

subject property from the adjacent Greenbriar Subdivision to the west. The petitioner, however, contends that Modification Standard #12, "Regional Utility Improvements," is also applicable, citing the proposed development's creation of cross-access opportunities for neighboring properties and future utility connections for the parcel to the north. While the proposed PUD plan does offer benefits for future development of adjacent parcels, these advantages are local in scope and are essential for this parcel's development. Therefore, staff does not consider the proposal to meet the criteria for a "regional utility improvement."

PROPOSED CONCEPT PLAN:

The proposed concept for the 1115, LLC development includes 105 townhome residential units on a 13-acre parcel planned to be rezoned R-4. The townhomes are arranged in 18 buildings, each containing six (6) to seven (7) units and are laid out in a garrison-style formation with uniform spacing. The lots are positioned along a primary internal roadway with a single access point from IL Route 47 (S. Bridge Street). This roadway loops through the site, providing frontage to each building and passing an undeveloped 1-acre commercial parcel. The plan includes a stormwater basin at the northern end of the site, as well as green spaces, pedestrian walkways, and surface parking for guests.



The plan incorporates transition and buffer zones between the subject parcel and neighboring land uses, along with utility extensions and easements. Neither the townhome development nor the commercial parcel requires variances from the R-4 General Multi-Family Residence District or B-3 General Business bulk and dimensional standards.

Below is a summary of the design components of the Concept Plan and how they compare to the base R-4 and B-3 district standards as part of the PUD:

1. ***R-4 General Multi-Family Residence District Bulk Regulations*** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-4 General Multi-Family Residence District standards with the proposed Planned Unit Development (PUD) for the residential townhomes:

	R-4 Zoning Regulations	Proposed PUD
Min. Lot Area	15,000 sq. ft.	13.163 acres
Min. Lot Size per DU	5,000 sq. ft.	N/A
Min. Lot Width	90 feet	200+ feet
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet or 60% of building height (20 ft. corner)	12 - 15 feet
Max. Density	8 du/acre	7.9 du/acre
Max. Lot Coverage	70%	65%
Max. Dwelling Height	40 feet	Max. 40 feet (3 stories)

The proposed PUD **meets the minimum bulk regulations** for lot area, lot width, and yard setbacks required in the R-4 Zoning District. Although the R-4 District mandates a minimum of 1,400 square feet of livable space for any two-story structure, the petitioner plans to construct three-story townhome units, each meeting the minimum livable space requirement and remaining within the maximum allowable height of 40 feet per dwelling.

2. ***B-3 General Business Bulk Regulations*** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following illustrates how the proposed Planned Unit Development (PUD) for the commercial lot **meets** the current B-3 General Business District standards:

	B-3 Zoning Regulations	Existing Commercial Parcel
Min. Lot Area	10,000 sq. ft.	1.02 acres
Front Yard Setback	50 feet	50 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	20 feet
Corner Yard Setback	30 feet	N/A

3. ***Building Separation*** - Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi-Family Attached Residence District.** However, the petitioner has provided minimum separation dimensions on the Concept Plan. Below is a comparison of the R-3 minimum building separation and the proposed R-4 townhome PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-4
Side to side	20 feet	20 - 25 feet
Side to rear	40 feet	40 feet
Rear to rear	60 feet	60 feet
Front to side	50 feet	84.5 feet
Front to front	50 feet	80 – 100 feet
Rear to front	100 feet	N/A

The proposed plan meets or exceeds the minimum building separation requirements for multi-family attached residential buildings, ensuring uniform spacing between structures and sufficient common areas that balance privacy with shared amenities.

4. ***Multi-Family Residential Use Standards*** - Per Section 10-4-2(B) of the Unified Development Ordinance multi-family dwelling developments, the main entrance to a multi-family dwelling shall face the primary perimeter or internal street and the entrance to a townhome shall face the primary public street unless otherwise approved.

    a. Units 5 and 6 will feature a motor court-style arrangement, establishing frontage under the "otherwise approved" category. Under the developer's proposal, this configuration is designed to allow for a future "emergency cross-access" connection to the parcel to the north as surrounding parcels are developed. **Staff is supportive of this request.**

5. ***Vehicle Access*** - As proposed, the site has one (1) point of access off of IL Route 47 for both the commercial and residential townhome lots.

    a. Connectivity – The access off of IL Route 47 leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.

    b. Cross Access – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. Since the proposed internal roadway will be private, the developer is required to include cross access easements for the residential and commercial parcels to share the ability for perpetual use as part of the Final Plat of Subdivision.

    c. Emergency Access – The petitioner proposes to provide secondary access to the site via a right-in access point off of IL Route 47 (Bridge Street), per IDOT's approval.

6. ***Off-Street Parking*** - According to the revised Concept PUD Plan submitted, there are **345 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Building Type	# of Parking Spaces Provided
6 Dwelling Unit Bldgs.	168 driveway spaces
7 Dwelling Unit Bldgs.	42 driveway spaces
Garage Spaces (1 per unit)	105 garage spaces
Guest Parking	30 guest parking spaces
TOTAL	**345**

Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit**, of which a minimum of one (1) of the parking spaces, shall be provided in an attached or detached garage located on rear or side façades unless otherwise approved. The minimum off-street parking spaces required for this development is 237 spaces. The development exceeds this requirement by providing 3.29 spaces/per dwelling unit.

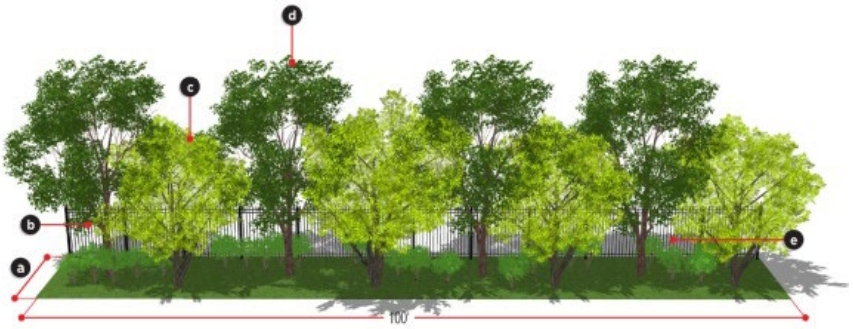
7. ***Pedestrian Circulation*** - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has access to an existing sidewalk network along the frontage of IL Route 47. As presented, the petitioner is proposing to install an internal sidewalk network around the looped roadway.

8. ***Street Design*** - Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length. While not a proposed public roadway, the length of the primary internal roadway from the centerline of IL Route 47 to the westernmost centerline of the internal access drive is approximately 1,275 feet. Additionally, the required minimum right-of-way width for local residential street is 66 feet. The proposed plan illustrates a minimum roadway width of 30 feet.

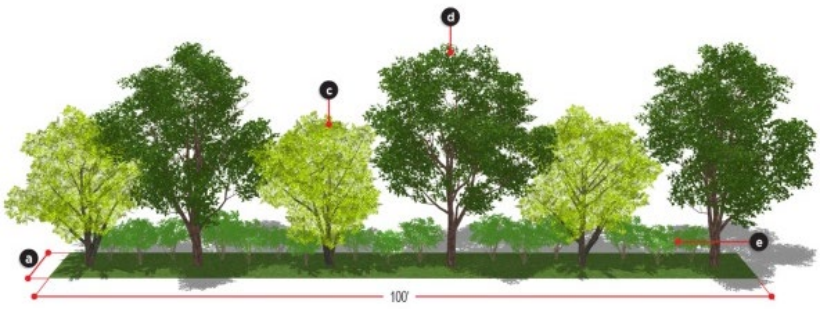
9. ***Landscaping*** - Section 10-5-3 establishes landscape standards for new developments. Transition zone landscape will be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics. **While the petitioner had not submitted a landscape plan for review, the following standards shall apply for the commercial and residential land uses as described below:**

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					

a. Transition Zone "C" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.



b. Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.



c. No Transition Zone Landscape buffer is required between the agricultural land use to the north.

10. ***Appearance Standards*** - Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for multi-family development, specifically masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.

a. The petitioner has provided elevations for the proposed townhome development, as illustrated below. <u>According to staff's review of the elevations and has determined the minimum required premium siding is 20% due to the presence of the following major architectural features which accounts for a 30% credit: decorative dormers, projecting bay windows, and covered porches</u>.



However, the petitioner is still requesting relief from the required minimum 50% masonry products or premium siding on the front façade of 75% of the townhome buildings to 25% should the elevation as presented change as plans are refined, due to the following benefits:

I. **Cost Efficiency**: Lowering the brick requirement will significantly reduce construction costs, making housing more affordable for future residents.

II. **Community Identity**: By incorporating a mix of architectural features and materials, we can cultivate a unique community identity that reflects the character and values of our residents. This identity will be a source of pride and a key factor in attracting new families and businesses to our area.

III. **Balanced Visual Appeal**: A mix of materials and features can create a more balanced and harmonious look, avoiding the monotony that can sometimes result from excessive use of a single material. This balance will enhance the overall aesthetic quality of our community.

IV. **Sustainability**: Using less brick can contribute to more sustainable building practices by reducing the demand for masonry materials, which have a higher environmental impact compared to other siding options.

V. **Economic Development**: The cost savings from reduced brick usage can be redirected towards other community improvements or amenities, fostering overall economic growth and development.

11. ***Signage*** – The petitioner has provided a signage plan for the proposed townhome development which consists of approximately 25 signs as detailed below:

Sign Type	Quantity	Size	Permitted/Not Permitted by Sign Regulations
Development Project Sign	1	10'x12'	Not Permitted/Exceeds Height & Size
Rigid Flag/Banner Signs	4	13'	Not Permitted/Exceeds Height
Parking Directional Signs	4	4 sq. ft.	Permitted
Model Burma Shave Sign	1	4 sq. ft.	Permitted
Offsite Billboard	1	TBD	Not Permitted
Sales Center Sign	2	5 ft.	Permitted
Model ID Sign	1	3 sq. ft.	Permitted
Appointment Only Sign	1	3 sq. ft.	Permitted
H.C. Accessible Sign	1	1.5 sq. ft.	Permitted
Lot Signs*	9	4.5 sq. ft.	Permitted
TOTAL	**25**		

**Plans state 9 signs, but the site plan has 18 building lots.*

While most of the signs proposed are outright permitted by the current sign regulations in Chapter 6 of the Unified Development Ordinance (UDO) under temporary signage, **the requested development project sign exceeds the permitted maximum height of 6 feet and size sign copy area of 32 square feet for post type signs. Additionally, the flag/banner type signs exceed the maximum height by 1 foot. However, staff is supportive of these requests due to the limited visibility of the site from the roadway.**

The proposed billboard-type sign is strictly prohibited by the ordinance, per Section 10-6-9, and is not supported by staff.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as "Commercial Office (CO)" which encourages both large-scaled office uses in single developments or as part of an office park setting; such uses will be typically located along Yorkville's important transportation corridors, Illinois Route 47 and US 34 (Veterans Parkway). Office developments can include service-related uses, hospitals and clinics, hotels, and facilities for research and product development.

Should the PUD be approved by the City Council for the townhome development, staff would seek to amend the Comprehensive Plan to reclassify the 13-acre parcel as Mid-Density Residential (MDR) which is consistent with the proposed land use.

STAFF COMMENTS:

The City Engineer has reviewed the proposed Planned Unit Development and Concept Plan, with approval contingent on addressing comments prepared by EEI dated October 3, 2024. Note, additional plan review comments from EEI are anticipated per the most recent plan resubmittal dated January 2, 2025. Staff is confident that EEI's review of the revised plans and subsequent comments will be addressed by the petitioner prior to moving forward with the next scheduled meeting.

Therefore, the public hearing for the special use for the Planned Unit Development and Rezoning will be held at the February 12, 2025 Planning and Zoning Commission meeting with the tentative final vote by the City Council at the March 11, 2025 meeting. Should you have any questions regarding this matter, staff and the Petitioner will be available at Tuesday night's meeting.

Attachments:

1. Application for Rezoning
2. Application for Planned Unit Development
3. Legal Description
4. Letter of Transmittal, dated November 15, 2024 and prepared by Richard L. Williams, Attorney
5. Letter of Authorization, dated November 5, 2024 and prepared by Brent and Tracy Schalhamer
6. Concept PUD Plans – dated 12/17/24 and prepared by HR Green
7. Greenbriar Screening Photos
8. Response Letters from HR Green dated January 2, 2025
9. Proposed Signage Guidelines and Examples
10. Proposed Elevation/Rendering
11. Plan Council Packet dated 12-12-24
12. Draft Public Hearing Notice

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 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 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

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 application is received, 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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.
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
- ☐ Posting Public Hearing Sign(s)
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

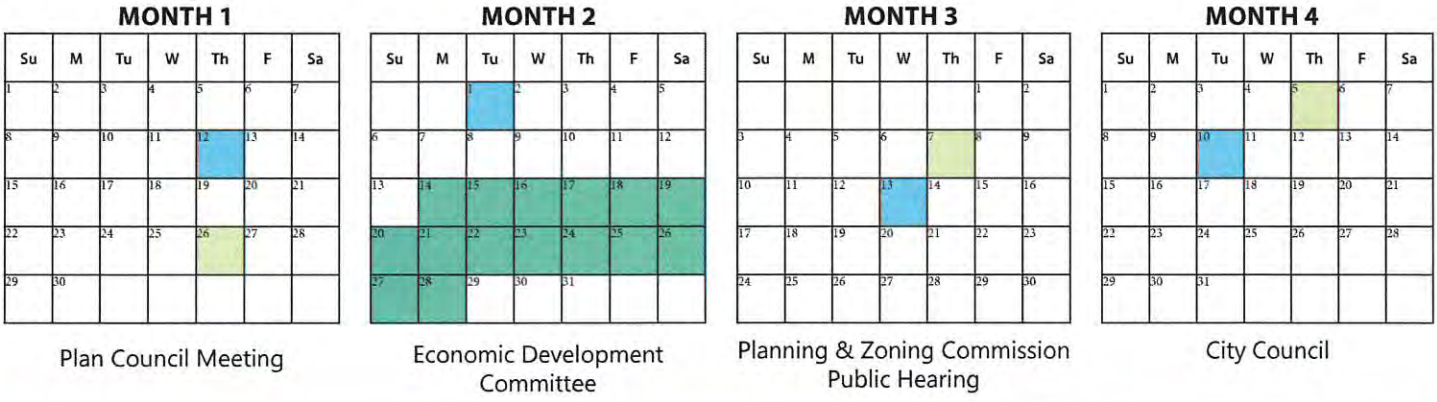
CITY STAFF

- ☐ 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 and Section 10-8-2: General Application Requirements)

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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $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 *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee*	☑ $200.00 + $10 per acre for each acre over 5 acres 13 (# of Acres) - 5 = 8 (Acres over 5) x $10 = 80 (Amount for Extra Acres) + $200 = $ 280.00 (Total Amount)		Total: $ 280.00
SPECIAL USE	☐ $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: $
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 ☐ Over 1 acre, less than 10 acres ☒ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $ 15,000
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services* For Annexation, Subdivision, Rezoning, and Special Use:	☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☒ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $ 5,000
	TOTAL AMOUNT DUE:		$280.00 20,280.00

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APPLICATION FOR REZONING

DATE: 10/18/2024	PZC NUMBER: ?	DEVELOPMENT NAME: ?

PETITIONER INFORMATION

NAME: Patrick Winninger	COMPANY: 1115 LLC
MAILING ADDRESS: 1211 Deer St	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: ◉ BUSINESS ○ HOME 630-699-5877
EMAIL: pwinninger@winningerexcavating.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Brent and Tracy Schalhamer	
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:	
PROPERTY STREET ADDRESS: 1115 S. Bridge Street Yorkville, IL	
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: West Side of Route 47 between route 126 and 71.	
CURRENT ZONING CLASSIFICATION: R-1	REQUESTED ZONING CLASSIFICATION: R-4
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Commerical Office	TOTAL ACREAGE: 13

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3/A-1
EAST: B-3
SOUTH: R-3/B-3
WEST: R-2

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-201-004			

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 REZONING

ATTORNEY INFORMATION	
NAME: Richard Williams	COMPANY: Griddin Willaims McMahon & Walsh
MAILING ADDRESS: 21 North 4th Street	
CITY, STATE, ZIP: Geneva, IL, 60134	TELEPHONE: 630-262-0544
EMAIL: rwilliams@gwmwlaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630.553.7560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 630.553.7560
EMAIL: dschultz@hrgreen.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
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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The existing zoning classification of the property is currently R1 and the property currently borders both R2 and R3 developed properties. The current comprehensive plan for the property is commercial office with the abundance of office retail space currently sitting vacant and the shortage of R4 zoning we feel as if this would be a good fit for the location.

PLEASE STATE HOW THE MAP AMENDEMENT IS CONSISTENT WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

The subject property currently has R2 and R4 zoning to the south and West. The property to the North is currently zoned A1.

PLEASE STATE HOW THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE PROPOSED ZONING DISTRICT:

The current project borders existing residential developments and will fit in with the surrounding neighborhoods.

PLEASE STATE HOW THE PROPOSED MAP AMENDEMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

The adjacent parcels to the west and south are both currently zoned for residential. Rezoning this parcel to R4 will fit in with the existing surrounding residential neighborhoods.

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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE:

The rezoning of the parcel will comply with the typical R4 bulk and dimensional standards within the unified development ordinance.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

There is currently a shortage of R4 zoned property in Yorkville. Residential development has slowed down considerably on the south side of Yorkville, this development will spark new growth.

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:

This subject property has sat vacant since around 2018 with not much interest.

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APPLICATION FOR REZONING

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.

PETITIONER SIGNATURE — DATE: 10/25/24

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

OWNER SIGNATURE — DATE: 10/25/24

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

NOTARY PUBLIC STATE OF ILLINOIS
JENNIFER WINNINGER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 10, 2026

United City of Yorkville
651 Prairie Pointe Drive
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: 1115 S Bridge St Yorkville, IL

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: Patrick Winninger	COMPANY: 1115 LLC
MAILING ADDRESS: 1211 Deer St	
CITY, STATE, ZIP: Yorkville, IL, 60560	TELEPHONE: 630-699-5877
EMAIL: pwinninger@winexc.com	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.

Patrick Winninger
PRINT NAME

Manager
TITLE

SIGNATURE*

10/24/2024
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

“Exhibit A”

PT NE 1/4 SEC 5-36-7 COM NE COR NE 1/4 W TO C/L RT 47, S 464.33', W 446.87' TO POB, S 70', E 138.57', S 188.12' E 249.93', S 18, E 415.57', S 118.53' W 100', S 219', W 859.67', NLY 645.91 E 838.91' TO POB CITY OF YORKVILLE

"EXHIBIT B"

Beth and Eric Otto
1452 Walsh Dr
Yorkville, IL 60560

Noman and Tina Qamar
1442 Walsh dr
Yorkville, IL 60560

Jonathan Behrens
1432 Walsh Dr
Yorkville, IL 60560

James and Kristen Stepien
1422 Walsh dr
Yorkville, IL 60560

Russell and Mary Nieman
1402 Walsh Dr
Yorkville, IL 60560

Donald Pero & Jennifer Flodstrom
494 E Barberry Dr
Yorkville, IL 60560

Betty Jo Finazzo
353 Garden cir
Yorkville, IL 60560

Glenn and Karen Erickson
351 Garden cir
Yorkville, IL 60560

Rita Harry
347 Garden Cir
Yorkville, IL 60560

Carl and Carol Bosi
345 Garden Cir
Yorkville, IL 60560

Dina McClarren
343 Garden Cir
Yorkville, IL 60560

Richard and Sandy Spanski
341 Garden Cir
Yorkville, IL 60560

Benita Oberhellman
339 Garden Cir
Yorkville, IL 60560

Hansford Family trust
337 Garden Cir
Yorkville, IL 60560

Gregory and Michael Falato
335 Garden Cir
Yorkville, IL 60560

Bruce Mandel & Debra Botkin
333 Garden Cir
Yorkville, IL 60560

Karen Anderson
331 Garden Cir
Yorkville, IL 60560

Georgianna Burns
329 Garden Cir
Yorkville, IL 60560

William and Carolyn Gray
327 Garden cir
Yorkville, IL 60560

Laurenda Bates
325 Garden Cir
Yorkville, IL 60560

Batchelder Living trust
323 Garden Cir
Yorkville, IL 60560

Dodd
321 Garden Cir
Yorkville, IL 60560

Patricia Miller
354 Garden Cir
Yorkville, IL 60560

Gene and Robyn Wilberg
352 Garden Cir
Yorkville, IL 60560

Susan Lopez
306 Garden Cir
Yorkville, IL 60560

Arturo and Guadalupe Mendez
336 Garden Cir
Yorkville, IL 60560

Betty Naden
334 Garden Cir
Yorkville, IL 60560

Sheila Meier
332 Garden Cir
Yorkville, IL 60560

Robert Krantz
328 Garden Cir
Yorkville, IL 60560

Ann Failla
326 Garden Cir
Yorkville, IL 60560

Gary and Cynthia Bell
324 Garden Cir
Yorkville, IL 60560

Alan and Carole Raboine
307 Garden Cir
Yorkville, IL 60560

Warren and Deidre Schumacher
309 Garden Cir
Yorkville, IL 60560

Michael and Jeanne Vanboekel
356 Garden Cir
Yorkville, IL 60560

Joan Keller
302 Garden Cir
Yorkville, IL 60560

Rudy and Hazel Hall
305 Garden Cir
Yorkville, IL 60560

Grace Holistic Education Center
201 Garden St
Yorkville, IL 60560

Duntov Davidson Inc
1207 Bridge St
Yorkville, IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE, IL, 60560

FIRST NATIONAL BANK DEKALE
TRUST
1796 1207 BADGER
YORKVILLE, IL, 60560

NCI Yorkville NVA LLC
875 N MICHIGAN AVE STE 3612
CHICAGO, IL, 60611

BOARD OF ED OF YORKVILLE
COMM UNIT SCHOOL DIST 115
602 CENTER PKWY STE A
YORKVILLE, IL, 60560

H & H PROPERTY GROUP INC
8850 WILCOX CT
NEWARK, IL, 60541

Richard and Teresa Groesch
8433 W Highpoint Rd
Yorkville, IL 60560

Sharon and Ronald Cobb
106 Colonial Pkwy Unit A
Yorkville, IL 60560

BRYAN L & PATRICIA A HARBIN
17 W ROYAL OAKS DR
BRISTOL, IL, 60512

Brandon Bierut
102 Colonial Pkwy unit b
Yorkville, IL 60560

Manfred and Michaela Raavel
131 Poplar dr
Yorkville, IL 60560

Jurgen and Mary Pritschet
491 Spruce Bush ct
Yorkville, IL 60560

Ronald and Dolores Schenekl
487 Spruce Bust ct
Yorkville, IL 60560

Devin and Angela Nelson
484 Spruce Bust ct
Yorkville, IL 60560

Robert Kuntzendoef
488 Spruce Bush ct
Yorkville, IL 60560

Thomas and Donna Cebula
422 E Barberry Cir
Yorkville, IL 60560

Kelly Bielawa
424 E Barberry Cir
Yorkville, IL 60560

Mary Pinks and Angela Charlton
428 E Barberry Cir
Yorkville, IL 60560

Mark and Kimberly Schmidt
434 E Barberry Cir
Yorkville, IL 60560

Teresa McAdams
438 E Barberry Cir
Yorkville, IL 60560

Brennan and Jennifer Crane
444 E Barberry Cir
Yorkville, IL 60560

Holly Fatima
448 E Barberry Cir
Yorkville, IL 60560

William Foster and Egshig Bolor
452 E Barberry Cir
Yorkville, IL 60560

Jeffrey and Patricia Luptak
458 E Barberry Cir
Yorkville, IL 60560

David and Susan Panosh
464 E Barberry Cir
Yorkville, IL 60560

Alec and Megan Stevens
468 E Barberry Cir
Yorkville, IL 60560

Rodney and Joellen Moss
474 E Barberry Cir
Yorkville, IL 60560

Robin and Wayne Dale
478 E Barberry Cir
Yorkville, IL 60560

Melvin Konrath
484 E Barberry Cir
Yorkville, IL 60560

Douglas and Gayle Thanepohn
488 E Barberry Cir
Yorkville, IL 60560

Erwin and Christina Stevens
411 E Barberry Cir
Yorkville, IL 60560

Mark and Jami Koenig
423 E Barberry Cir
Yorkville, IL 60560

Jordan and Sarah Miller
433 E Barberry Cir
Yorkville, IL 60560

Abraham Carreon and Danielle Hampton
443 E Barberry Cir
Yorkville, IL 60560

Michael and Dawn Ramey
447 E Barberry Cir
Yorkville, IL 60560

Jennifer and Michael Thoms
451 E Barberry Cir
Yorkville, IL 60560

Jody Thompson
455 E Barberry Cir
Yorkville, IL 60560

Brent and Kristine Daggett
467 E Barberry Cir
Yorkville, IL 60560

Kenneth and Rita Menne
471 E Barberry Cir
Yorkville, IL 60560

John Gordon
477 E Barberry Cir
Yorkville, IL 60560

Kristen Pretzer
485 E Barberry Cir
Yorkville, IL 60560

Bristtany Crosby
412 E Barberry Cir
Yorkville, IL 60560

Kenneth and Cynthia Rogers
407 E Barberry Cir
Yorkville, IL 60560

Daniel and Jennifer Kokes
491 E Barberry Cir
Yorkville, IL 60560

Ryan and Megan Raupp
497 E Barberry Cir
Yorkville, IL 60560

NEWLY WEDS FOODS INC
8550 W BRYN MAWR AVE STE100
CHICAGO, IL, 60631

BRIDGE STREET LUMBER LLC
1111 S BRIDGE ST
YORKVILLE, IL, 60560

OLD SECOND NATIONAL BANK
TRUSTEE, TRUST:
7887 1107A S BRIDGE ST
YORKVILLE, IL, 60560

Clemens Acres LLC
208 W Elizabeth st
Yorkville, IL 60560

Matthew Kleinwachter
101 Colonial Pkwy unti A
Yorkville, IL 60560

Phillip and Amy Morel
101 Colonial Pkwy unti B
Yorkville, IL 60560

Edmond and Stephanie Raavel
101 Colonial Pkwy unit C
Yorkville, IL 60560

Kathleen and Michael Mitchell
101 Colonial Pkwy unit D
Yorkville, IL 60560

Sortz Properties LLC
53 Riverside Dr
Yorkville, IL 60560

Ryan and Kari West
80 Long Grove Rd
Yorkville, IL 60560

Richard and Roberta Soris
12 Cotswold way
Yorkville, IL 60560

Fernando and German Hernandez
206 W Elizabeth
Yorkville, IL 60560

Carol Wissmiller
208 W Elizabeth
Yorkville, IL 60560

Denise Campbell
210 W Elizabeth
Yorkville, IL 60560

Johnson
212 W Elizabeth
Yorkville, IL 60560

Mark and Barbara Walter
214 W Elizabeth
Yorkville, IL 60560

Kyle and Lea Jungkans
216 W Elizabeth
Yorkville, IL 60560

Donald and Theresa Tanis
218 W Elizabeth
Yorkville, IL 60560

Prisma and Jayme Rodriguez
220 W Elizabeth
Yorkville, IL 60560

Felipe and Dorothy Sanchez
222 W Elizabeth
Yorkville, IL 60560

Bradley and Russ Stacy
224 W Elizabeth
Yorkville, IL 60560

PRAIRIE GARDENS TOWNHOME
ASSOC % ASSOCIATION
PROPERTY MGMT
PO BOX 976
OSWEGO, IL, 60543

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $
AMENDMENT	☐ Annexation ☐ Plan ☐ Plat ☐ P.U.D.	$500.00 $500.00 $500.00 $500.00	Total: $
ANNEXATION	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / 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* _____ - 5 = _____ x $10 = _____ + $200 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
SPECIAL USE	☐ $250.00 + $10 per acre for each acre over 5 acres _____ - 5 = _____ x $10 = _____ + $250 = $ _____ # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount		Total: $
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 ☐ Over 1 acre, less than 10 acres ☐ Over 10 acres, less than 40 acres ☐ Over 40 acres, less than 100 acres ☐ Over 100 acres	$5,000.00 $10,000.00 $15,000.00 $20,000.00 $25,000.00	Total: $
OUTSIDE CONSULTANTS DEPOSIT *Legal, land planner, zoning coordinator, environmental services*	For Annexation, Subdivision, Rezoning, and Special Use: ☐ Less than 2 acres ☐ Over 2 acres, less than 10 acres ☐ Over 10 acres	$1,000.00 $2,500.00 $5,000.00	Total: $
		TOTAL AMOUNT DUE:	

United City of Yorkville
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Patrick Winninger COMPANY: 1115, LLC

MAILING ADDRESS: 1211 Deer Street

CITY, STATE, ZIP: Yorkville, IL 60560 TELEPHONE: ◉ BUSINESS ○ HOME (630) 699-5877

EMAIL: pwinninger@winningerexcavating.com FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Brent and Tracy Schalhamer

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

PROPERTY STREET ADDRESS: 1115 S. Bridge Street, Yorkville, IL 6050

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

CURRENT ZONING CLASSIFICATION: R-1 REQUESTED ZONING CLASSIFICATION: R-4 (PUD)

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Commercial Office TOTAL ACREAGE: 14.1758

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3/A-1

EAST: B-3

SOUTH: R-3/B-3

WEST: R-2

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

05-05-226-013			
05-05-201-004			

United City of Yorkville
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Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT

ATTORNEY INFORMATION	
NAME: Richard L. Williams	COMPANY: Griffin Williams McMahon & Walsh LLP
MAILING ADDRESS: 21 N. Fourth St.	
CITY, STATE, ZIP: Geneva, IL 60134	TELEPHONE: (630) 457-1205
EMAIL: rwilliams@gwmwlaw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: (630) 553-7560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: (630) 553-7560
EMAIL: dschultz@hrgreen.com	FAX:

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.

PETITIONER SIGNATURE — DATE: 11/13/2024

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

OWNER SIGNATURE — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT

PROPERTY INFORMATION

IS THE PROPERTY WITHIN CITY LIMITS?	■ YES	☐ NO
DOES A FLOODPLAIN EXIST ON THE PROPERTY?	☐ YES	■ NO

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".

PUD MODIFICATION STANDARDS

PETITIONER MUST INDICATE WHICH TANGIBLE BENEFIT THE PROPOSED PLANNED UNIT DEVELOPMENT WILL PROVIDE TO THE CITY, AS DEFINED IN SECTION 10-8-8D OF THE UNIFIED DEVELOPMENT ORDINANCE. AT LEAST ONE (1) MUST BE MET:

- ☑ LANDSCAPE CONSERVATION AND VISUAL ENHANCEMENT
- ☐ SUSTAINABLE DESIGN
- ☐ PUBLIC GATHERING SPACE
- ☐ PLACEMAKING
- ☐ UNIVERSAL DESIGN
- ☐ HIGH QUALITY BUILDING MATERIALS
- ☐ AGE-TARGETED DEVELOPMENT
- ☐ AFFORDABILITY
- ☐ PROVISION OF A PUBLIC SCHOOL
- ☐ PROVISION OF A REGIONAL PARK
- ☐ FUNDING OR CONSTRUCTION OF PUBLIC ROADWAYS
- ☑ REGIONAL UTILITY IMPROVEMENTS

As part of the pre-application meeting with community development staff, the petitioner can determine which above PUD modification standard is consistent with the proposed plan.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES SET FORTH IN THE COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS AND POLICY DOCUMENTS OF THE CITY:

The City's Comprehensive Plan, last updated in 2016, identifies the property as future commercial/office. However, since the plan's last update, there has been a dramatic shift away from the need for office/commercial space and toward affordable housing. An R-4 (PUD) townhome development is consistent with the character and trend of development in the area, and the needs for housing that the City is attempting to address. The City has recognized there is a shortage of R-4 zoned housing product. Moreover, the property has remained undeveloped despite being available for sale since 2018.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS LAID OUT AND DEVELOPED AS A UNIT IN ACCORDANCE WITH AN INTEGRATED OVERALL DESIGN, IN WHICH THE VARIOUS LAND USES FUNCTION AS A COHESIVE WHOLE AND SUPPORT ONE ANOTHER. THE DESIGN SHALL PROVIDE IDENTIFIABLE CENTERS, WHICH FORM FOCUS AREAS OF ACTIVITY IN THE DEVELOPMENT, AND EDGES, WHICH DEFINE THE OUTER BORDERS OF THE DEVELOPMENT, THROUGH THE HARMONIOUS GROUPING OF BUILDINGS, USES, FACILITIES, PUBLIC GATHERING SPACES, AND OPEN SPACE:

This development is designed as an integrated, cohesesive community with combines efficiencies of stormwater management, street design and layout, and utilities serving the subject property. The product will meet or exceed minimum City standards , and integrates open space and walking trails.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED AND MAINTAINED SO THAT IT WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY AND WILL NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER THE PUBLIC HEALTH, SAFETY, AND WELFARE:

The development is planned to maximize the distance from existing R-2 single family residential properties to the west and is consistent with existing housing to the south. Adequate provisions for ingress/egress, internal circulation and public utilities have been made so as to not be injurious to adjacent property owners or otherwise impair the adequate supply of light or air, and with sufficient setback so as not to increase the risk of fire or otherwise endanger the public health, safety and welfare.

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 PLANNED UNIT DEVELOPMENT

PUD STANDARDS

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT INCLUDES USES WHICH ARE GENERALLY COMPATIBLE AND CONSISTENT WITH THE USES OF ADJACENT PARCELS. IF THE USES ARE NOT GENERALLY COMPATIBLE, ALL ADVERSE IMPACTS HAVE BEEN MITIGATED THROUGH SCREENING, LANDSCAPING, PUBLIC OPEN SPACE, AND OTHER BUFFERING FEATURES THAT PROTECT USES WITHIN THE DEVELOPMENT AND SURROUNDING PROPERTIES:

Multi-family uses are consistent with the adjacent multi-family use immediately to the south and the single family uses to the west. Multi-family uses are common as buffers between business/commercial properties. There is existing screening to the adjacent non-residential properties, and the layout of the development is structured in a manner to minimize any impacts.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT IS DESIGNED SO THAT ADEQUATE UTILITIES, ROAD ACCESS, STORMWATER MANAGEMENT, AND OTHER NECESSARY FACILITIES WILL BE PROVIDED TO SERVE IT. THE PLANNED UNIT DEVELOPMENT SHALL INCLUDE SUCH IMPACT FEES AS MAY BE REASONABLY DETERMINED BY THE CITY COUNCIL. THESE REQUIRED IMPACT FEES SHALL BE CALCULATED IN REASONABLE PROPORTION TO THE IMPACT OF THE PLANNED UNIT DEVELOPMENT ON PUBLIC FACILITIES AND INFRASTRUCTURE:

Sufficient water and sewer exists adjacent to the property to service the development. Sewer, water and public utility easements are being granted to service the development and future growth to the north of the development. The road network is sufficiently sized to accommodate the internal traffic flow, with additional guest parking be provided throughout. Stormwater facilities that equal or exceed City requirements are planned to minimize the disturbance of stormwater generated from the site. Impact fees will be paid from the development as provided for by existing City ordinances.

PLEASE STATE HOW THE PLANNED UNIT DEVELOPMENT DOES NOT SUBSTANTIALLY ADVERSELY IMPACT AN ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL RESOURCE, INCLUDED ON THE LOCAL, STATE, OR FEDERAL REGISTER, LOCATED ON OR OFF THE PARCEL(S) PROPOSED FOR DEVELOPMENT:

The property has only been used as a driving range and for agricultural purposes, and there are is no known archaeological, historical or cultural significance to the subject property. The property is not registered as having any historical significance.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOMENT, IF APPROVED, IS CONSIDERED A SPECIAL USE. IN ADDITION TO THE ABOVE PLANNED UNIT DEVELOPMENT STANDARDS, THE FOLLOWING SPECIAL USE STANDARDS OF REVIEW SHALL ALSO BE CONSIDERED:

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, MOALS, COMFORT, OR GENERAL WELFARE:

The special use establishes for an orderly, homogeneous multi-family development that can laid out in a manner that provides the City with more control than straight R-4 zoning. There is a need for multi-family townhome product in this City. The site has been planned in a manner to maximize access, and will be beneficial to the public health, safety, morals, comfort and general welfare. It will add to the City's existing tax base (both real estate and sales tax), and provide additional revenues for its taxing bodies.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPRTY IN THE IMMEDATE VICINITY FOR THE PURPOSE LREADY PERMITTED,NR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN OR NEAR THE NEIGHBORHOOD IN WHICH IT IS TO BE LOCATED:

The proposed special use is less intensive than office/commercial uses, is consistent with adjacent property uses, will address stormwater run-off concerns, and will be of a quality that it will not diminish or impair adjacent property values.

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APPLICATION FOR PLANNED UNIT DEVELOPMENT

SPECIAL USE STANDARDS

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

As a planned unit development constituting the entirety of an infill project, the normal and orderly development of this property will be controlled by the plan, rather than a piecemeal assemblage of varying products.

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

Adequate sewer, water, electric, gas and other utilities are at or near the property line in sufficient sizes to serve the proposed development. No over-sizing of utilities is necessary to serve adjacent properties.

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

The site is configured to allow direct access to Illinois Route 47 (Bridge Street). This project is self-contained from a traffic standpoint, and does not require connectivity to adjacent properties, and Route 47 is a four-lane highway that can accommodate the proposed traffic to be generated from the development.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

The development is less intensive than the current comprehensive plan designation for the property, and is consistent with adjacent developments. There is a need for additional housing in the City, which furthers a stated objective of the City.

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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1115 BRIDGE ST., YORKVILLE, ILLINOIS

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: Patrick Winninger	COMPANY: 1115 LLLC
MAILING ADDRESS: 1211 Deer St.	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: (630) 699-5877
EMAIL: pwininger@winningerexcavating.com	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.

Patrick Winninger
PRINT NAME

MANAGING MEMBER
TITLE

SIGNATURE*

11/13/2024
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_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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 PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS: 1115 S. Bridge Street, Yorkville	PARCEL NUMBER: 05-05-226-013; 05-05-201-014
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME: Patrick Winninger/1115 LLC	TELEPHONE: ○ HOME ◉ BUSINESS
ADDRESS: 1211 Deer St.,	E-MAIL: ○ HOME ◉ BUSINESS pwinninger@winningerexcavating.com
CITY, STATE, ZIP: Yorkville, IL 60560	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, 651 Prairie Pointe Drive, 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.

SIGNATURE/AUTHORIZED AGENT

11/13/2024
DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

MANFRED MICHAELA RAAVEL
102 C COLONIAL PKWY
YORKVILLE IL 60560

BETTY LOU JOHNSON
356 GARDEN CIR
YORKVILLE IL 60560

BRANDON R BIERUT
102 B COLONIAL PKWY
YORKVILLE IL 60560

CRANE JENNIFER LOUISE SHARP BRENNAN EDWARD
444 E BARBERRY CIR
YORKVILLE IL 60560

DUNTOV-DAVIDSON INC
1207 S BRIDGE ST
YORKVILLE IL 60560

BOLOR EGSHIG D FOSTER WILLIAM D
452 E BARBERRY CIR
YORKVILLE IL 60560

NOMAN S TINA A QAMAR
1442 WALSH DR
YORKVILLE IL 60560

ALAN R CAROLE J RABOINE
307 GARDEN CIR
YORKVILLE IL 60560

HAMPTON DANIELLE CARREON ABRAHAM
443 E BARBERRY CIR
YORKVILLE IL 60560

SORTZ PROPERTIES LLC
53 RIVERSIDE DR
YORKVILLE IL 60560

DODD REVOCABLE LIV TRUST
CAROL DODD
321 GARDEN CIR
YORKVILLE IL 60560

JURGEN K MARY ANNE PRITSCHET
491 SPICE BUSH
YORKVILLE IL 60560

ANGELA CHARLTON
428 E BARBERRY CIR
YORKVILLE IL 60560

RICHARD D ROBERTA M SORIS
12 COTSWOLD WAY
YORKVILLE IL 60560

BRISTTANY A CROSBY DEC TRUST
412 E BARBERRY CIR
YORKVILLE IL 60560

SUSAN W LOPEZ
306 GARDEN CIR
YORKVILLE IL 60560

ROBERT L KUNTZENDOEF
488 SPICEBUSH CT
YORKVILLE IL 60560

BILLY DIANNA MORTON
507 BUCKTHORNE CT
YORKVILLE IL 60560

BETTY JO FINAZZO TRUST
353 GARDEN CIR
YORKVILLE IL 60560

FIRST NATIONAL BANK DEKALB
1207 BADGER
YORKVILLE IL 60560

FRANK GROESCH RICHARD WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

RICHARD D ROBERTA M SORIS
12 COTSWOLD WAY
YORKVILLE IL 60560

CLEMENS ACRES LLC
208 ELIZABETH ST
YORKVILLE IL 60560

RONALD R MIKA
303 GARDEN CIR
YORKVILLE IL 60560

RYAN KARI WEST
80 LONG GROVE RD
YORKVILLE IL 60560

ENRIQUE DIAZ MANAGER EED LLC 106C COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

GARY D CYNTHIA A BELL
324 GARDEN CIR
YORKVILLE IL 60560

C C STUDIOS RE LLC
9020 WILCOX CT
NEWARK IL 60541

WILLIAM P CAROLYN J GRAY TRUST
327 GARDEN CIR
YORKVILLE IL 60560

GEORGIANNA RAE BURNS
329 GARDEN CIR
YORKVILLE IL 60560

RUSSELL R MARY L NIEMAN
1402 WALSH DR
YORKVILLE IL 60560

LAURENDA R BATES TR
325 GARDEN CIR
YORKVILLE IL 60560

ROBERT H KRANTZ
328 GARDEN CIR
YORKVILLE IL 60560

JENNIFER L MICHAEL P THOMS
451 E BARBERRY CIR
YORKVILLE IL 60560

BRENT D KRISTINE J DAGGETT
467 BARBERRY CIR E
YORKVILLE IL 60560

SHEILA MEIER
332 GARDEN CIR
YORKVILLE IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

CAMPBELL LIVING TRUST
DAVID B DENISE A CAMPBELL
210 ELIZABETH
YORKVILLE IL 60560

JORDAN J SARAH M MILLER
433 E BARBERRY CIR
YORKVILLE IL 60560

KATHLEEN M KENDALL MICHAEL W MITCHELL
101 D COLONIAL PKWY
YORKVILLE IL 60560

KENNETH C CYNTHIA K ROGERS LIV REV TR
407 E BARBERRY CIR
YORKVILLE IL 60560

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

GLENN KAREN ERICKSON
351 GARDEN CIR
YORKVILLE IL 60560

RONALD J DOLORES J SCHENEKL DEC OF TR
487 SPICE BUSH CT
YORKVILLE IL 60560

BETH ANN ERIC H OTTO
2018 LIVING TRUST
1452 WALSH DR
YORKVILLE IL 60560

JODY A THOMPSON DEC OF TR
455 E BARBERRY CIR
YORKVILLE IL 60560

JEFFREY L PATRICIA S LUPTAK
458 BARBERRY CIR E
YORKVILLE IL 60560

FLODSTROM JENNIFER PERO DONALD W
494 E BARBERRY CIR
YORKVILLE IL 60560

CLEMENS ACRES LLC
208 ELIZABETH ST
YORKVILLE IL 60560

RYAN MEGAN RAUPP
497 E BARBERRY CIR
YORKVILLE IL 60560

NEWLY WEDS FOODS INC
8550 W BRYN MAWR AVE STE100
CHICAGO IL 60631

DONALD R THERESA M TANIS TRUST
218 ELIZABETH ST
YORKVILLE IL 60560

BETTY NADEN LIV TR
334 GARDEN CIR
YORKVILLE IL 60560

HANSFORD FAMILY TRUST
337 GARDEN CIR
YORKVILLE IL 60560

BOARD OF ED OF YORKVILLE COMM UNIT SCHOOL DIST 115
800 GAME FARM RD
YORKVILLE IL 60560

MICHAEL L DAWN R RAMEY
447 BARBERRY CIR E
YORKVILLE IL 60560

ANN F FAILLA
326 GARDEN CIR
YORKVILLE IL 60560

KENNETH RITA MENNE
471 E BARBERRY CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

KAREN H ANDERSON TR
331 GARDEN CIR
YORKVILLE IL 60560

KELLY N BIELAWA
424 E BARBERRY CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

JAMES KRISTEN STEPIEN
1422 WALSH DR
YORKVILLE IL 60560

DOUGLAS D GAYLE N THANEPOHN
488 E BARBERRY CIR
YORKVILLE IL 60560

LAVALLEE JAMIE HOULE ANTHONY J
1372 WALSH DR
YORKVILLE IL 60560

BRENT A TRACY SCHALHAMER
11119 RYAN WAY
HOLLAND MI 49423

WAYNE PATRICIA NORR
226 ELIZABETH ST
YORKVILLE IL 60560

MATTHEW J KLEINWACHTER
7665 RTE 47
YORKVILLE IL 60560

JULIE LOUISE RICHMOND
506 W BARBERRY CIR
YORKVILLE IL 60560

GENE ROBYN WILBERG
352 GARDEN CIR
YORKVILLE IL 60560

CARL P CAROL A BOSI TRUST
345 GARDEN CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

GUY F JR JANICE R LAPORE
304 GARDEN CIR
YORKVILLE IL 60560

PHILLIP AMY MOREL
710 S CENTER ST
PLANO IL 60545

RODNEY JOELLEN MOSS
474 E BARBERRY CIR
YORKVILLE IL 60560

BRENT A SCHALHAMER
11119 RYANS WAY
HOLLAND MI 49423

ENRIQUE DIAZ MGR EED LLC 106A COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

EMILY E UNTERBERG
464 E BARBERRY CIR
YORKVILLE IL 60560

BPH TRUST
BRYAN L PATRICIA A HARBIN
17 W ROYAL OAKS DR
BRISTOL IL 60512

FELIPE DOROTHY SANCHEZ
222 W ELIZABETH ST
YORKVILLE IL 60560

MARK KIMBERLY A SCHMIDT
434 BARBERRY CIR E
YORKVILLE IL 60560

JOAN E KELLER
302 GARDEN CIR
YORKVILLE IL 60560

BRADLEY T STACY RUSS WATKINS
224 ELIZABETH ST
YORKVILLE IL 60560

BRIDGE STREET LUMBER LLC
1111 S BRIDGE ST
YORKVILLE IL 60560

JONATHAN C KIMBERLY BEHRENS
1432 WALSH DR
YORKVILLE IL 60560

DALE WAYNE DALE ROBIN L
478 E BARBERRY CIR
YORKVILLE IL 60560

FERNANDO GERMAN ANDREA SOFIA HERNANDEZ
206 W ELIZABETH ST
YORKVILLE IL 60560

KYLE LEA JUNGKANS
216 W ELIZABETH ST
YORKVILLE IL 60560

CAROL E WISSMILLER
208 W ELIZABETH ST
YORKVILLE IL 60560

EDMOND STEPHANIE RAAVEL
101 C COLONIAL PKWY
YORKVILLE IL 60560

MANFRED MICHAELA RAAVEL
131 POPLAR DR
YORKVILLE IL 60560

MARK B BARBARA J WALTER
214 ELIZABETH ST
YORKVILLE IL 60560

MELVIN D KONRATH TR
484 E BARBERRY CIR
YORKVILLE IL 60560

STEVEN HEUBEL
1256 S BRIDGE ST
YORKVILLE IL 60560

JOHNSON REV LIV TRUST
212 ELIZABETH ST
YORKVILLE IL 60560

FRANK R LAUREL L WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

H H PROPERTY GROUP INC
8850 WILCOX CT
NEWARK IL 60541

OLD SECOND NATIONAL BANK TRUSTEE
1107A S BRIDGE ST
YORKVILLE IL 60560

GRACE HOLISTIC EDUCATION CENTER NFP
201 GARDEN ST
YORKVILLE IL 60560

ERWIN DALE CHRISTINA R STEVENS
411 BARBERRY CIR E
YORKVILLE IL 60560

WARREN L DEIDRE J SCHUMACHER
309 GARDEN CIR
YORKVILLE IL 60560

MARK JAMI KOENIG
423 BARBERRY CIR E
YORKVILLE IL 60560

BENITA OBERHELLMAN TRUST
339 GARDEN CIR
YORKVILLE IL 60560

ARTURO GUADALUPE MENDEZ
336 GARDEN CIR
YORKVILLE IL 60560

DEVIN ANGELA NELSON
484 SPICEBUSH CT
YORKVILLE IL 60560

BOTKIN DEBRA K MANDEL BRUCE L JT TEN TR
333 GARDEN CIR
YORKVILLE IL 60560

NCI YORKVILLE NVA LLC
NOVOGRODER COMPANIES INC
875 N MICHIGAN AVE STE 3612
CHICAGO IL 60611

BRISTOL KENDALL FIRE DIST
103 E BEAVER ST
YORKVILLE IL 60560

SANDRA ROGERS
301 GARDEN CIR
YORKVILLE IL 60560

KRISTIN R PRETZER
485 E BARBERRY CIR
YORKVILLE IL 60560

BRENT E OTTO
1462 WALSH DR
YORKVILLE IL 60560

RITA S HARRY TR
347 GARDEN CIR
YORKVILLE IL 60560

PRISMA ARREDONDO JAYME RODRIGUEZ
220 W ELIZABETH ST
YORKVILLE IL 60560

ENRIQUE DIAZ MANAGER EED LLC 106D COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

DANIEL BETHANY R BREYNE
1358 WALSH DR
YORKVILLE IL 60560

EED LLC 106B COLONIAL
2588C ROCK CREEK RD
PLANO IL 60545

BATCHELDER LIVING TRUST
323 GARDEN CIR
YORKVILLE IL 60560

PRAIRIE GARDENS TOWNHOME ASSOC
ASSOCIATION PROPERTY MGMT
PO BOX 976
OSWEGO IL 60543

DINA MCCLARREN
343 GARDEN CIR
YORKVILLE IL 60560

RICHARD GROESCH
8433 W HIGHPOINT RD
YORKVILLE IL 60560

RICHARD Z SANDY A SPANSKI LIV TR
341 GARDEN CIR
YORKVILLE IL 60560

JOHN GORDON
477 BARBERRY CIR
YORKVILLE IL 60560

PATRICIA J MILLER
354 GARDEN CIR
YORKVILLE IL 60560

ALEC C MEGAN A STEVENS
468 E BARBERY CIR
YORKVILLE IL 60560

RICHARD D II TERESA L GROESCH
8433 W HIGHPOINT RD
YORKVILLE IL 60560

HOLLY H FATIMA
448 BARBERRY CIR E
YORKVILLE IL 60560

FALATO MICHAEL A FALATO GREGORY P
RICHARD G FALATO
335 GARDEN CIR
YORKVILLE IL 60560

ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC
PO BOX 976
OSWEGO IL 60543

THOMAS E DONNA L CEBULA
422 BARBERRY CIR E
YORKVILLE IL 60560

FRANK R LAUREL L WILLMAN
28 LAUREL CT
YORKVILLE IL 60560

DANIEL H JENNIFER M KOKES
491 BARBERRY CIR E
YORKVILLE IL 60560

RONALD JR SHARON COBB
%COBB CONDO ASSOCIATION 106
106 COLONIAL PKWY
YORKVILLE IL 60560

RUDY L JR HAZEL K HALL
305 GARDEN CIR
YORKVILLE IL 60560

ASSOCIATION PROPERTY MGT PRAIRIE GARDEN TOWNHOME ASSOC
PO BOX 976
OSWEGO IL 60543

EXHIBIT A

Legal Description

PARCEL1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS; EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 185.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 179.00 FEET TO A LINE DRAWN NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 250.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAO 1983 -EAST ZONE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (534.36 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 18.293 METERS [60.02 FEET] TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 54.559 METERS (179.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 54.601METERS (179.14 FEET); THENCE NORTH 87 DEGREES 29 MINUTES 43 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE IN THE UNITED CITY OF

YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

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THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

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DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

GWMW | LLP
GRIFFIN WILLIAMS McMAHON & WALSH

Attorneys and
Counselors at Law

Richard L. Williams

Direct: 630. 457.1205
rwilliams@gwmwlaw.com

November 15, 2024

Via E-Mail and Personal Delivery

Krysti Barksdale-Noble
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60650

Re: PUD Application
1115 South Bridge Street, Yorkville, IL 60560 (the "Property")

Dear Ms. Barksdale-Noble:

Our firm services as counsel to 1115, LLC, an Illinois limited liability company, which is also the contract purchaser and proposed developer of the above referenced approximately 14.1758 acre Property. Enclosed please find the following:

1. Application for Planed Unit Development
2. Letter of Authorization, signed by the current owners of the Property
3. Legal Description (Word format)
4. $500 filing fee

This application shall serve to supplement the rezoning application previously filed by the applicant for the Property, which rezoning application remains pending. The plans filed with the rezoning application are applicable to this PUD Application, and are incorporated and made a part of this PUD Application by this reference.

The proposed development is as follows:

- Developer is proposing to develop and construct an integrated eighteen building townhome development consisting of a total of 105 individual townhome units.
- Amenities will be provided in the form of open space and walking trails
- Existing tree line and transition buffer between the development and the adjacent Greenbriar Subdivision will be provided.

- Adequate sewer and water are available and will be extended to the development, and all stormwater generated from the development will be self-contained and comply with applicable City codes;
- Off-street parking will be provided as set forth on the plan
- Adequate access is provide to a proposed full unsignalized intersection at Bridge Street (Route 47)

In connection with this proposed development, Developer is requesting the following relief from Section 10-5-8(C)(2)(b) of Chapter 5 of the City's Unified Development Ordinance:

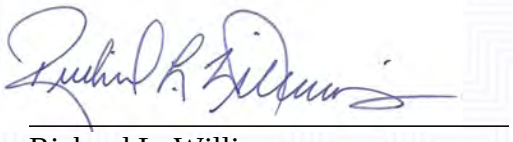
- Developer shall incorporate at least 25% masonry products or premium siding on the front façade of all townhome units.
- Developer shall provide landscaping in excess of City requirements.

With respect to the public notice, applicant requests staff provide a list of property owners within five hundred (500) feet of the property.

If you have any questions, or need additional information, please contact me.

Very truly yours,

GRIFFIN WILLIAMS
MCMAHON & WALSH, LLP

By: 
Richard L. Williams

Encl.

cc: Patrick Winninger
Matt Christensen

Brent and Tracy Schalhamer
11119 Ryan Way
Holland, MI 49423

November 5, 2024

United City of Yorkville
651 Prairie Point Drive
Yorkville, Illinois 60560

Re: Letter of Authorization
Rezoning and Special Use for Planned Unit Development
1115 S. Bridge Street, Yorkville, Illinois

To Whom It May Concern:

This letter shall confirm that we are the owners of an approximately 14.1758 acre parcel of real estate located generally west of Bridge Street, Kendall County, Illinois and legally described as follows:

LEGAL DESCRIPTION OF PARCEL ONE:

That Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 89°40'05" West along the North Line of said Northeast Quarter, 655.52 feet to the tangent center line of Illinois State Route No. 47, being also the West Line of Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois, extended from the South; thence South 01°44'07" East along said extended tangent center line and said tangent center line, 464.33 feet; thence South 89°40'05" West, 446.87 feet; thence South 00°19'55" East, 70.0 feet; thence North 89°40'05" East, 138.57 feet for a point of beginning; thence South 01°44'07" East, 185.12 feet; thence North 88°15'53" East, 249.93 feet to the Westerly Right of Way of said Route 47 being a line drawn parallel with and 60.0 feet West of said center line; thence North 01°44'07" West along said Westerly right of way line, 179.0 feet to a line drawn North 89°40'05" East from the point of beginning; thence South 89°40'05" West, 250.0 feet to the point of beginning in the United City of the Village of Yorkville, Kendall County, Illinois,
EXCEPT Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System, NAD 1983 – East Zone:
Commencing at the Northeast Corner of the Northeast Quarter of said Section 5; thence South 87°29'43" West, 199.803 meters (655.52 feet) along the North Line of the Northeast Quarter of said Section 5 to the tangent centerline of FAP 326 (IL 47) extended from the South; thence South 03°54'29" East, 162.873 meters (534.36 feet) along said tangent centerline and centerline of FAP 326 (IL 47); thence South 87°29'43" West, 18.293 meters (60.02 feet) to the point of beginning, said point being on the Westerly existing right of way of FAP 326 (IL 47); thence South 03°54'29" East, 54.559 meters (179.00 feet) along said Westerly Existing right of way line; thence South 86°05'31" West, 1.712 meters (5.62 feet); thence North 03°54'29" West, 54.601 meters (179.14 feet); thence North 87°29'43" East, 1.712 meters (5.62 feet) to the point of beginning, situated in the County of Kendall and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State.

and

LEGAL DESCRIPTION OF PARCEL TWO:

That Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Northeast Quarter; thence South 89°40'05" West along the North Line of said Northeast Quarter, 655.52 feet to the tangent center line of Illinois State Route No. 47, being also the West Line of Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois extended from the South; thence South 01°44'07" East along said extended tangent center line and said tangent center line, 464.33 feet to a point hereinafter referred to as Point "A"; thence South 89°40'05" West, 446.87 feet for a point of beginning; thence South 00°19'55" East, 70.0 feet; thence North 89°40'05" East, 138.57 feet; thence South 01°44'07" East, 188.12 feet; thence North 88°15'53" East, 249.93 feet to the Westerly Right of Way of said Route 47 being a line drawn parallel with and 60.0 feet West of said center line; thence South 01°44'07" East along said Westerly right of way line, 24.0 feet; thence South 88°15'53" West, 415.57 feet; thence South 01°07'53" East, 118.53 feet; thence South 88°52'07" West, 100.0 feet; thence South 01°07'53" East, 219.0 feet to a line drawn South 88°52'07" West from a point on said centerline which is 611.12 feet Southerly of said Point "A"; thence South 88°52'07" West, 859.67 feet to an old claim line; thence North 11°59'56" East along said old claim line, 645.91 feet to a line drawn South 89°40'05" West from the point of beginning; thence North 89°40'05" East, 838.91 feet to the point of beginning, in the United City of the Village of Yorkville, Kendall County, Illinois,
EXCEPT Part of the Northeast Quarter of Section 5, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, described as follows with bearings referenced to the Illinois State Plane Coordinate System, East Zone (NAD83):
Commencing at the Northeast Corner of the Northeast Quarter of said Section 5; thence South 87°29'43" West, 199.803 meters (655.52 feet) along the North Line of the Northeast Quarter of said Section 5 to the tangent centerline of FAP 326 (IL 47) extended from the South; thence South 03°54'29" East, 216.984 meters (711.89 feet) along said tangent centerline and centerline of FAP 326 (IL 47); thence South 86°05'31" West, 18.288 meters (60.0 feet) to the point of beginning, being on the Westerly existing right of way of FAP 326 (IL 47); thence South 03°54'29" East, 7.315 meters (24.0 feet) along said Westerly existing right of way line; thence South 86°05'31" West, 1.712 meters (5.62 feet); thence North 03°54'29" West, 7.315 meters (24.0 feet); thence North 86°05'31" East, 1.712 meters (5.62 feet) to the point of beginning, situated in the United City of Yorkville, County of Kendall and State of Illinois, hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State.

Parcel Identification Number: 05-05-226-013; and 05-05-201-004 (the "Property").

We hereby affirm that we have full legal capacity to execute this Letter of Authorization and to further authorize 1115, LLC, an Illinois limited liability company, Patrick Wininger and Matthew Christensen, its representatives has the authority to file applications with the City of Yorkville (the "City") seeking to obtain all governmental approvals from the City in order to use the Property in accordance with its intended use. The governmental approvals shall include, but not be limited to: (1) filing an Application for Rezoning to rezone the Property to R-4 under the City's zoning district designation; and (2) filing an Application for Planned Unit Development.

The letter shall further confirm that no electors reside thereon. This authorization shall continue in full force and effect until receipt by the City of a revocation signed, in writing.

Brent Schalhamer

Tracy Schalamer

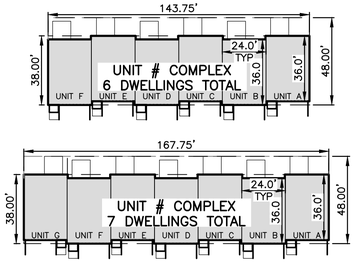
Subscribed and Sworn to before me this
5th day of November,
2024

Notary Public

OFFICIAL SEAL
DALLAS GREGG INGEMUNSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/4/25

TYPICAL BUILDING ENVELOPE

MIN. 1,400 SQ.FT. LIVABLE SPACE FOR TOWNHOME DWELLING UNIT
(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)



ZONING BUILDING SETBACK REQUIREMENTS

TABLE 10-3-9(B) BUILDING SEPARATION REQUIREMENTS IN R-3		PROPOSED MINIMUM BUILDING SEPARATION FOR R-4
SIDE TO SIDE	20'	20' MIN - 25' TYP.
SIDE TO REAR	40'	40'
REAR TO REAR	60'	60'
FRONT TO SIDE	50'	84.5'
FRONT TO FRONT	50'	80' - 100'
REAR TO FRONT	100'	N/A

Ground Cover	Area (ac.)
Open Space	4.95
Impervious	5.78
Dry Detention	1.36
Roof/Future	2.08
Total Onsite	14.18
Total Impervious	9.23
% Imprevious	65%

SITE DATA:

EXIST. ZONING: R-1 SINGLE FAMILY SUBURBAN RESIDENCE DISTRICT
B-3 GENERAL BUSINESS DISTRICT

- EX. TOTAL LOT SIZE: 617,804± SQ. FT. (14.183± AC.)
- B-3 = 1.020± AC.
- EX. R-1 (PR. R-4) = 13.163± AC.

PROP. ZONING: (PUD) R-4 GENERAL MULTI-FAMILY RESIDENCE DISTRICT

MAXIMUM LOT COVERAGE PER R-4 ZONING = 70% IMPERVIOUSNESS
PUD PLAN TO COMPLY WITH R-4 ZONING OF MAX. 70% IMPERVIOUSNESS

MAX. BUILDING HEIGHT: 80'
DWELLING UNIT MAX. HEIGHT: 40'

INGRESS/EGRESS ACCESS EASEMENT TO BE PROVIDED OVER THE PRIVATE ACCESS ROADS (INCLUDED AT TIME OF FINAL PLAT)

OFF-STREET PARKING DATA:

- PARKING REQUIREMENTS: DWELLING, TOWNHOUSE
  PER TABLE 10-5-1(H)(5) MINIMUM PARKING REQUIREMENT = 2.25 PARKING SPACES PER DWELLING UNIT

  105 TOTAL UNITS X 2.25/UNIT = 237 SPACES REQUIRED

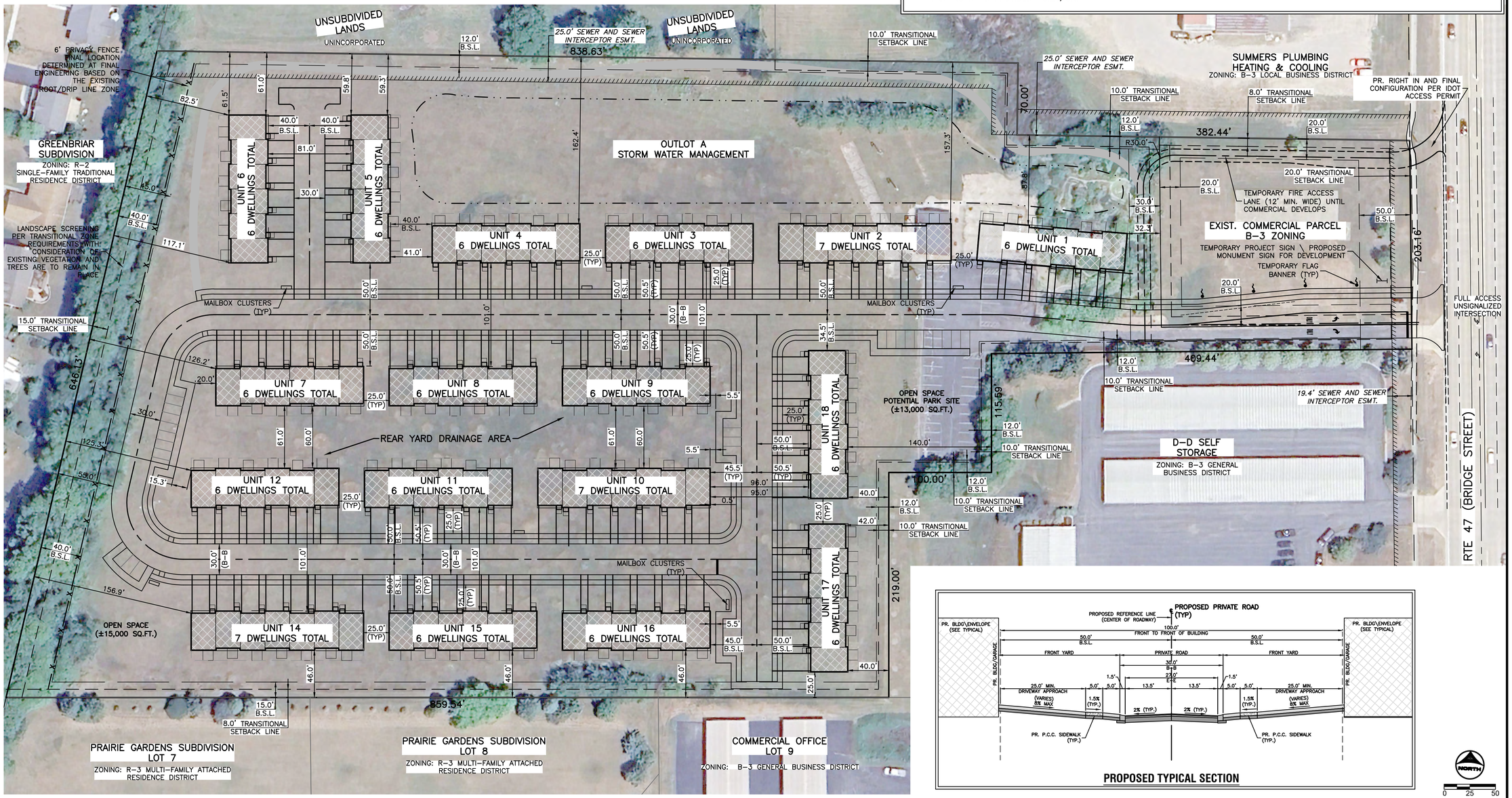
  PARKING SPACE CALCULATIONS:
  *(14) 6 UNIT BUILDINGS (102 UNITS) X 2 = 168 DRIVEWAY SPACES
  *(3) 7 UNIT BUILDINGS (3 UNITS) X 2 = 42 DRIVEWAY SPACES
  TOTAL DRIVEWAY SPACES = 210 SPACES (OFF-STREET REQUIRED)

  *A MINIMUM OF ONE (1) OF THE PARKING SPACES, AS REQUIRED IN SECTION 10-5-1(H) OF THIS UDO, SHALL BE PROVIDED IN AN ATTACHED OR DETACHED GARAGE LOCATED ON REAR OR SIDE FACADES UNLESS OTHERWISE APPROVED = 105 SPACES (GARAGE SPACE)

  *ADDITIONAL OFF-STREET PARKING SHOWN = 30 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED PER PLAN: 345
- PARKING RATIO REQUIRED= 2.25/UNIT
- PARKING RATIO PROVIDED= 3.29/UNIT

TYPICAL PARKING DATA SIZE REQUIREMENTS:

- TYPICAL ONSITE PARKING WIDTH: 9.0'
- TYPICAL ONSITE PARKING LENGTH: 18'
- TYPICAL ONSITE ACCESS DRIVE WIDTH:
  27' (E-E) / 30' (B-B)



PROPOSED TYPICAL SECTION

NORTH
0 25 50

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

FOX HAVEN - 14.2± AC. MULTI-FAMILY PUD PLAN
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)
CLIENT: 1115 LLC.
UNITED CITY OF YORKVILLE, ILLINOIS

FOX HAVEN - PUD CONCEPT PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

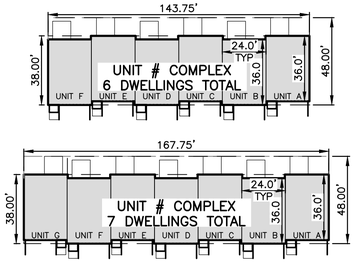
DRAWN BY:	MPL
APPROVED:	DWS
JOB DATE:	12/17/2024
JOB NO:	2402643.01

DRAWING
CONCEPT

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TYPICAL BUILDING ENVELOPE

MIN. 1,400 SQ.FT. LIVABLE SPACE FOR TOWNHOME DWELLING UNIT
(SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)



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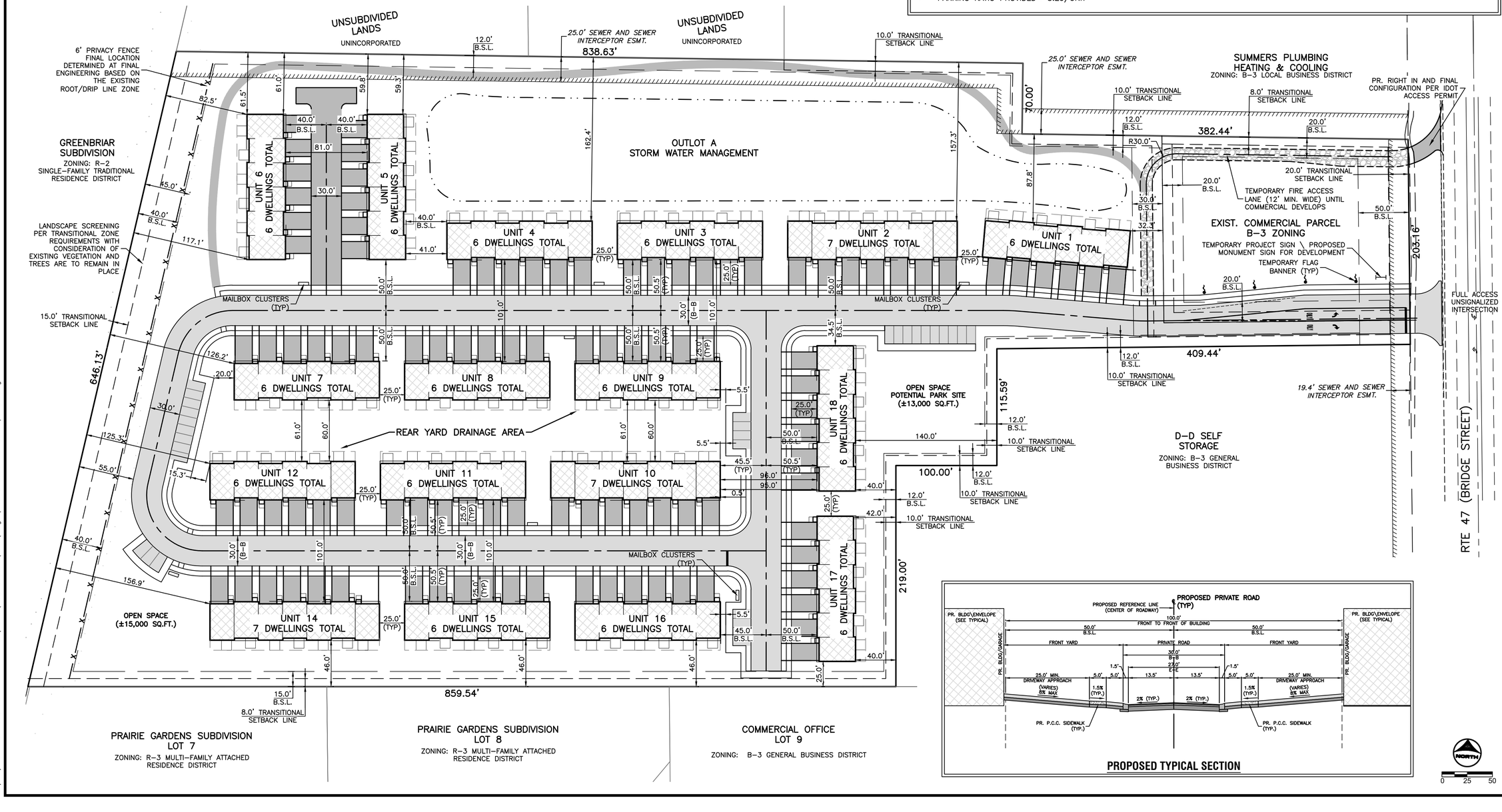
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PROPOSED TYPICAL SECTION

0 25 50

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

FOX HAVEN – 14.2± AC. MULTI-FAMILY PUD PLAN (PHASE 1)
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)
CLIENT: 1115 LLC.
UNITED CITY OF YORKVILLE, ILLINOIS

FOX HAVEN – PUD CONCEPT PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MPL
APPROVED: DWS
JOB DATE: 12/17/2024
JOB NO: 2402643.01

DRAWING
CONCEPT

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PHOTO TAKEN 12.19.2024
LOOKING WEST AT GREENBRIAR


PHOTO TAKEN 12.19.2024
LOOKING WEST AT GREENBRIAR


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January 2, 2025

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

Re: Proposed Multi-Family Residential Townhome Development (1115, LLC)
PZC-2024-29 1115, LLC (Rezone & PUD)
Concept Plan Review Comment Response No. 1
HR Green Job No. 2402643.01

Dear Ms. Barksdale-Noble:

This letter provides responses to the comments in the review memo dated December 6, 2024. Our responses to the comments are shown in **bold** following the comment.

GENERAL PUD/ ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

    a. The petitioner has listed **one (1) proposed deviation** from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% (*See "Appearance Standards" comment #11*)

    RESPONSE: Noted, to be coordinated with Developer/Builder based on Appearance Code Standards and credits issued as part of the proposed Architectural submittals as part of the submittal.

    b. The petitioner has identified two (2) modification standards the proposed PUD will meet per Section 10-8-8D.

        i. Modification Standard #1 "Landscape Conservation and Visual Enhancement" which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

            1. Staff believes this modification standard does apply due to the conservation of an existing densely vegetated mature tree line buffering the subject property from the adjacent single-family residential development to the west (Greenbriar Subdivision).

    RESPONSE: Noted.

ii. Modification Standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.
    1. **Staff does not believe this modification standard applies, as the project does not identify regional utility improvements provided that will benefit any parcels other than for the development of the subject property.**

RESPONSE: Noted. With respect to potential benefit of adjoining parcels, the proposed development is to initiate cross access opportunity with adjoining property owner(s) and opportunity for utility cross connections for future adjoining development to the north. Please note that the existing developments that surround this parcel have created limitations and burdens as a result for community cross access connections and utility cross connection type of development. For example the east line is bounded by Rte. 47, the south line is existing development with site constraints, the west is also existing development with no planned cross connections, leaving the north the only opportunity for future development connectivity in which this property is forced to consider as the only option. The existing property exhibits a planning/development hardship where there are limitations for cross connections (secondary access) and decisions for remaining development area limitations to provide the necessary/requested requirements standards of today's current code requirements. For consideration to overcome this property has to be both viable for development and successful for all stakeholders involved in the community.

c. Petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.
RESPONSE: Noted.

2. **ZONING** – The Petitioner is seeking to rezone the 13-acre parcel of the subject property from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District A-1 Agricultural (Kendall County)	Commercial/Office Agriculture
East	B-3 General Business District IL Route 47 (Bridge Street)	Commercial/Office Transportation Land Use
South	R-3 Multi-Family Attached Residence District B-3 General Business District	Prairie Gardens Subdivision Commercial/Office
West	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision (PUD)

RESPONSE: So noted to the existing conditions and uses.

3. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "townhome dwellings" are permitted land uses in the R-4 General Multi- Family Residence District. The R-4 District is intended for moderate to high density multi- family buildings and complexes.

RESPONSE: So Noted

4. **BULK & DIMENSIONAL STANDARDS** - Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-4 General Multi-Family Residence District standards with the proposed Planned Unit Development (PUD) for the residential townhomes:

	R-4 Zoning Regulations	Proposed PUD
Min. Lot Area	15,000 sq. ft.[1]	13.163 acres
Min. Lot Size per DU	5,000 sq. ft.	Undetermined
Min. Lot Width	90 feet	200+ feet
Front Yard Setback	30 feet	Undetermined
Rear Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet or 60% of building height (20 ft. corner)	12 feet
Max. Density	8 du/acre	7.9 du/acre
Max. Lot Coverage	70%	Undetermined
Max. Dwelling Height	40 feet	2 stories

[1] *Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100-foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.*

RESPONSE: The remaining overall underlying lot comprises of the R-4 zoning and to be platted with one overall building envelope with townhome units described as part of the underlying lot. The PUD development will have defined definitions/dimensions based off of the plan submitted using private roads and dimensions listed. The site plan submitted conforms with what is shown as acceptable dimensions with respect to above regulations. Table summary provided.

Min. Lot Size per townhome building will not apply based on the PUD type development and platting technique. Individual dwelling unit is to have a proposed unit envelope approximately 24'' wide by 52' deep (1,300 sq.ft.).

PUD Plan to comply with 70% Max Lot Coverage and straight R-4 zoning regulations.

PUD Plan to comply with Max. Dwelling Height of 40 feet with 3 stories and non-residential Max. Building Height of 80' maximum.

5. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT** – Minimum lot size per dwelling unit is 5,000 sq. ft. with a minimum lot width of 90 ft. for attached uses. **Petitioner must provide lot dimensions for each unit.**
   a. **Note:** Any two-story structure within the R-4 District shall have a minimum of 1,400 square feet of livable space. The petitioner proposes each townhome unit will be 2 stories and contain six (6) dwellings per building (except Unit 13 which will have 3 dwelling units). **What is the minimum unit square feet of livable space?**

RESPONSE: There is no three story requirements for min. unit square feet for livable space. The UDO discusses one-story structure (1,200 sq.ft.) and two-story structure (1,400 sq.ft.). Therefore a two-story structure (1,400 sq.ft.) will be used for min. unit square feet for livable space.

6. **YARD SETBACKS** – Minimum front yard setback for R-4 District is 30 feet. **Petitioner shall clearly illustrate, with dimensions, where they propose the front yard for the townhouse development is located**.

RESPONSE: Dimensions added as suggested to plan to define the front setback such as from existing sidewalk edge (cross access easement for private access roads) and the face of building wall excluding any entry porches or roof overhangs. Current plan dimensions are shown at 25' which could be used to define the front yard setback.

7. **LOT COVERAGE –** Maximum lot coverage for the R-4 District is 70% per Section 10- 3-9(A) of the Unified Development Ordinance. **Please provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.**

   RESPONSE: Summary data table to be added to the plans that will define the requirements. The PUD plan to comply with the 70% Lot Coverage.

8. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While the Petitioner has indicated the structure is 2 stories, **the Petitioner must also denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance**.

   RESPONSE: Building height in feet (maximum) to be added to the PUD plan that will define the requirements. The PUD plan to comply with the Maximum Building Height of 80 feet per zoning along with requesting three (3) stories. Dwelling Unit Max. Height is 40' per UDO.

9. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi- Family Attached Residence District.** However, the petitioner has provided minimum separation dimensions on the Concept Plan. Below is a comparison of the R-3 minimum building separation and the proposed R-4 townhome PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-4
Side to side	20 feet	25 feet
Side to rear	40 feet	Undetermined
Rear to rear	60 feet	60 feet
Front to side	50 feet	84.5 feet
Front to front	50 feet	72 - 95 feet
Rear to front	100 feet	N/A

   RESPONSE: Dimension for side to rear in feet (minimum) has been added to the plans that will define the requirements above. The PUD plan to comply with the minimum 40 feet per zoning requirements.

10. MULTI-FAMILY RESIDENTIAL USE STANDARDS – Per Section 10-4-2(B) of the Unified Development Ordinance multi-family dwelling developments shall meet the following standards:

    a. The main entrance to a multi-family dwelling shall face the primary perimeter or internal street.
       i. **Units 5 and 6 do not appear to meet this standard unless the unit face a secondary internal street and/or common open space.**

RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide a plan or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding access.

b. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.
    i. **It appears off-street parking for the units are provided via driveways and/or attached garages. Please confirm.**
    ii. **Guest on-site parking appears to meet this standard.**

RESPONSE: Yes the parking is considered in the following format:
- ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
- ***Two driveway parking spaces per each dwelling unit***
- ***Additional off street parking location at various locations onsite to the development.***

c. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.
    i. **Site will utilize existing single curb cut off of IL Route 47. Units will have frontage off of an internal private roadway. (See additional comments under "Access")**

RESPONSE: Noted.

d. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.
    i. **Where are trash dumpsters proposed to be located?**

RESPONSE: Residential rollout collection containers would be standard per City waste collection Program for the residential units. Trash dumpsters for the commercial development to be provided at time of development of that parcel.

e. The entrance to a townhouse shall face the primary public street unless otherwise approved.
    i. **This appears to be the case for all units except Units 5 and 6.**

RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide a plan or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding access.

f. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.
    i. **Proposed plan indicates a maximum width of 150 ft for each townhome complex building.**

RESPONSE: Noted.

g. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
    i. **Townhouse units are designed in uniformed lined formation (barrack style) rather than in clusters. Staff requests the petitioner explain the strategy behind the building siting (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.).**

RESPONSE: The strategy behind the building arrangement and development limitations are results of the parcel limitations of immediate access connection and irregular shape (flag type) lot. Without additional roadway connections to adjoining properties leads to an internal looped private access drive.

The remaining developable space and dwelling units being proposed yielded more of a barrack style than the opportunity to cluster the remaining available space. The plan is also to conserve the existing mature tree lines to the west along with strong opinions of limiting any rear facing buildings to the west as much as practical. The natural topography of the property also leads the required stormwater basin in the location/size as shown with accounting for the surface overflows to follow the natural existing conditions as well.

11. **APPEARANCE STANDARDS** – Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for multi-family development, as explained below:

    a. Residential – Single-Family Attached and Multiple-Family Residential Units must incorporate:
    - i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:
        1. Siding;
        2. Masonry;
        3. Roof;
        4. Paint/stain;
        5. Doors.
    - ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.
    - iii. The height and scale of each building shall be compatible with its site and adjoining buildings.
    - iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground
    - v. The architectural character of the building shall be in keeping with the topographical dictates of the site.
    - vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.

    RESPONSE: Noted.

    b. The petitioner has provided elevations for the proposed townhome development, and they are seeking relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.
    - **i. However, staff has reviewed the elevations and has determined the minimum required premium siding is 20% due to the presence of the following major architectural features which accounts for a 30% credit: decorative dormers, projecting bay windows, and covered porches.**
    - **ii. If the architectural renderings are accurate, is a deviation needed?**

RESPONSE: A deviation is requested with the plans as-is, and reducing the brick requirement from 50% to 25% will provide several benefits:

- ***i. <u>Cost Efficiency:</u> Lowering the brick requirement will significantly reduce construction costs, making housing more affordable for future residents.***
- ***ii. <u>Community Identity:</u> By incorporating a mix of architectural features and materials, we can cultivate a unique community identity that reflects the character and values of our residents. This identity will be a source of pride and a key factor in attracting new families and businesses to our area.***

*iii. **Balanced Visual Appeal:** A mix of materials and features can create a more balanced and harmonious look, avoiding the monotony that can sometimes result from excessive use of a single material. This balance will enhance the overall aesthetic quality of our community.*

*iv. **Sustainability:** Using less brick can contribute to more sustainable building practices by reducing the demand for masonry materials, which have a higher environmental impact compared to other siding options.*

*v. **Economic Development:** The cost savings from reduced brick usage can be redirected towards other community improvements or amenities, fostering overall economic growth and development.*

c. Commercial – Commercial Design Standards are subject to:

i. Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
ii. All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.
iii. Masonry products shall not be painted.
iv. While no plans are proposed for the commercial B-3 zoned parcel, is the petitioner also seeking appearance standards relief?

RESPONSE: Noted and petitioner does not have plans to develop commercial at this time.

12. **HOA** – Is the developer proposing to create an HOA for the common open space, guest parking area and stormwater management outlot?

RESPONSE: Yes the PUD development is to create a HOA or Management Entity for common shared open area, guest parking, maintenance of property, and stormwater management easement area.

13. **B-3 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lot:

	B-3 Zoning Regulations	Existing Commercial Parcel
Min. Lot Area	10,000 sq. ft.	1.02 acres
Front Yard Setback	50 feet	50 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	12 feet
Corner Yard Setback	30 feet	N/A

a. The proposed Concept PUD Plan appears not meet the minimum side yard setback requirement of 20 ft. (along the northern property line) for the B-3 district, but the Zoning Building Setback Requirement Data Table lists a 20 foot side yard setback. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement?**

RESPONSE: Side Yard Setback for the existing B-3 zoning parcel is to be updated to 20' to comply with the B-3 Zoning. PUD Plan to be revised accordingly and no deviation will be requested at this time.

b. **For the bulk requirements listed as to be determined (TBD), staff asks the petitioner to verify they will or will not meet this standard.**

RESPONSE: Noted.

14. **ACCESS** – As proposed, the site has one (1) point of access off of IL Route 47 for both the commercial and residential townhome lots.

    a. Connectivity – The access off of Northland Lane leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.

    b. Cross Access – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. **Since the proposed internal roadway will be private, the developer is required to include cross access easements for the residential and commercial parcels to share the ability for perpetual use as part of the Final Plat of Subdivision**.

    c. Staff encourages a secondary access point for emergency and public safety vehicles.

RESPONSE: Noted and developer currently working with the fire department and public works on potential options of potential access points via commercial property.

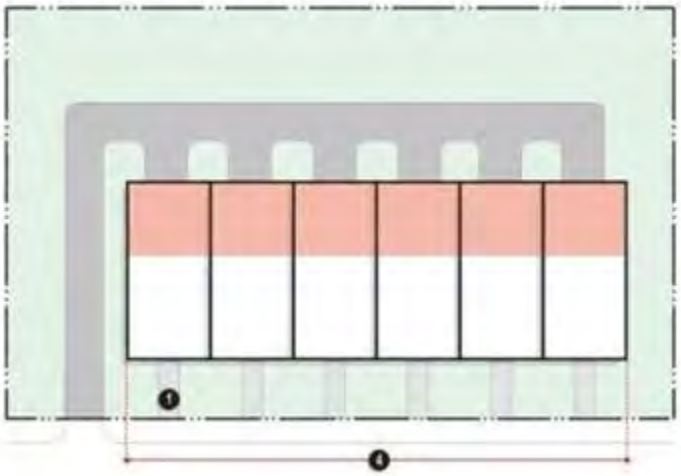
15. **PARKING** - According to the Concept PUD Plan submitted, there are **237 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Unit #	# of Parking Spaces Provided
1-12	144
13	6
14-18	60
Guest Parking	27
TOTAL	**237**

    a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit**.

RESPONSE: Noted and does confirm compliance with UDO.

    b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage located on rear or side façades unless otherwise approved (See image on next page).



i. **It is noted that the parking spaces provided are "driveway spaces" or surface parking, per the Off-Street Parking Data Table on the Concept Plan. Is the petitioner seeking relief from this requirement, as well?**

RESPONSE: The parking is considered in the following format:

- ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
- ***Two driveway parking spaces per each dwelling unit***
- ***Additional off street parking location at various locations onsite to the development.***

16. **PEDESTRIAN CIRCULATION** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has access to an existing sidewalk network along the frontage of IL Route 47.

    a. **It appears the petitioner is proposing to install an internal sidewalk network around the looped roadway.**

    RESPONSE: Noted. Proposed internal sidewalk circulation and connection to existing IL-Rte 47 corridor.

17. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

    a. **While not a proposed public roadway, please verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6.**

    RESPONSE: Please note a dimension of +/-1,275 from centerline of IL-Rte. 47 and west most centerline of internal access drive.

18. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as "Commercial Office (CO)" which encourages both large-scaled office uses in single developments or as part of an office park setting; such uses will be typically located along Yorkville's important transportation corridors, Illinois Route 47

and US 34 (Veterans Parkway). Office developments can include service-related uses, hospitals and clinics, hotels, and facilities for research and product development.

a. If the PUD is approved for the townhome development, staff would seek to amend the Comprehensive Plan to reclassify the 13-acre parcel as Mid-Density Residential (MDR) which is consistent with the proposed land use

RESPONSE: Noted.

LANDSCAPE PLAN COMMENTS:

19. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

a. Per staff's review, the following sections of the Landscape Plan would apply to the residential lots:
   i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.
   ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.
   iii. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
      1. **Transition Zone "A" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.**
      2. **Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.**
      3. **No Transition Zone Landscape buffer is required between the agricultural land use to the north**.

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					

(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.

RESPONSE: Noted.

20. **SIGNAGE** – The petitioner has not provided a signage plan for the townhome or commercial development.

    a. Are monument signs proposed on the commercial and residential lots?
    i. If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?

RESPONSE: Noted and awaiting renderings. Attached is Ryan Homes Temporary sales signage.

SEE ENGINEERING REVIEW COMMENTS BELOW:

Engineering Enterprises Inc. Additional Comments (Letter dated December 9, 2024)

1. It is our understanding that the roadways are proposed to be private. Cross-access easements will need to be incorporated into the final plat.
   RESPONSE: Noted and to be included during Final Plat and Final Engineering based on outcome of rezoning and conceptual PUD plan approval.

2. A secondary access point is recommended for emergency and public safety purposes.
   RESPONSE: Noted and developer currently working with the fire department and public works on potential options of potential access points via the commercial property.

3. An IDOT permit will be required for access to RI 47.
   RESPONSE: Noted and access permit submittal to be forthcoming to IDOT as a next step request. Correspondence to be shared with the City on information received from IDOT.

4. The City will need to confirm the amount of parking provided.
   RESPONSE: Noted, based on UDO and comments provided, 2.25 parking requirement per unit will be required for development. Parking summary revised for clarification.

5. A 24’ E-E roadway does not meet City standards. The minimum City standard is 30' B-B.
   RESPONSE: Noted and per PUD plan development the request will be private access roadways with no parking and curb cuts for driveway depressions which would also limit parking opportunities on a private or public roadway.

6. Sidewalks should be 5’ in width, and the shared-use path should be at least 8’.
   RESPONSE: Note has been added to the PUD plan and as such and to move forward into final engineering.

7. The post office will most likely require a cluster mailbox system. An area should be identified.
   RESPONSE: Noted and added to the revised plan to include mailbox cluster for post master approval and additional discussions.

8. The location of trash enclosures should be identified.
   RESPONSE: Residential rollout collection containers would be standard per City waste collection program.

9. A conceptual landscape plan should be provided.
   RESPONSE: Noted to be provided as a deliverable prior to processing the PZC scheduled meeting.

10. The proposed water main must be looped and connected in two locations.
    RESPONSE: Noted, assumes that two water connections at/along the Route 47 frontage comply with this requirement.

Sincerely,

HR GREEN, INC.

David Schultz, P.E., LEED AP
Senior Project Manager / Associate
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January 2, 2025

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

Re: Proposed Multi-Family Residential Townhome Development (1115, LLC)
PZC-2024-29 1115, LLC (Rezone & PUD)
Concept Plan Review Comment Response No. 2
HR Green Job No. 2402643.01

Dear Ms. Barksdale-Noble:

This letter provides responses to the comments in the review memo dated December 12, 2024. Our responses to the comments are shown in **bold** following the comment.

GENERAL PUD/ZONING COMMENTS:

1. Petitioner will confirm in writing that the identified Planned Unit Development modification standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity, is not applicable to this development.
RESPONSE: Noted. With respect to potential benefit of adjoining parcels, the proposed development is to initiate cross access opportunity with adjoining property owner(s) and opportunity for utility cross connections for future adjoining development to the north. Please note that the existing developments that surround this parcel have created limitations and burdens as a result for community cross access connections and utility cross connection type of development. For example the east line is bounded by Rte. 47, the south line is existing development with site constraints, the west is also existing development with no planned cross connections, leaving the north the only opportunity for future development connectivity in which this property is forced to consider as the only option. The existing property exhibits a planning/development hardship where there are limitations for cross connections (secondary access) and decisions for remaining development area limitations to provide the necessary/requested requirements standards of today's current code requirements. For consideration to overcome this property has to be both viable for development and successful for all stakeholders involved in the community.

2. Petitioner will verify proposed R-4 General Multi-Family Residence District bulk and dimensional standards identified in staff's memo as "Undetermined".
RESPONSE: Noted, please refer to the zoning building setback summary chart that has been added to the PUD Plan for reference.

3. Petitioner will provide the proposed minimum unit square footage of livable space for the townhome dwellings.
RESPONSE: Noted, and statement of 1,400 sq.ft. of livable space has been added to the PUD Plan for reference.

4. Petitioner will clearly illustrate on the Site Plan, with dimensions, where the front yard for the townhouse development is located.

RESPONSE: Added as request additional dimensions throughout the concept plan along with a typical section noting front yard location for reference.

5. Petitioner will provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.
RESPONSE: A statement has been added that the PUD plan is to comply with the R-4 UDO requirements of 70% imperviousness (maximum) and also provided a summary table of lot coverage.

6. Petitioner must denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance.
RESPONSE: Added building height statement for reference to comply with R-4 UDO requirements.
   - ***Two enclosed parking spaces per dwelling unit (attached garage) – UDO requires one (1) space so a credit of one (1) additional space per dwelling unit is to be noted only at this time.***
   - ***Two driveway parking spaces per each dwelling unit***
   - ***Additional off street parking location at various locations onsite to the development.***

7. Petitioner will provide dimensions for "side to rear" townhome building separation on the Site Plan.
RESPONSE: Added additional dimensions to plan. See statement within the bulk and dimensional standards chart that was added for reference.

8. Petitioner will provide confirmation that the off-street parking for the units is provided via driveways and/or attached garages.
RESPONSE: Parking requirements have been listed by UDO requirements and proposed breakdown on the site plan. See response for note #6 above.

9. Petitioner will need to identify the location of trash dumpsters on the Site Plan.
RESPONSE: Residential rollout collection containers would be standard per City waste collection program would be proposed. Trash dumpsters for the commercial development to be provided at time of development of that parcel.

10. Petitioner must provide a written narrative explaining the strategy behind the building siting specifically for Units 5, 6, and 13 (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.)
RESPONSE: Requesting Unit 5 and Unit 6 to be a motor court type arrangement/frontage under the "otherwise approved" category. Under this configuration, the intention was to provide planning or opportunity for a future "emergency cross connection" to the parcel to the north as needed in the future development as the property to the north has similar characteristics as this property regarding restricted secondary access.

11. Petitioner must provide percentages of proposed masonry product and premium siding materials for front façades of the townhome buildings to determine if relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% is necessary.
RESPONSE: Proposed percentages to be 25% for masonry products & siding materials. Relief is requested per response No. 1 to provide flexibility for reducing housing cost to future residents which also allows greater visual diversity, unique community identity, sustainability, and flexibility to better serve the market.

12. Petitioner will revise Site Plan to illustrate conformance with required minimum 20-foot building side yard setback for B-3 zoned parcel.
RESPONSE: Plan has been revised to comply with the required setback for B-3 zoned parcel.

ACCESS/STREET DESIGN COMMENTS:

13. Petitioner shall address concerns regarding a secondary access point for emergency and public safety vehicles on the Site Plan.
RESPONSE: PUD Plan has been revised to include secondary temporary fire access lane to meet requirements for emergency and public safety measures as discussed with Fire Marshall.

14. Petitioner must provide written justification for proposed 24' curb-to-curb roadway width for the development, even though this roadway is proposed to be private.
RESPONSE: Plans has been revised to meet the local roadway width and typical section added for reference.

15. Petitioner must verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6.
RESPONSE: Please note a dimension of +/-1,275 from centerline of IL-Rte. 47 and west most centerline of internal access drive.

LANDSCAPING COMMENT:

16. Petitioner may submit a landscape plan for review or acknowledge in writing that the following landscape standards, in addition to all other applicable landscaping requirements in the Unified Development Ordinance, will apply to the proposed development:
    a. Transition Zone "C" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.
    b. Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.
    c. No Transition Zone Landscape buffer is required between the agricultural land use to the north and the residential portion of the development.

RESPONSE: Please note that a conceptual landscaping plan is forthcoming after the economic development committee meeting regarding a submittal. In general, the Plan conforms to the listed transitional zone(s) as listed above.

SIGNAGE COMMENT:

17. Petitioner will provide a signage plan for the townhome and/or commercial development to be included as part of the Planned Unit Development if deviations from the Unified Development Ordinance are requested.
RESPONSE: Awaiting rendering and plans but will generally conform with the UDO. Temporary sales signage is requested and attached.

COMMUNITY MEETING COMMENT:

18. The Petitioner will make contact with the homeowners within the Greenbriar subdivision, specifically the

eight (8) properties immediately adjacent to the subject property, and the homeowners association (HOA) for the Prairie Gardens subdivision immediately south, prior to the Planning and Zoning Commission (PZC) public hearing.
RESPONSE: Petitioner is currently making coordination efforts to make contact.

If you have any questions or need additional information, please do not hesitate to contact me at 630-708-5002 or via email at dschultz@hrgreen.com.

Sincerely,

HR GREEN, INC.

David Schultz, P.E., LEED AP
Senior Project Manager / Associate

J:\2024\2402643.01\Corr\ltr-010225-City_Comment_Response_No2-ConceptPlanRev.docx

Yorkville TH Project

Minimum signage needed:

- Signage on Rt 47 at entrance to community:
  - 120 sq ft sign face double sided (sign face 10'x12')
  - Max height 14'
  - Illumination permitted
- Ryan Homes Rigid Flags/Banners along entrance road
  - Qty: 4
  - Max heigh 13'
- Parking/Directional signage within community as needed:
  - 4 sq ft sign face (sign face 2'x2')
  - Max height 4'
- Model Signage (located on model lot):
  - Flagpole: 25' high
  - Hours sign: 12 sq ft sign face double sided, 5' off ground
  - Model ID: 3 sq ft sign face, 3' off ground
  - QR code sign: 3 sq ft sign face, 4' off ground
  - ADA Entrance sign: 1.5 sq ft sign face, 5' off ground
- Lot Signs: 5 sq ft sign face, 4' off ground
- Off-site signage/billboards: would like to be able to use off-site signage if necessary
- In addition to the permitted signs identified in the appropriate exhibit in the annexation/PUD, Developer shall have the right to from time to time install and utilize such other signage upon the Subject Property as otherwise permitted pursuant to the provisions of applicable ordinances of the City.

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NCE DISTRICT

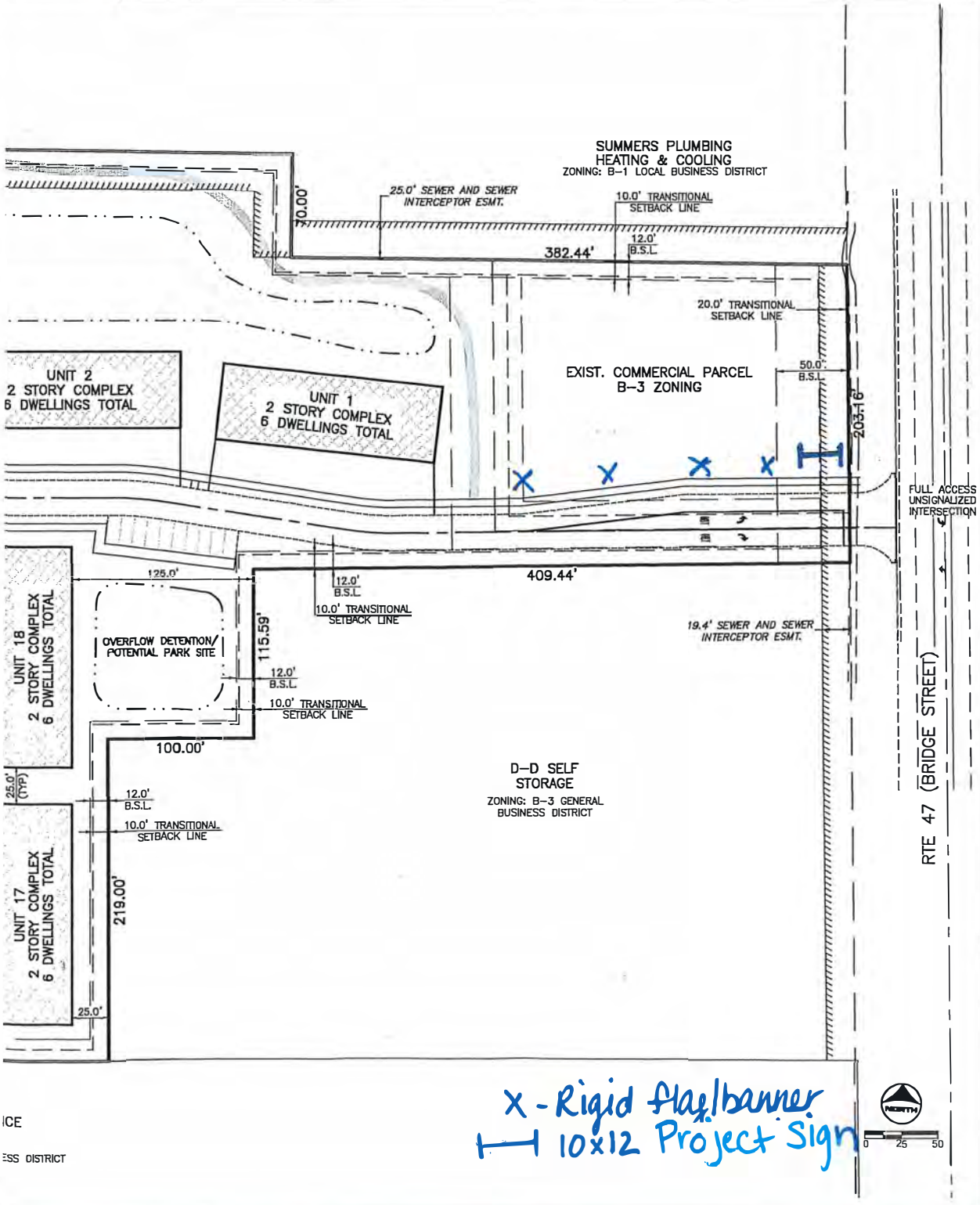
BUILDING

OFF-STREET PARKING DATA:

- PARKING REQUIREMENTS: DWELLING, TOWNHOUSE
  (105 UNITS) X 2.25/UNIT = 237 SPACES REQUIRED
  *(17) 6 UNIT COMPLEX'S (102 UNITS) X 2 = 204 DRIVEWAY SPACES
  *(1) 3 UNIT COMPLEX'S (3 UNITS) X 2 = 6 DRIVEWAY SPACES
  *OFF-STREET PARKING = 27 SPACES
- TOTAL NUMBER PARKING SPACES: 237
- PARKING RATIO PROVIDED= 2.26/UNIT

TYPICAL PARKING DATA SIZE REQUIREMENTS:

- TYPICAL ONSITE PARKING WIDTH: 9.0'
- TYPICAL ONSITE PARKING LENGTH: 18'
- TYPICAL ONSITE ISLE WIDTH: 22' MIN. (E-E)
- TYPICAL ONSITE ISLE WIDTH: 24' MIN. (F-F)



X - Rigid flag/banner
⊢ 10x12 Project Sign

ICE

ESS DISTRICT

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

14.2± AC. MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ADDRESS: 1115 S. BRIDGE ST. (IL. RTE. 47)
CLIENT: 1115 LLC.
UNITED CITY OF YORKVILLE, ILLINOIS

CONCEPT PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY:	MPL
APPROVED:	DWS
JOB DATE:	10/25/2024
JOB NO:	2402643.01

DRAWING
CONCEPT

30132 - Chicago Division

Date: 4/26/18

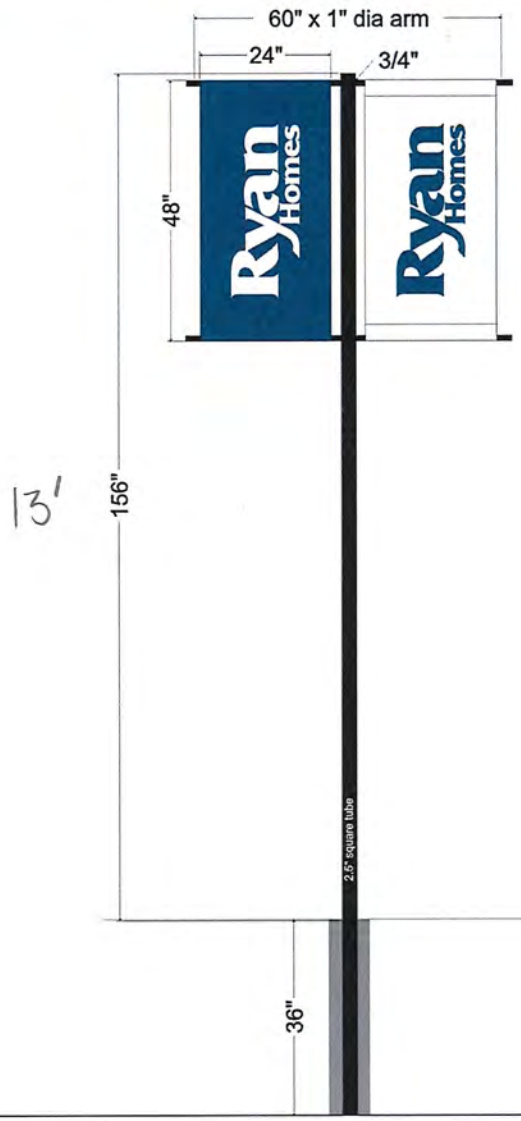
WAGNER SIGNS
2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)

SK

RIGID FLAGS/ BANNERS

295c

White



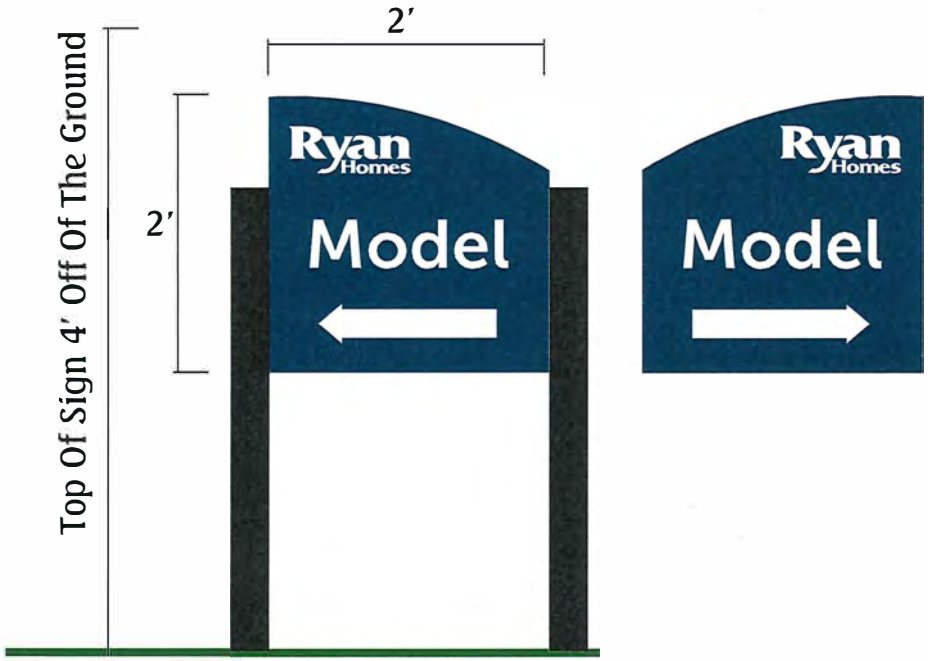
Quantity:	**2 Set-ups**
Finished Size:	**24"w x 48"h**
Image Process:	**Direct Print | No Bleed**
Laminate	**None**
Sides:	**Double**
Substrate:	**18oz Opaque Banner**
Mount:	**16' x 2.5" Square Tube Banner Pole**

Artwork File Name:	**N:/Builders/Ryan Homes/General Products/Pole Banners.fs**
Digital File Name:	**N:/DP/Builders/Ryan/General Products/Pole Banner 2x4 - Blue with Logo.eps**
Digital File Name:	**N:/DP/Builders/Ryan/General Products/Pole Banner 2x4 - White with Logo.eps**

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.

Ryan Homes
Ryan Homes
Ryan Homes
Ryan Homes

Devonvaire Farms: Model Directional Burma Shave



2'x2' Double Sided Burma Shave.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy Mounted To (2) Black Wooden 4"x4" Post. Back Of MDO Painted White.
Qty: 1

Approval Signature _____

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


Ryan Homes
107
Cayman Isle
25' H

Cornerstone At Prairie Ridge: Sales Center Hours Sign



48"x36" Double Sided Sales Center Hours Sign.
3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy. Back Of MDO Painted Ronan Dark Blue.
Mounted To (2) Wooden 4"x4" Post Painted Black.
Qty: 2

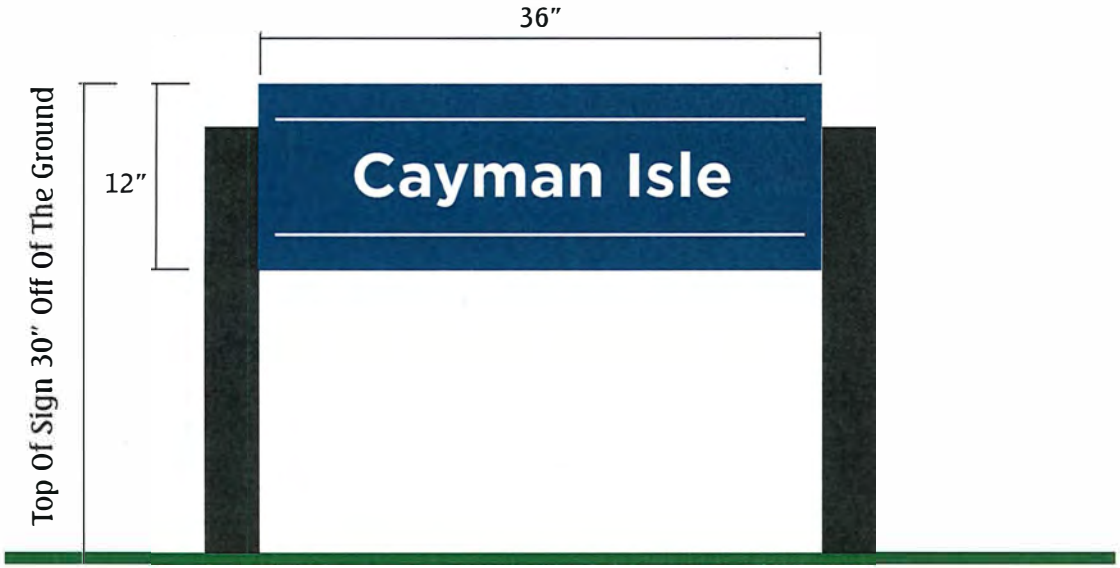


18"x35.5" Digitally Printed Banner w/Hemmed Edges All The Way Around.
Installed Over Hours Once The Sign Is Installed.
Qty: 2

Approval Signature _____

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

Cornerstone: Model ID Sign



12"x36"Single Sided 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy
Mounted To 2 Wooden 4"x4" Post Painted Black. Back Of Sign Painted Ronan Dark Blue.
Qty: 1

Approval Signature _____

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

Cornerstone: Appointment Only Sign

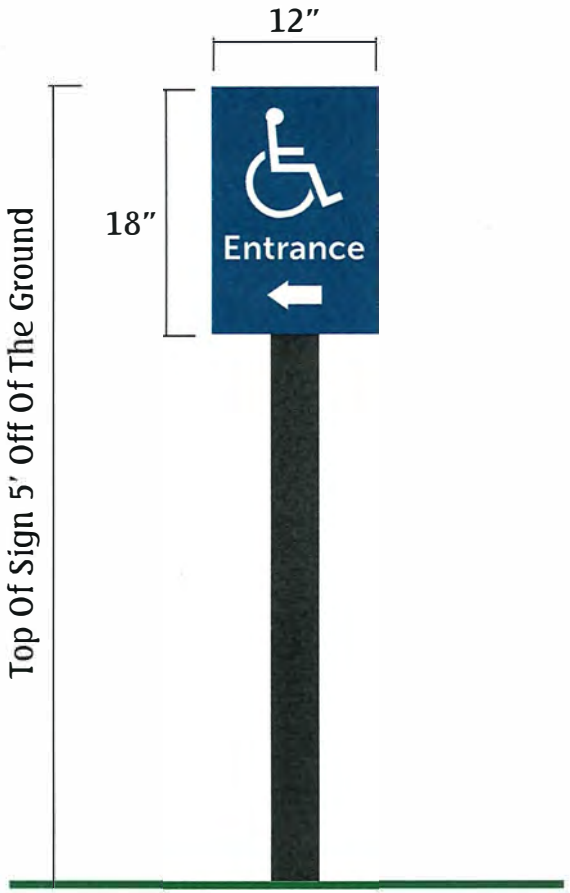


24"x18" Single Sided 3/8" MDO w/Digital Print Mounted To 1 Wooden Post Painted Black.
Back Of MDO & Edges Painted Ronan Dark Blue.
Qty: 1

Approval Signature _____

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

Devonaire: ADA Entrance Sign

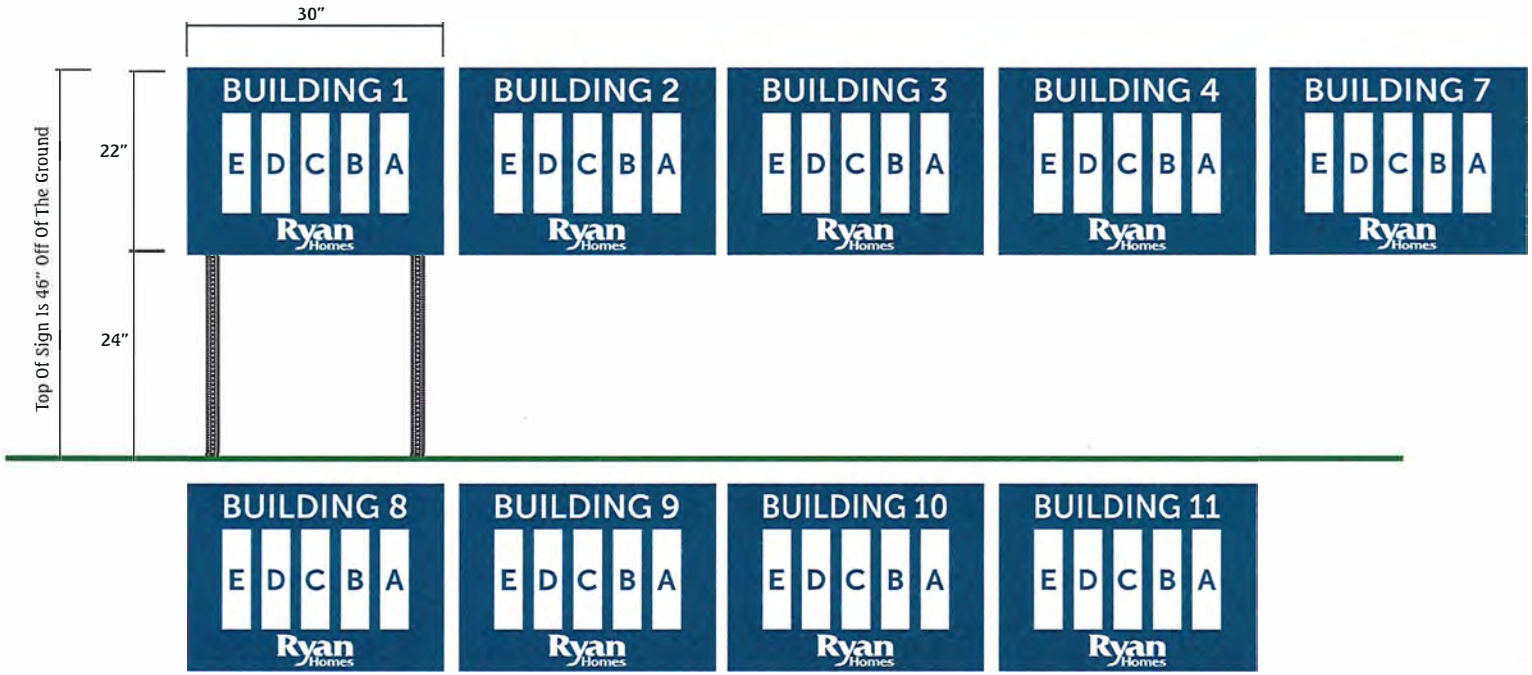


18"x12"Single Sided 3/8" MDO Painted Ronan Dark Blue w/White Vinyl Copy Mounted To 1 Wooden 4"x4" Post Painted Black. Back Of Sign Painted White.
Qty: 1

Approval Signature _____

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

London Crossing: Lot Signs



22"x30" Single Sided 10mm Coro w/Digital Print Mounted To (2) Black U-channel Post.
Qty: 9

Approval Signature _____

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


BUILDING 11
E D C B A
Ryan Homes



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: December 6, 2024
Subject: **PZC 2024-29 1115, LLC (Rezone & PUD)**
Proposed Multi-Family Residential Townhome Development

I have reviewed the applications for Rezoning and Planned Unit Development (PUD) approval for a multi-family townhome project known as 1115, LLC received November 15, 2024 and submitted by Richard L. Williams, attorney, on behalf of Patrick Winninger, contract purchaser/petitioner. The property owners are Brent and Tracy Schalhamer, who have provided a letter of authorization for the requested approvals. Also submitted is a Concept PUD plan prepared by HR Green dated 10/25/24. A supplemental architectural rendering was provided by the petitioner on December 5, 2006.

The petitioner intends to purchase and redevelop approximately 14 acres of land comprised of two (2) parcels: a 1-acre rectangular parcel and a 13-acre irregularly-shaped parcel, previously operated as Parfection Park and located at 1115 South Bridge Street. The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District for the purpose of developing a townhome community with 18 buildings totaling 105 townhome units. The one-acre parcel will remain zoned as B-3 General Business District, with plans for a future commercial development.

Based upon my review of the applications, documents, and concept plan, I have compiled the following comments:

GENERAL PUD/ ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT STANDARDS –** Section 10-8-8 of City's Unified Development Ordinance (UDO) establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.
    a. The petitioner has listed **one (1) proposed deviation** from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25% (*See "Appearance Standards" comment #11*)
    b. The petitioner has identified two (2) modification standards the proposed PUD will meet per Section 10-8-8D.
        i. Modification Standard #1 "Landscape Conservation and Visual Enhancement" which states the Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
            1. **Staff believes this modification standard does apply due to the conservation of an existing densely vegetated mature tree line buffering the subject property from the adjacent single-family residential development to the west (Greenbriar Subdivision).**

ii. Modification Standard #12 "Regional Utility Improvements" which is intended to apply to Planned Unit Developments that involve the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

1. **Staff does not believe this modification standard applies, as the project does not identify regional utility improvements provided that will benefit any parcels other than for the development of the subject property**.

c. Petitioner has provided written responses to the standards for special use and for Planned Unit Development (PUD) which will be entered into the record during the public hearing process.

2. **ZONING –** The Petitioner is seeking to rezone the 13-acre parcel of the subject property from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	B-3 General Business District A-1 Agricultural (Kendall County)	Commercial/Office Agriculture
East	B-3 General Business District IL Route 47 (Bridge Street)	Commercial/Office Transportation Land Use
South	R-3 Multi-Family Attached Residence District B-3 General Business District	Prairie Gardens Subdivision Commercial/Office
West	R-2 Single-Family Traditional Residence District	Greenbriar Subdivision (PUD)

3. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), "townhome dwellings" are permitted land uses in the R-4 General Multi-Family Residence District. The R-4 District is intended for moderate to high density multi-family buildings and complexes.

4. **BULK & DIMENSIONAL STANDARDS -** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current R-4 General Multi-Family Residence District standards with the proposed Planned Unit Development (PUD) for the residential townhomes:

	R-4 Zoning Regulations	Proposed PUD
Min. Lot Area	15,000 sq. ft.[1]	13.163 acres
Min. Lot Size per DU	5,000 sq. ft.	Undetermined
Min. Lot Width	90 feet	200+ feet
Front Yard Setback	30 feet	Undetermined
Rear Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet or 60% of building height (20 ft. corner)	12 feet
Max. Density	8 du/acre	7.9 du/acre
Max. Lot Coverage	70%	Undetermined

[1] Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100-foot width. A one-story structure shall have a minimum of 1,200 square feet and a **two-story structure shall have a minimum of 1,400 square feet of livable space.**

Max. Dwelling Height	40 feet	2 stories

5. **MINIMUM LOT SIZE/WIDTH PER DWELLING UNIT –** Minimum lot size per dwelling unit is 5,000 sq. ft. with a minimum lot width of 90 ft. for attached uses. **Petitioner must provide lot dimensions for each unit.**

    a. **Note:** Any two-story structure within the R-4 District shall have a minimum of 1,400 square feet of livable space. The petitioner proposes each townhome unit will be 2 stories and contain six (6) dwellings per building (except Unit 13 which will have 3 dwelling units). **What is the minimum unit square feet of livable space?**

6. **YARD SETBACKS** – Minimum front yard setback for R-4 District is 30 feet. **Petitioner shall clearly illustrate, with dimensions, where they propose the front yard for the townhouse development is located**.

7. **LOT COVERAGE –** Maximum lot coverage for the R-4 District is 70% per Section 10-3-9(A) of the Unified Development Ordinance. **Please provide within the site data table calculations of the impervious surface for the proposed development broken down by building coverage, parking lot, sidewalks, and other hard surfaces.**

8. **MAXIMUM BUILDING HEIGHT** - Maximum building height for the R-4 District is 80 feet. While the Petitioner has indicated the structure is 2 stories, **the Petitioner must also denote the proposed building height in feet using the measurement standard as established in Section 10-3-10 of the Unified Development Ordinance**.

9. **BUILDING SEPARATION** – Per Section 10-3-9(B) of the Unified Development Ordinance, minimum building separation standards are **only required for the R-3 Multi-Family Attached Residence District.** However, the petitioner has provided minimum separation dimensions on the Concept Plan. Below is a comparison of the R-3 minimum building separation and the proposed R-4 townhome PUD:

Table 10-3-9(B) Building Separation Requirements in R-3		Proposed Minimum Building Separation for R-4
Side to side	20 feet	25 feet
Side to rear	40 feet	Undetermined
Rear to rear	60 feet	60 feet
Front to side	50 feet	84.5 feet
Front to front	50 feet	72 - 95 feet
Rear to front	100 feet	N/A

10. **MULTI-FAMILY RESIDENTIAL USE STANDARDS** – Per Section 10-4-2(B) of the Unified Development Ordinance multi-family dwelling developments shall meet the following standards:

    a. The main entrance to a multi-family dwelling shall face the primary perimeter or internal street.

        i. **Units 5 and 6 do not appear to meet this standard unless the unit face a secondary internal street and/or common open space**.

    b. All off-street parking shall be located to the side or rear of the primary building. Off-street parking located to the side of the primary building shall be set back a minimum of one (1) foot from the front elevation of the primary building.

        i. **It appears off-street parking for the units are provided via driveways and/or attached garages. Please confirm.**

ii. **Guest on-site parking appears to meet this standard.**

c. A maximum of one (1) curb cut shall be permitted per street frontage unless otherwise recommended by the Public Works Director and approved by the Planning and Zoning Commission.

i. Site will utilize existing single curb cut off of IL Route 47. Units will have frontage off of an internal private roadway. (See additional comments under "Access")

d. Service areas, dumpsters, utilities and the required nonvegetative screening thereof shall not be visible from rights-of-way.

i. **Where are trash dumpsters proposed to be located?**

e. The entrance to a townhouse shall face the primary public street unless otherwise approved.

i. **This appears to be the case for all units except Units 5 and 6**.

f. A maximum width of a townhome cluster shall be two hundred (200) lineal feet.

i. **Proposed plan indicates a maximum width of 150 ft for each townhome complex building**.

g. The siting of the townhouse units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

i. **Townhouse units are designed in uniformed lined formation (barrack style) rather than in clusters. Staff requests the petitioner explain the strategy behind the building siting (i.e., constraints of the parcel due to irregular shape, conservation of existing mature tree line, and/or required stormwater basin location/size, etc.)**.

11. **APPEARANCE STANDARDS –** Per Section 10-5-8 of the Unified Development Ordinance, there are special provisions for design standards for multi-family development, as explained below:

a. **Residential –** Single-Family Attached and Multiple-Family Residential Units must incorporate:

i. Facade treatments that vary between buildings adjacent to one another. Facade variations may include building materials or colors in any one (1) or more of the following:

1. Siding;
2. Masonry;
3. Roof;
4. Paint/stain;
5. Doors.

ii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms and other innovative means so as to largely screen parking areas from view from public ways.

iii. The height and scale of each building shall be compatible with its site and adjoining buildings.

iv. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

v. The architectural character of the building shall be in keeping with the topographical dictates of the site.

vi. Masonry products shall be incorporated on the front facade of at least seventy-five (75) percent of the total buildings in the approved community and shall incorporate a minimum of fifty (50) percent premium siding material on the front facade. No less than half (twenty-five (25) percent of the total) of the minimum "premium siding" requirements must incorporate masonry products. Credit toward the remaining "premium siding" requirement can be earned via the use of major architectural features. Each major architectural feature used will earn a credit of ten (10) percent towards the calculation of the minimum premium siding requirement.

b. **The petitioner has provided elevations for the proposed townhome development, and they are seeking relief to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.**

i. **However, staff has reviewed the elevations and has determined the minimum required premium siding is 20% due to the presence of the following major architectural features which accounts for a 30% credit: decorative dormers, projecting bay windows, and covered porches.**

ii. **If the architectural renderings are accurate, is a deviation needed?**

c. **Commercial –** Commercial Design Standards are subject to:

i. Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.

ii. All commercial, office and institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.

iii. Masonry products shall not be painted.

iv. **While no plans are proposed for the commercial B-3 zoned parcel, is the petitioner also seeking appearance standards relief?**

12. **HOA** – **Is the developer proposing to create an HOA for the common open space, guest parking area and stormwater management outlot?**

13. **B-3 BULK REGULATIONS –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) for the commercial lot:

	B-3 Zoning Regulations	Existing Commercial Parcel
Min. Lot Area	10,000 sq. ft.	1.02 acres
Front Yard Setback	50 feet	50 feet
Rear Yard Setback	20 feet	20 feet
Side Yard Setback	20 feet	12 feet
Corner Yard Setback	30 feet	N/A

Max. Lot Coverage	80%	TBD
Max. Building Height	80 feet	TBD

a. The proposed Concept PUD Plan appears not meet the minimum side yard setback requirement of 20 ft. (along the northern property line) for the B-3 district, but the Zoning Building Setback Requirement Data Table lists a 20 foot side yard setback. **Is the petitioner seeking to add a request for deviation to this standard in the PUD Agreement?**

b. **For the bulk requirements listed as to be determined (TBD), staff asks the petitioner to verify they will or will not meet this standard.**

14. **ACCESS** – As proposed, the site has one (1) point of access off of IL Route 47 for both the commercial and residential townhome lots.

a. Connectivity – The access off of Northland Lane leads to a looped unnamed future private roadway ending into two stubs to the south adjacent to the Prairie Gardens Subdivision but does not align with an existing connection.

b. Cross Access – According to Section 10-5-1-F of the Unified Development Ordinance, developments are encouraged to provide cross access between adjacent properties to reduce the number of access points on streets, promote shared parking, and allow vehicular movement between different land uses. **Since the proposed internal roadway will be private, the developer is required to include cross access easements for the residential and commercial parcels to share the ability for perpetual use as part of the Final Plat of Subdivision.**

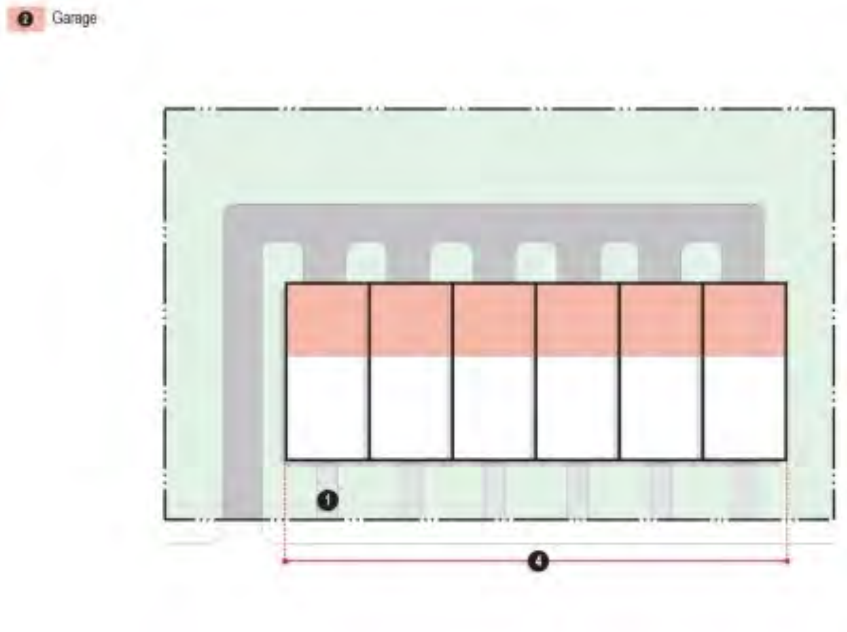
c. **Staff encourages a secondary access point for emergency and public safety vehicles**.

15. **PARKING** - According to the Concept PUD Plan submitted, there are **237 total residential parking spaces** to be provided on the property to accommodate the proposed townhome development as calculated below:

Unit #	# of Parking Spaces Provided
1-12	144
13	6
14-18	60
Guest Parking	27
TOTAL	**237**

a. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, townhouse dwellings require a minimum of **2.25 parking spaces per dwelling unit**.

b. A minimum of one (1) of the parking spaces, as required in Section 10-5-1(H) of this UDO, shall be provided in an attached or detached garage located on rear or side façades unless otherwise approved (See image on next page).



i. **It is noted that the parking spaces provided are "driveway spaces" or surface parking, per the Off-Street Parking Data Table on the Concept Plan. Is the petitioner seeking relief from this requirement, as well?**

16. **PEDESTRIAN CIRCULATION** – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails. The site has access to an existing sidewalk network along the frontage of IL Route 47.

    a. **It appears the petitioner is proposing to install an internal sidewalk network around the looped roadway.**

17. **STREET DESIGN** – Per Section 10-7-3(A)(2) of the Unified Development Ordinance, blocks shall not exceed one thousand three hundred twenty (1,320) feet in length.

    a. **While not a proposed public roadway, please verify the street length of the primary internal roadway from IL Route 47 to the curve located southwest of Unit 6**.

18. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as "Commercial Office (CO)" which encourages both large-scaled office uses in single developments or as part of an office park setting; such uses will be typically located along Yorkville's important transportation corridors, Illinois Route 47 and US 34 (Veterans Parkway). Office developments can include service-related uses, hospitals and clinics, hotels, and facilities for research and product development.

    a. **If the PUD is approved for the townhome development, staff would seek to amend the Comprehensive Plan to reclassify the 13-acre parcel as Mid-Density Residential (MDR) which is consistent with the proposed land use.**

LANDSCAPE PLAN COMMENTS:

19. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has not submitted a landscape plan for review.

    a. Per staff's review, the following sections of the Landscape Plan would apply to the residential lots:

        i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

        ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping.

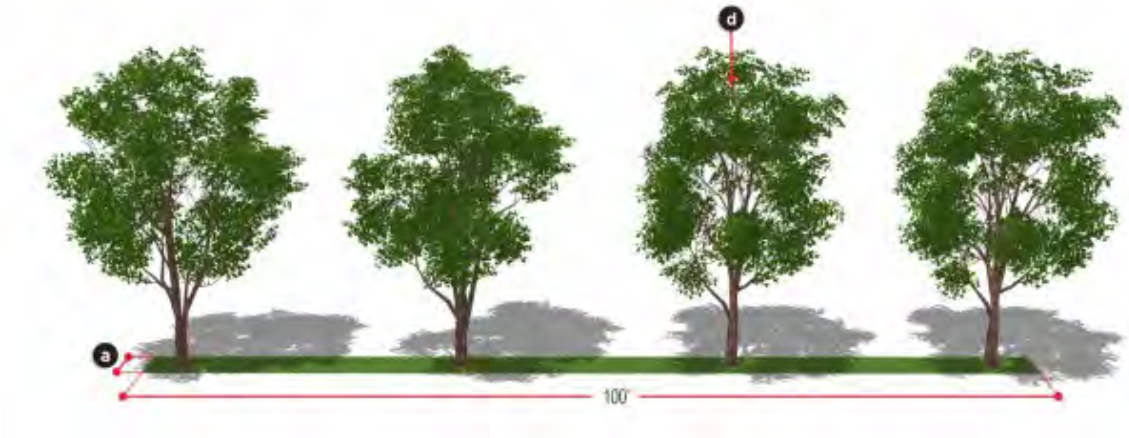
        iii. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

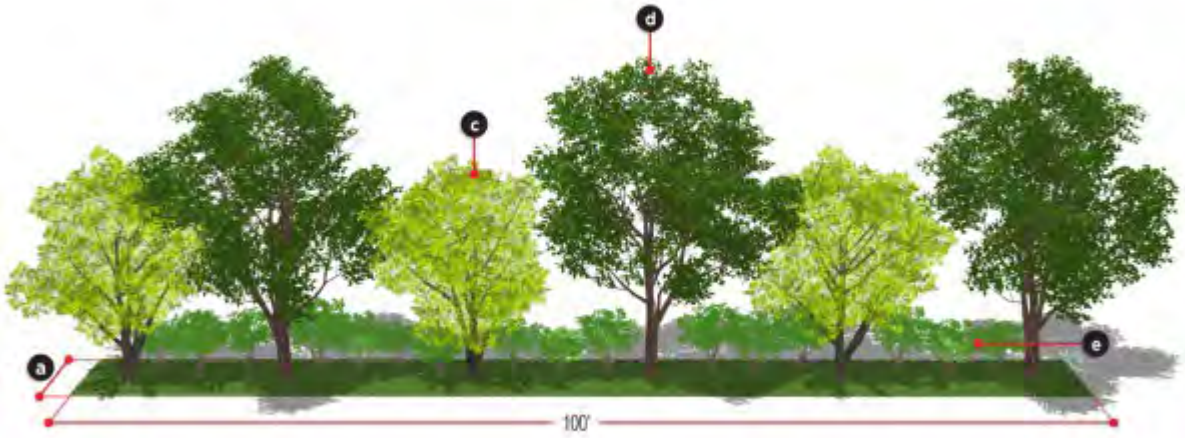
            1. **Transition Zone "A" Landscape buffer is required between the townhome development and the adjacent Greenbriar residential subdivision to the west and the Prairie Garden subdivision to the south.**

            2. **Transition Zone "B" Landscape buffer is required between the townhome development and the adjacent commercial land uses to the east.**

            3. **No Transition Zone Landscape buffer is required between the agricultural land use to the north.**

Table 10-5-3(F)(3) Transition Zone Types					
Specification		Type A (3)	Type B (3)	Type C (3)	Type D (3)
(a)	Minimum Zone Width (1)	8 feet	10 feet	15 feet	20 feet
(b)	Minimum Fence/Wall Height (2)	optional	optional	6 feet	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet					
(c)	Understory Tree	optional	3	4	5
(d)	Canopy/Evergreen Tree	4	3	4	5
(e)	Shurbs/Native Grasses	optional	15	25	35
Notes:					
(1) Required yard setbacks may be utilized for transition zone landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					
(3) Landscaping elements can be arranged to match to natural topography or natural features of the site and may be arranged in groupings to enhance site aesthetics as approved by the Zoning Administrator.					





20. **SIGNAGE** – The petitioner has not provided a signage plan for the townhome or commercial development.

    a. **Are monument signs proposed on the commercial and residential lots?**

        i. **If so, will they meet Chapter 6 – Sign Standards of the Unified Development Ordinance or will a deviation be needed?**

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: November 18, 2024
To: Krysti Barksdale Noble, Community Development Director
From: James Jensen, Chief of Police
Reference: Plan Review PZC 2024-29 (Prairie Gardens Subdivision)
List Project Address 1115 S. Bridge Street
List Petitioner Name Patrick Winninger
List Project Name
List Project Number

Please see comments listed below pertaining to the project referenced above:

Signage

Handicapped Signage Required: __X__ Yes ____ No
Comments: **If handicapped parking is provided proper signage would be required.**

***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
Comments: **N/A**

No Parking Signage Required? __X__ Yes ____ No
__X__ No Parking After 2" Snow Fall

Comments: **Will there be no parking signs posted anywhere else?**

No Parking Locations: **TBD**

Dedicated parking signage needed? ____ Yes __X__ No
____ Located by Park
____ School
____ Common Parking Area

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Are there Street Name Conflicts? ____ Yes __X__ No

Comments: **N/A**

Building & Apartment Numbering

Exterior Building Signs Requested ON Building __X__ Yes ____ No

Comments: **For immediate emergency response having ON building or signage in front of each building identifying the building and townhome numbers would be helpful.**

Pedestrian/Bike Path Crossing Signage? ____ Yes __X__ No

Comments: **None**

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 MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: **N/A**

Should parking be allowed on BOTH sides of road? ____ Yes __X__ No

Should parking be restricted to fire hydrant side? __X__ Yes ____ No

Comments: **Depending on street widths, parking on both sides of street should be limited.**

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? ____ Yes __X__ No

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Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **N/A**

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	__X__ Yes	____ No

Comments: **None**

****Landscaping located near the entrance/exits should include ONLY low growth or ground cover so as to not obstruct site lines****

Ingress / Egress

Entrance/Exits match up with adjacent driveways?	____ Yes	__X__ No
Total Entrance/Exits for development? __1__		
Are vehicle entrance/exits safe?	____ Yes	__X__ No
Are warning signs for cross traffic requested?	__X__ Yes	____ No

Comments: **Entrance/Exit is onto Rt. 47 which is a four-lane roadway uncontrolled.**

Raised Median & Signage for Right in & Right Out?	____ Yes	__X__ No

Comments: **N/A**

Emergency Contact for after hours during construction: _____

Comments: **Please provide information** _____

Is this a gated or controlled access development?	____ Yes	__X__ No
If yes, will police & Fire and Access?	____ Yes	____ No

Miscellaneous

Individual Mailboxes?	____ Yes	____ No
Cluster Mailbox Kiosks?	____ Yes	____ No
Will this cause traffic choke points?	____ Yes	____ No

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651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Comments: **Mailbox locations are not on the plan. If there is going to be cluster mailboxes, they should be placed appropriately so as to not cause choke points with traffic.**

Are sidewalks being planned for the development? ____ Yes ____ No
Comments: **I assume sidewalks will be included in this development.**

Are sidewalk crosswalks needed? ____ Yes ____ No
Comments: **Crosswalks are recommended pursuant to MUTCD Standards**

Are there bike paths planned for the development? ____ Yes __X__ No
Comments: **N/A**

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
Comments: **Is this area controlled by HOA or will police be able to enforce stopping, standing, parking related issues?**

Who is responsible for re-surfacing and re-striping? **N/A**

Security

Will security cameras be in use? ____ Yes ____ No
Comments: **Will security cameras be in use around the property? If requested will those in charge of the cameras work with the police department for video related evidence? Would Police Department access to the exterior cameras for emergency purposes be allowed?**

We assume access to the building will be controlled. Will the police department have access to the building for emergencies? ____ Yes ____ No
Comments: **N/A**

What are the business Hours of Operation? **N/A**

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651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Will the property be alarmed? ____ Yes ____ No

Comments: **N/A**

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ____ Yes ____ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.

From:	Michael J. Torrence
To:	Krysti Barksdale-Noble
Subject:	RE: Plan Council December 12, 2024 - PZC 2024-29 1115, LLC (Rezone & PUD)
Date:	Monday, November 18, 2024 2:38:51 PM
Attachments:	image001.png image002.png image003.png

Hi Krysti,
I always have a concern with the siding, as fire travels much easier up the vinyl siding vs just about anything else. I also notice only one way in and out. I have touched base with pete on the one way in and out. They are looking into other options.
Thank You

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Friday, November 15, 2024 4:47 PM
To: Sara Mendez <smendez@yorkville.il.us>; Bart Olson <BOlson@yorkville.il.us>; Erin Willrett <ewillrett@yorkville.il.us>; Eric Dhuse <edhuse@yorkville.il.us>; Peter Ratos <pratos@yorkville.il.us>; Contact_Brad Sanderson <bsanderson@eeiweb.com>; James Jensen <JJensen@yorkville.il.us>; Ray Mikolasek <rmikolasek@yorkville.il.us>; Garrett Carlyle <gcarlyle@yorkville.il.us>; Michael J. Torrence <MTorrence@bkfire.org>; 'Cyrus McMains' <cyrus@ybsd.org>
Cc: Tim Evans <tevans@yorkville.il.us>; Jori Behland <jBehland@yorkville.il.us>; Monica Cisija <mcisija@yorkville.il.us>; Kathleen F. Orr <kfo@ottosenlaw.com>; lynn@dlkllc.com; Megan Lamb <mlamb@ottosenlaw.com>
Subject: Plan Council December 12, 2024 - PZC 2024-29 1115, LLC (Rezone & PUD)
Importance: High

All,

Please see the attached Plan Council distribution memo for the **Thursday, December 12, 2024** meeting regarding **1115, LLC (Rezone & PUD).** The petitioner is seeking to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District to develop a townhome community with 18 buildings totaling 105 townhome units. Additionally, the petitioner requests a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%. The subject parcel's common address is 1115 South Bridge Street. I have attached the referenced documents, for your convenience.

Please let me know if you have any questions regarding the materials. Comments are requested due by Friday, December 6th.

Best Regards,

Krysti J. Barksdale-Noble, AICP

(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
(630) 553-8573
(630) 742-7808
www.yorkville.il.us

December 9, 2024

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

Re: ***1115, LLC***
Annexation and Rezoning Review
United City of Yorkville

Dear Krysti:

We have reviewed the concept plan for the above-referenced project dated October 25, 2024.

Our review of these plans is 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 and land surveying 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:

1. It is our understanding that the roadways are proposed to be private. Cross access easements will need to be incorporated into the final plat.
2. A secondary access point is recommended for emergency and public safety purposes.
3. An IDOT permit will be required for access to Rt 47.
4. The City will need to confirm the amount of parking provided.
5. A 24' E-E roadway does not meet City standards. The minimum City standard is 30' B-B.
6. Sidewalks should be 5' in width, and the shared-use path should be at least 8'.
7. The post office will most likely require a cluster mailbox system. An area should be identified.
8. The location of trash enclosures should be identified.
9. A conceptual landscape plan should be provided.
10. The proposed water main must be looped and connected in two locations.

If you have any questions or require additional information, please call 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. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Patrick Winninger, Winninger Excavating (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, EEI (Via e-mail)

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-29

NOTICE IS HEREBY GIVEN THAT 1115, LLC, the petitioner, along with property owners Brent and Tracy Schalhamer, has submitted applications to the United City of Yorkville, Kendall County, Illinois, requesting rezoning and special use authorization for a Planned Unit Development (PUD). The petitioner intends to purchase and redevelop approximately 14 acres comprising two parcels: a one-acre rectangular parcel and a 13-acre parcel, previously operated as Parfection Park.

The proposal seeks to rezone the 13-acre parcel from R-1 Single-Family Suburban Residence District to R-4 General Multi-Family Residence District to develop a townhome community with 18 buildings totaling 105 townhome units. Additionally, the petitioner requests a deviation from the Yorkville Unified Development Ordinance's Appearance Standards (Section 10-5-8(C)(2)(b)) to reduce the required use of masonry products or premium siding on the front façades of the townhome buildings from 50% to 25%.

The one-acre parcel will remain zoned as B-3 General Business District, with plans for future commercial development. The property is generally located west of IL Route 47 (S. Bridge Street), east of the Green Briar subdivision, and north of the Prairie Garden development. The subject parcel's common address is 1115 South Bridge Street.

The legal description is as follows:

PARCEL1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS; EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 185.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 179.00 FEET TO A LINE DRAWN NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES 05

SECONDS WEST, 250.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAO 1983 -EAST ZONE: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (534.36 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 18.293 METERS [60.02 FEET] TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 54.559 METERS (179.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 54.601METERS (179.14 FEET); THENCE NORTH 87 DEGREES 29 MINUTES 43 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 655.52 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, BEING ALSO THE WEST LINE OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, EXTENDED FROM THE SOUTH; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID EXTENDED TANGENT CENTER LINE AND SAID TANGENT CENTER LINE, 464.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST, 446.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 19 MINUTES 55 SECONDS EAST, 70.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 138.57 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST, 188.12 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 249.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ROUTE 47 BEING A LINE DRAWN PARALLEL WITH AND 60.0 FEET WEST OF SAID CENTER LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 18.0 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 415.57 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 118.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 53 SECONDS EAST, 219.0 FEET TO A LINE DRAWN SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST FROM A POINT ON SAID CENTER LINE WHICH IS 611.12 FEET

SOUTHERLY OF SAID POINT "A"; THENCE SOUTH 88 DEGREES 52 MINUTES 07 SECONDS WEST, 859.67 FEET TO AN OLD CLAIM LINE; THENCE NORTH 11 DEGREES 59 MINUTES 56 SECONDS EAST ALONG SAID OLD CLAIM LINE 645.91 FEET TO A LINE DRAWN SOUTH 89 DEGREES 40 MINUTES 05 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, 838.91 FEET TO THE POINT OF BEGINNING, IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83): COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 29 MINUTES 43 SECONDS WEST 199.803 METERS (655.52 FEET) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TANGENT CENTERLINE OF FAP 326 (IL 47) EXTENDED FROM THE SOUTH; THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 216.984 METERS (711.89 FEET) ALONG SAID TANGENT CENTERLINE AND CENTERLINE OF FAP 326 (IL 47); THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 18.288 METERS (60.00 FEET) TO THE POINT OF BEGINNING, BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF FAP 326 (IL 47); THENCE SOUTH 03 DEGREES 54 MINUTES 29 SECONDS EAST 7.315 METERS (24.00 FEET) ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 86 DEGREES 05 MINUTES 31 SECONDS WEST 1.712 METERS (5.62 FEET); THENCE NORTH 03 DEGREES 54 MINUTES 29 SECONDS WEST 7.315 METERS (24.00 FEET); THENCE NORTH 86 DEGREES 05 MINUTES 31 SECONDS EAST 1.712 METERS (5.62 FEET) TO THE POINT OF BEGINNING, SITUATED IN THE UNITED CITY OF YORKVILLE, COUNTY OF KENDALL AND STATE OF ILLINOIS, HEREBY RELEASING AND WAIVING ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE.

PINs: 05-05-226-013 and 05-05-201-004

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, February 12, 2025 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. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk



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 2025-07

Agenda Item Summary Memo

Title: Kendall County Petition 24-30 – 1.5 Mile Review (South of 9949 and 10021 Ament Rd)

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Please see the attached memo.

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: December 17, 2024
Subject: **PZC 2024-30 – Nicholas S. Bellone on Behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)**
1.5 Mile 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, Nicholas S. Bellone on behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner) are seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)(a) of the Kendall County Zoning Ordinance to allow a commercial solar energy facility on land within 1.5 miles of municipality without an annexation agreement.



The real property is located immediately south of Ament Road and approximately 0.33 miles west of Route 47 in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located south of 9949 and 10021 Ament Road in unincorporated Kendall County and comprised of two (2) parcels totaling ~93.4 acres. The parcel located closest to the left (PIN #05-17-400-005) consists of ~35.4 acres. The parcel closest to Route 47 (PIN #05-16-300-006) is larger in area at ~58 acres. Currently owned by Janet Dhuse Family Trust, the site is undeveloped and utilized for agricultural purposes. While the parcel is not immediately adjacent to incorporated Yorkville, it is approximately 0.82 miles (~4,000 feet) south of the Towns at Windett Reserve subdivision.

In August 2024, New Leaf Energy, dba Ament Road Solar 1, LLC, formally requested confirmation from the City Council on whether Yorkville wished to enter a pre-annexation agreement for the proposed solar energy facility on parcels #05-17-400-005 and #05-16-300-006. Although the site is unincorporated and not contiguous to the City of Yorkville, it falls within Yorkville's 1.5-mile planning jurisdiction. As such, New Leaf Energy sought guidance on the City's interest in pursuing a pre-annexation agreement.

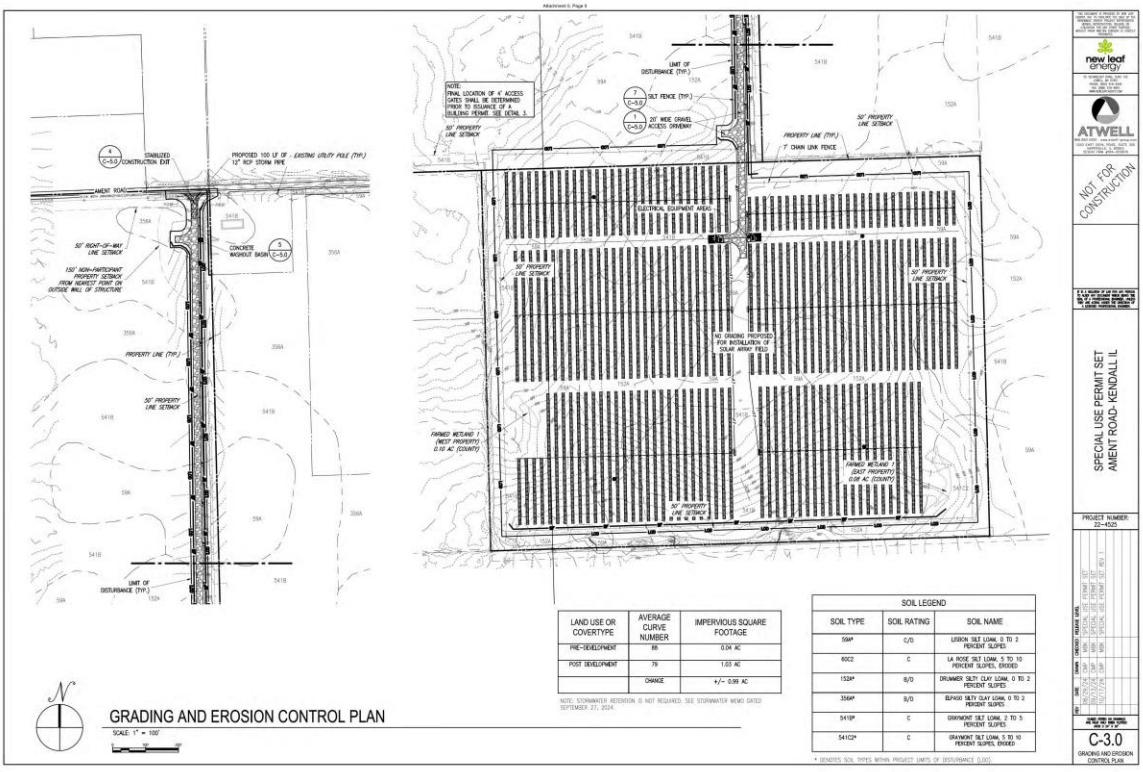
At the August 27, 2024, City Council meeting, the Council formally confirmed that Yorkville would not pursue a pre-annexation agreement for the proposed solar energy facility. Per Section 36-282(17)(a) of the Kendall County Zoning Ordinance: "All commercial solar energy facilities and test solar energy systems located within one and one-half (1½) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property."

Given Yorkville's decision not to enter a pre-annexation agreement, the applicant, Ament Road Solar 1, LLC, has filed for a variance to Section 36-282(17)(a) with Kendall County. This variance would allow the proposed solar energy facility to proceed without annexation or an annexation agreement.

PROPOSED DEVELOPMENT:

The property is currently zoned A-1 Agricultural District. Per Kendall County's Zoning Ordinance, all development proposed in the district must obtain site plan approval from the County Board. According to the application and site plans provided, the applicant is proposing a 5 MW AC community solar farm on two parcels (PIN #05-17-400-005 and #05-16-300-006) in Kendall County. The project encompasses an approximate 39.34-acre portion of the total 95.3 acres. Per Section 36-282 of Kendall County's Zoning Ordinance, construction and operation of Commercial Solar Energy Facilities are permitted in the Agricultural District by Special Use Permit.

The proposed setback of 1,442 feet from the Ament Road is consistent with the City of Yorkville's required setback of 1,000 feet from the nearest roadway network and Kendall County's required 50 feet from the nearest edge of public road rights-of-way.



YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Agricultural Zone (AZ). The agricultural zone future land use designation is primarily intended for lands expected to remain for agricultural uses, both general farming and restricted forms such as pastures, gardening, kennel, riding stables, nurseries, and greenhouses. The proposed commercial solar energy facility, along with the A-1 zoning in Kendall County is consistent with Yorkville's Comprehensive Plan.

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 at the January 8, 2025 meeting and the City Council at the January 14, 2025 meeting. This item was delivered to the City on October 25, 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 24-30
Nicholas S. Bellone on Behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)
A-1 Special Use Permit for Commercial Solar Energy Facility and Variance to Allow the Facility on Land Within 1.5 Miles of a Municipality Without an Annexation Agreement

INTRODUCTION

The Petitioner is seeking a special use permit for a commercial solar energy facility and a variance to Section 36-282(17)a of the Kendall County Code to allow a commercial solar energy facility on land within one point five (1.5) miles of municipality without an annexation agreement.

The application materials are included as Attachment 1. The wetland delineation reports, including EcoCat information is included as Attachment 2. The NRI Report is included as Attachment 3. The property survey is included as Attachment 4. The site plan is included as Attachment 5. The vegetative management plan is included as Attachment 6. Decommissioning information is included as Attachment 7. Stormwater information is included as Attachment 8. Drain tile information is included as Attachment 9. A glare study is included as Attachment 10. A property value study is included as Attachment 11.

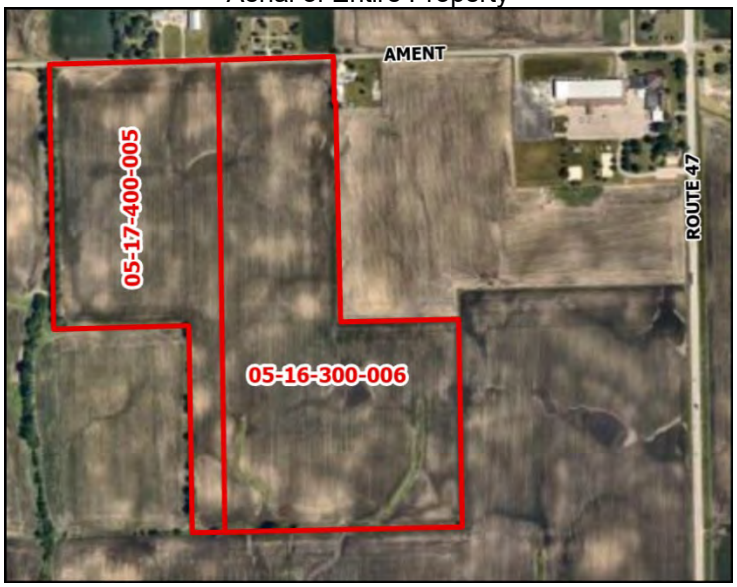
SITE INFORMATION

PETITIONER: Nicholas S. Bellone on Behalf of Ament Road Solar 1, LLC (Tenant) and Janet M. Dhuse on Behalf of the Janet Dhuse Declaration of Family Trust Dated March 1, 2013 (Owner)

ADDRESS: South of 9949 and 10021 Ament Road, Yorkville

LOCATION: Approximately 0.33 Miles West of Route 47 on the South Side of Ament Road

Aerial of Entire Property



TOWNSHIP: Kendall

PARCEL #s: 05-16-300-006 and 05-17-400-005

LOT SIZE: 93.4 +/- Acres (Total Parcel), 39.3 +/- (Disturbed Area), 35.6 +/- (Fenced Area)

EXISTING LAND USE: Agricultural

ZONING: A-1

LRMP:

Future Land Use	Rural Residential (Max 0.65 DU/Acre) (County) Agricultural (Yorkville)
Roads	Ament Road is a Local Road maintained by Kendall Township.
Trails	The United City of Yorkville has a trail planned along Ament Road.
Floodplain/ Wetlands	There are no floodplains on the property. There are two (2) farmed wetlands in the vicinity of the proposed use.

REQUESTED ACTIONS: Special Use Permit for a Commercial Solar Energy System

Variance to Allow a Commercial Solar Energy System on Land with One Point Five (1.5) Miles of a Municipality without an Annexation Agreement

APPLICABLE REGULATIONS: §36-282(17) – A-1 Special Uses

§36-39 – Variance Procedures

Chapter 36, Article II, Division 3, Subdivision I – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural/Farmstead/ Public Institutional (Cemetery)	A-1 and A-1 SU	Rural Residential (Max 0.65 DU/Acre) and Commercial (County) Agricultural (Yorkville)	A-1, A-1 SU, R-1, R-3, and M-1 (County)
South	Agricultural/Farmstead	A-1	Rural Residential (County) Agricultural (Yorkville)	A-1
East	Agricultural/Single-Family Residential	A-1 and R-3	Rural Residential and Transportation Corridor (County) Agricultural (Yorkville)	A-1, A-1 SU, and R-3 (County)

West	Agricultural	A-1	Rural Residential (County) Agricultural (Yorkville)	A-1, R-1 PUD, and RPD-2

The A-1 special use permit to the north is for a cemetery. The A-1 special use permits to the east are for a church and school and for agricultural implement sales and service.

The Deere Crossing subdivision is located near the subject property. Approximately fourteen (14) homes are located within a half mile (0.5) miles of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report was submitted on July 10, 2023, for the eastern parcel and November 16, 2023, for the western parcel and consultation was terminated for both parcels, see Attachment 2, Pages 42 and 133.

NATURAL RESOURCES INVENTORY

A LESA Score was not generated for the property. The land evaluation was 96 out of 100 indicating the soils were well suited for agricultural. The NRI Report is included as Attachment 3.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on October 25, 2024.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on October 25, 2024. Prior to formal application submittal, the United City of Yorkville submitted a letter stating they would not pursue annexation at this time, see Attachment 1, Page 16. Yorkville also submitted an email requesting a forty foot (40') right-of-way dedication; Kendall Township was agreeable to this request. The emails related to the right-of-way dedication are included as Attachment 12.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on October 25, 2024.

GENERAL INFORMATION

§ 36-282(17) of the Kendall County Zoning Ordinance, commercial solar energy facilities businesses can be special uses on A-1 zoned property subject to the following conditions (Staff Comments in Bold):

a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property. **Petitioner is requesting a variance.**

b. The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

   Occupied Community Buildings or Dwellings on Nonparticipating Properties-One hundred fifty feet (150') from the nearest point on the outside wall of the structure

   Boundary Lines of Participating Properties-None

   Boundary Lines of Nonparticipating Properties- Fifty feet (50') to the nearest point on the property line of the nonparticipating property

   Public Road Rights-Of-Way-Fifty feet (50') from the nearest edge

   The above setbacks do not exempt or excuse compliance with electric facility clearances approved or

required by the National Electrical Code, the National Electrical Safety Code, Commerce Commission, Federal Energy Regulatory Commission, and their designees or successors. **Per the site plan, see Attachment 5, Page 4, the closet nonparticipating structure is approximately one thousand, thirty feet (1,030') to the southeast of the commercial solar energy facility. A church is located approximately one thousand, four hundred thirty-three feet (1,433') to the northeast of the commercial solar energy facility. The perimeter fence is setback fifty feet (50') from the adjoining property line. The commercial solar energy facility is approximately one thousand, four hundred forty-two feet (1,442') from the Ament Road. At their closest points, the panels are approximately forty-nine feet (49') south of the northern fence line, twenty-nine point five feet (29.5) west of the eastern fence line, just under nineteen feet (19') north of the southern fence line, and twenty-one point five feet (21.5') east of the western fence line.**

c. A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25'). **This is true. Per the site plan, see Attachment 5, Page 5, the fence is proposed to be seven feet (7') in height and will be chain link.**

d. No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt. **This is true. Per the site plan, see Attachment 5, Page 4, the maximum height will be nine feet (9'). The Petitioner does not want a restriction setting the maximum height at this level.**

e. The above setback, fencing, and component height requirements may be waived subject to written consent of the owner of each affected nonparticipating property. This written consent shall be submitted at the time of application submittal. **No such consent requested or needed.**

f. Sound limitations for components in commercial solar energy facilities shall follow the sound limitations established by the Illinois Pollution Control Board. **No noise information was provided.**

g. The County shall not require standards for construction, decommissioning, or deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law. The amount of any decommissioning payment shall be limited to the cost identified in the decommissioning or deconstruction plan, as required by the agricultural impact mitigation agreement, minus the salvage value of the project. A copy of the agricultural impact mitigation agreement shall be submitted with the application materials. **The decommissioning plan is included as Attachment 7 and is outlined in the AIMA provided in Attachment 1, starting on page 18. As noted on Page 6 of Attachment 7, the estimated cost of decommissioning is Four Hundred Twenty-Five Thousand, Eight Hundred Ninety-Seven Dollars and Thirty-Seven Cents ($425,897.37). This money will be provided to the County in the form of a bond as outlined in the AIMA on Pages 28 and 29 of Attachment 1.**

h. A vegetative screening shall be placed around the commercial solar energy facility. **The landscaping plan was included on Pages 7 and 8 of the site plan (Attachment 5) with more detailed landscaping information included in the vegetative management plan (Attachment 6). The plan includes a cover crop seed mix, a native pollinator seed mix, and a native grazing seed mix. The performance standards and ground cover maintenance requirements were included in the vegetative management plan.**

i. Commercial solar energy facility applicants shall provide the results and recommendations from consultations with the Illinois Department of Natural Resources obtained through the Ecological Compliance Assessment Tool (EcoCat) or a comparable successor tool. The commercial solar energy facility applicant shall adhere to the recommendations provided through this consultation. **The EcoCat was submitted and consultation was terminated without any specific recommendations.**

j. Commercial solar energy facility applicants shall provide the results of the United States Fish and Wildlife Service's Information for Planning and Consulting environmental review or a comparable successor toll that is consistent with the U.S. Fish and Wildlife Service's Land-Based Wind Energy Guidelines and any applicable United States Fish and Wildlife Service solar wildlife guidelines that have been subject to public review. **This was provided on Pages 21 and 117 of both wetland delineation**

reports (Attachment 2). Six (6) threatened or endangered species were in the area, but no impacts were anticipated.

k. A facility owner shall demonstrate avoidance of protected lands as identified by the Illinois Department of Natural Resources and the Illinois Nature Preserve Commission or consider the recommendations of the Illinois Department of Natural Resources for setbacks from protected lands, including areas identified by the Illinois Nature Preserve Commission. **This is true. The site is designed around the farmed wetlands.**

l. A facility owner shall provide evidence at the time of application submittal of consultation with the Illinois State Historic Preservation Office to assess potential impacts on State-registered historic sites under applicable State law. **No potential impacts to State-registered historic sites exists, see Attachment 1, Page 74.**

m. A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal. **The vegetation management plan, including timelines for planting and maintenance of the vegetation was provided, see Attachment 6.**

n. The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County Planning, Building and Zoning Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement. **As of the date of this memo, the road use agreement negotiations are ongoing. No transportation or access plan was provided. The site plan (Attachment 5) shows one (1) twenty foot (20') wide gravel driveway approximately thirty feet (30') west of the eastern property line.**

o. The facility owner shall repair or pay for the repair of all damage to the drainage system caused by the construction of the commercial solar energy system within a reasonable time after construction of the commercial solar energy facility is complete. The specific time shall be set in the special use permit. **A tentative drain tile study was provided (See Attachment 9). The foundations for the racking will be placed in a manner that minimizes impacts on the drain tile.**

BUILDINGS AND BUILDING CODES
No buildings are planned for the site. Any structures proposed for the site, including the solar arrays, shall obtain applicable permits.

ENVIRONMENTAL HEALTH
The property is presently farmland. No wells, septic systems, or refuse collection points were identified.

STORMWATER
The proposed area of disturbance is slightly less than one (1) acre. The County requested that the Petitioner submit an escrow payment so that WBK can evaluate the proposal.

ACCESS
Per the site plan (See Attachment 5), the Petitioner's propose one (1) twenty foot (20') wide access road.

There is one (1) forty foot (40') wide vehicular access gate and approximately ten (10') four foot (4') access gates proposed around the perimeter of the property. The locations of the smaller gates have not been determined. Knox box information will be provided to the County.

PARKING AND INTERNAL TRAFFIC CIRCULATION
No permeant parking was proposed. There will be a staging area during construction; the specific location of the staging area was undetermined, but will likely be northwest of the vehicular access gate.

LIGHTING
No lighting was proposed.

SIGNAGE
No specific signage was planned. The Petitioner was agreeable to installing one (1) sign at the vehicular access gate stating emergency contact information.

GLARE
The Petitioner provided a glare study, see Attachment 10.

IMPACT ON PROPERTY VALUES
The Petitioner provided a general property values study, see Attachment 11.

ODORS
No odors were foreseen.

RELATION TO OTHER SPECIAL USES
If approved, this would be the second special use permit for a commercial solar energy facility in unincorporated Kendall County.

FINDINGS OF FACT-SPECIAL USE PERMIT
§ 36-119 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on special use permit applications. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Ament Road will be retained for agricultural use as well as the surrounding land of the other parcel, which will create a natural screening during the growing season. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned primarily A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Ament Road and neighboring houses to avoid negative visual impacts.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Kendall Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage.**

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

recommendation of the Zoning Board of Appeals. **If the requested variance is granted, the proposal meets all applicable regulations.**

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-34 of the Land Resource Management Plan**, **"Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)." However, the proposal is located on property classified as Rural Residential on the Future Land Use Map.**

FINDINGS OF FACT-VARIANCE
§36-39 of the Kendall County Code outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the United City of Yorkville. The Petitioner provided a letter from the United City of Yorkville stating that Yorkville did not wish to annex the property or enter into a pre-annexation agreement.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because the United City of Yorkville did not wish to enter into a pre-annexation agreement or annex the property.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

RECOMMENDATION
Staff will wait with issuing a recommendation on this proposal, pending comments from the Regional Planning Commission. The proposed conditions and restrictions are listed; as of the date of this memo, the Petitioner has not agreed to these conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan (Attachment 5), vegetative management plan, (Attachment 6), decommissioning plan, (Attachment 7), road access plan (yet to be submitted), and Agricultural Impact Mitigation Agreement (Attachment 1, Pages 18-31).
2. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the northern property line to Kendall Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
3. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
4. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
5. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit

shall not be considered for agricultural purposes and must secure applicable building permits.

6. One (1) warning sign shall be placed near or on the vehicular entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.

7. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

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

9. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

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

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

12. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

ATTACHMENTS

1. Application Materials
2. Wetland Delineation Reports
3. NRI Report
4. Property Survey
5. Site Plan
6. Vegetative Management Plan
7. Decommissioning Information
8. Stormwater Management Memo
9. Drain Tile Information
10. Glare Study
11. Property Value Study
12. Right-of-Way Dedication Emails

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

APPLICATION

PROJECT NAME AMENT ROAD SOLAR **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Ament Road Solar 1, LLC

CURRENT LANDOWNER/NAME(s)
Janet M. Dhuse as Trustee of the Janet Dhuse Declaration of Family Trust dated March 1, 2013

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
95.3	Ament Road	05-16-300-006 05-17-400-005

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agriculture	A-1 Agricultural District	

REQUESTED ACTION (Check All That Apply):

- X SPECIAL USE
- ___ MAP AMENDMENT (Rezone to ____)
- ___ VARIANCE
- ____ ADMINISTRATIVE VARIANCE
- ___ A-1 CONDITIONAL USE for:_____
- ___ SITE PLAN REVIEW
- ___ TEXT AMENDMENT
- ___ PRELIMINARY PLAT
- ___ RPD (___Concept; ___ Preliminary; ___ Final)
- ___ FINAL PLAT
- ___ ADMINISTRATIVE APPEAL
- ___ OTHER PLAT (Vacation, Dedication, etc.)
- ___ AMENDMENT TO A SPECIAL USE (____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Nicholas S. Bellone	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
[redacted]		

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Michael Keith	[redacted]	[redacted]
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)
[redacted]		

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 9/11/2024

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*

Date Stamp Here If
Checklist Is Complete

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

That the establishment, maintenance, and operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. This Solar facility will not be detrimental to the public. It will provide power to the grid and will be completely enclosed by a fence. The panels will not give off any energy, static, glare or harmful chemicals. The electrical equipment will be enclosed and securded to avoid any public access.

That the special use will not be substantially injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

The proposed site meets all county required setbacks and state required buffers. Fencing meets the county's required fencing height along with the national electric code for fencing around a solar facility. There is no proposed lighting. Building materials will meet all local, state and federal requirements. This site meets all Kendall County Zoning Oordinance requiremetns.

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

This site does not require the use of any public utilities (i.e. water or sewer). Access to the site will made via Ament Road. Majority of site related traffic generation will be made during construction. After the site is constructed, site access will be made for general monthly maintenance. This site does not propose increasing stormwater run-off. A culvert will be provided at the access for the road side ditch

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

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

This site is consistent with the purpose and objections fo the Land Resourse Manament Plan and other adopted County and municipal plans and policies.

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

APPLICATION

PROJECT NAME AMENT ROAD SOLAR **FILE #:**_____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)
Ament Road Solar 1, LLC

CURRENT LANDOWNER/NAME(s)
Janet M. Dhuse as Trustee of the Janet Dhuse Declaration of Family Trust dated March 1, 2013

SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
95.3	Ament Road	05-16-300-006 05-17-400-005

EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Agriculture	A-1 Agricultural District	

REQUESTED ACTION (Check All That Apply):

_____SPECIAL USE
___ MAP AMENDMENT (Rezone to ____)
X VARIANCE
____ADMINISTRATIVE VARIANCE
___ A-1 CONDITIONAL USE for:_____
___ SITE PLAN REVIEW
___ TEXT AMENDMENT
___ PRELIMINARY PLAT
___ RPD (___Concept; ___ Preliminary; ___ Final)
___ FINAL PLAT
___ ADMINISTRATIVE APPEAL
___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (_____Major; _____ Minor)

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Nicholas S. Bellone	[redacted]	[redacted]

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

[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
Michael Keith	[redacted]	[redacted]

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

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

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

SIGNATURE OF APPLICANT [redacted] **DATE** 10/17/2024

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*

Last Revised:
10.17.22

Date Stamp Here If Checklist Is Complete

Please fill out the following findings of fact to the best of your capabilities. § 13:04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

See below for the findings of fact.

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The City of Yorkville expressed to us via a letter that they would not like to annex or pre-annex this parcel. Therefore, if the current regulations were to be carried out we would not be able to have our petition heard.

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

The variation may not be applicable to properties within the same zoning classification if the City of Yorkville wanted to annex one of those specific parcels.

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

Ament Road Solar 1, LLC is the first entity to apply for a Special Use Permit for a Solar Farm on this property.

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

The variation will not be detrimental to the public welfare or injurious to other properties. The variation will allow our petition to be heard by the board.

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

The variation will not impair light or air to adjacent properties, create congestion, risk of fire or endanger public welfare. The variation will allow our petition to be heard by the board.

DocuSign Envelope ID: 654446D0-ABAC-4EE7-BF10-2D264C5115B7

EXHIBIT F

Date: 9-12-22

To Whom It May Concern

New Leaf Energy and its employees and affiliates are hereby authorized to act as our agent for submission of applications and related plans and documents, and to appear before boards and other officials, with respect to obtaining approvals for solar installations and/or energy storage systems to be constructed on my property located at Ament Rd in Yorkville, Kendall County, IL 60560 {Parcel: 05-16-300-006}.

Sincerely,

[redacted]

Janet Dhuse

ATWELL

AMENT ROAD

PROJECT NARRATIVE

Ament Road, Kendall County, IL

Job No. 23002398

Prepared for:

New Leaf Energy

[redacted]

Prepared by:

Atwell, LLC

[redacted]

September 12, 2024

ATWELL

AMENT ROAD

PROJECT NARRATIVE

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A. LETTER FROM CITY OF YORKVILLE RE: ANNEXATION
B. AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA)

1.0 INTRODUCTION

New Leaf Energy, Inc. (New Leaf) is requesting a Special Use Permit (SUP) to allow for development of a 5 MW AC community solar farm on two parcels of land in Kendall County, Illinois with the parcel numbers (PIN) of 05-16-300-006 and 05-17-400-005. The project encompasses an approximate 39.34-acre portion of the total 95.3 acres. The parcels are zoned Agricultural District (A-1). Per Kendall County Code, *Section 7:01.D.17*, construction and operation of Commercial Solar Energy Facilities are permitted in the Agricultural District by Special Use Permit. Once constructed, the solar farm will fit well within the surrounding low-density agricultural uses, and the property will not be occupied more than 3 or 4 times per year for maintenance. The residual acreage will continue to be maintained by the property owners and may continue to be farmed if the property owners choose to do so. New Leaf is requesting a Special Use Permit to allow for the Commercial Solar Energy Facility use.

To assist in the review of this Special Use Permit request, a SUP Set of plans is included with the SUP Application packet, which illustrates the proposed solar farm use and site improvements. This report will outline how this project meets all standards, requirements, and factors for consideration that Kendall County has set forth.

2.0 APPROVAL STANDARDS FOR SPECIAL USE PERMITS

Per the Kendall County Zoning Ordinance, *Section 13:08.J*, "no special use shall be recommended by the ZBA unless said ZBA shall make a written finding. The ZBA shall consider the following in rendering a decision but is not required to make an affirmative finding on all items."

2.1 STANDARD 1

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

- The proposed solar facility will be located near the southwest corner of the two parcels to reduce the visual impacts to nearby residents. The front portion of the parcel closest to Ament Road will be retained for agricultural use as well as the surrounding land of the other parcel, which will create a natural screening during the growing season.

2.2 STANDARD 2

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The

Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole.

- The proposed solar facility is a quiet neighbor and a low-impact use. The project will have no on-site employees once built. Thus, the project will not add to any neighborhood traffic. The system is located near the rear of the property, away from public rights-of-way. The nearest component of the proposed solar facility is 1,434' from adjacent residences and 1,442' from public rights-of-way.

2.3 STANDARD 3

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

- The proposed solar facility does not require access to traditional utilities such as natural gas, water, or sanitary sewer. The routing of electrical infrastructure is required to connect to the ComEd electric system as shown on the SUP plan set. The solar farm will not require additional public expense for fire protection, rescue, or relief.
- During the initial construction timeframe of approximately 4 to 6 months, there will be a mix of trucks ranging from semi-trucks for panel and racking delivery, flatbed trucks for fencing, dump trucks for driveway gravel, and various delivery trucks – averaging 2-3 per day. Many of the major materials/suppliers travel from across the area and their arrival times are fluid. Temporary, on-site locations for truck staging will be proposed on site. Access to the site will be available each day during the work hours of 7:30am and 5:00pm. Any truck that will not be off-loaded will not be allowed to idle for more than five minutes. "No Idling" signs will be placed at appropriate locations. In addition to material and equipment deliveries, workers will be arriving at the site each weekday using personal vehicles. For similar projects of this scale, approximately 40 personal vehicles may be on site at one time. These vehicles will arrive each day in the morning and leave in the afternoon. The total number of vehicles on site will fluctuate depending on the phase of the project.
- Once construction is complete, there will be little to no traffic to or from the site other than occasional maintenance visits 3 to 4 times per year.

2.4 STANDARD 4

That the special use shall in all other respects conform to the applicable regulations

of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals.

- The proposed solar facility is located on parcels in the Agricultural District. The solar farm is designed to comply with the applicable regulations set forth in the Kendall County Zoning Code, Section 7:01 *Agricultural District*.

2.5 STANDARD 5

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

- The proposed solar facility will follow all applicable requirements of the Land Resource Management Plan and any other adopted County or municipal plans/policies.

3.0 DEVELOPMENT REQUIREMENTS

3.1 PROXIMITY TO MUNICIPALITY

All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property.

- The project site is located outside of the 1.5-mile radius from the City of Yorkville. Per the letter provided in **Appendix A** dated August 27, 2024, the City of Yorkville notified Kendall County that the City does not currently seek to annex the project parcels or enter into a pre-annexation agreement with the landowner and developer of these properties.

3.2 SETBACKS

The setbacks for commercial solar energy facilities shall be measured from the nearest edge of any component of the facility as follows:

	REQUIRED	PROVIDED
Occupied Community Buildings or Dwellings on Nonparticipating Properties	150' from the nearest point on the outside wall of the structure	1,434'
Boundary Lines of Participating Properties	None	N/A
Boundary Lines of Nonparticipating Properties	50' to the nearest point on the property line of the nonparticipating property	50'
Public Road Rights-of-Way	50' from the nearest edge	1,442'

3.3 HEIGHT

No component of a solar panel as part of a commercial solar energy facility shall have a height of more than twenty feet (20') above ground when the solar energy facility's arrays are at full tilt.

- Photovoltaic solar panel arrays are currently planned at approximately 9 feet in height with trackers/racking/string inverters. If other module configurations are considered in the future, the maximum height would be less than 20 feet. The racking system is to be installed via posts or augured screws. On-site power lines will be placed underground to the maximum extent possible until the point of interconnection.

3.4 FENCING

A commercial solar energy facility's perimeter shall be enclosed by fencing having a height of at least six feet (6') and no more than twenty-five feet (25').

- The solar facility will be enclosed by a National Electric Code-compliant perimeter security fence that is 7 feet high and includes a KnoxBox and keys provided to the County. The proposed fencing will secure all four sides of the array field. Refer to the SUP plan set, Sheet C-5.0, for additional information on the proposed perimeter fence.

3.5 VEGETATIVE GROUND COVER

A commercial solar energy facility owner shall plant, establish, and maintain for the life of the facility vegetative ground cover consistent with State law and the guidelines of the Illinois Department of Natural Resources' vegetative management plans. The vegetation management plan shall be required at the time of application submittal.

- The project area will be planted with native pollinator friendly prairie seed mixes. Refer to the SUP plan set, Sheet C-6.0, for additional information on seeding of the project area. A vegetation management plan will be provided with final engineering documents for construction permits.

3.6 LANDSCAPE SCREENING

A vegetative screening shall be placed around the commercial solar energy facility.

- The solar facility is located 1,434 feet away from the closest nonparticipating residence. Any existing vegetation on the property boundaries will be protected during construction and operation of the facility. Refer to the SUP plan set for additional information on the location of existing vegetation in relation to the solar facility components.

3.7 AGRICULTURAL IMPACT MITIGATION AGREEMENT

The County shall not require standards for construction, decommissioning, or

deconstruction of a commercial solar energy system or related financial assurances to be more restrictive than agricultural impact mitigation agreement set in State law… A copy of the agricultural impact mitigation agreement shall be submitted with application materials.

- An Agricultural Impact Mitigation Agreement (AIMA) with the Illinois Department of Agriculture is provided in **Appendix B**.

3.8 ROAD USE AGREEMENT

The facility owner shall enter into a road use agreement with the jurisdiction having control over the applicable roads. The road use agreement shall follow applicable law. The facility owner shall supply the Kendall County PBZ Department with a copy of the road use agreement. This provision shall be waived if the jurisdiction having control over the applicable roads does not wish to enter into an agreement.

- The proposed access road is off Ament Road. It is understood that an executed road use agreement between the applicable road jurisdictions and the applicant will be provided with final engineering plans.

4.0 SPECIAL USE APPLICATION CHECKLIST

4.1 APPLICATION FORM

A completed and signed application form is included in the SUP application packet.

4.2 APPLICATION FEE

The Special Use Permit application fee of $1,155 will be provided with the SUP application packet.

4.3 DETAILED DESCRIPTION OF PROPOSED USE

This narrative contains all information required in this checklist item and is part of the SUP application packet.

4.4 LEGAL DESCRIPTION OF PROPERTY INVOLVED

This document is included in the SUP application packet.

4.5 PROOF OF OWNERSHIP

This document is included in the SUP application packet.

4.6 BENEFICIARY DISCLOSURE STATEMENT, IF HELD IN TRUST

This document is included in the SUP application packet.

4.7 PROOF OF APPLICATION TO SWCD FOR NRI

The letter confirming receipt of the Natural Resources Inventory (NRI) report from the Soil & Water Conservation District (SWCD) is included in the SUP application packet.

4.8 **ENDANGERED SPECIAL CONSULTATION REPORT**
This document is included in the SUP application packet.

4.9 **SPECIAL USE FINDINGS OF FACT**
This document is included in the SUP application packet.

4.10 **ENGINEERING CONSULTANTS FEE DEPOSIT FORM**
This document is included in the SUP application packet.

4.11 **PLAT OF SURVEY**
There will be **15 copies** of the plat of survey signed with the Surveyor's seal provided in the SUP application packet.

4.12 **SITE PLAN**
There will be **15 copies** of the SUP plan set provided in the SUP application packet.

4.13 **SITE DATA**
All required site data is provided on the SUP plan set in the SUP application packet.

4.14 **PHOTOMETRIC PLAN**
There are no lights proposed with this project.

4.15 **LANDSCAPE PLAN**
There will be **2 copies** of the landscape plan, Sheet C-6.0, included in the SUP application packet. There are no trees proposed with the project, only pollinator friendly seed mixes.

4.16 **PHASING PLAN**
A phasing plan is not applicable to this project.

4.17 **BUILDING ELEVATIONS**
Building elevation sheets are not applicable to this project.

4.18 **SUPPLEMENTAL INFORMATION**
A wetland delineation report and stormwater memorandum are included in the SUP application packet.

APPENDIX A

LETTER FROM CITY OF YORKVILLE RE: ANNEXATION

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

August 27, 2024

Matthew H. Asselmeier, AICP, CFM (VIA E-MAIL: masselmeier@kendallcountyil.gov)
Kendall County
Planning, Building & Zoning
111 West Fox Street
Yorkville, Illinois 60560

RE: Ament Road Solar // PINS: 05-16-300-006 & 05-17-400-005

Dear Mr. Asselmeier,

Section 7:01(D)(17)(a) of the Kendall County Zoning Ordinance states as follows:

> 17. Commercial Solar Energy Facility and Test Solar Energy Systems subject to the following conditions (Amended 5/16/23): a. All commercial solar energy facilities and test solar energy systems located within one point five (1.5) miles of a municipality shall either annex to the municipality or obtain an annexation agreement with the municipality requiring the municipality's regulations to flow through the property.

Please let this letter serve as the City of Yorkville's ("City") notice to Kendall County that the City does not currently seek to annex the above-referenced property or to enter into a pre-annexation agreement with the landowner and developer of this property.

[redacted]
Krysti J. Barksdale-Noble, AICP
Community Development Director

Cc: Kathleen F. Orr, City Attorney kfo@ottosenlaw.com
Bart Olson, City Administrator BOlson@yorkville.il.us
Tom Ryan tryan@newleafenergy.com
Nicholas Sandiford nstandiford@schainbanks.com

APPENDIX B

AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA)

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
Ament Solar 1, LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Ament Solar 1, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 4.99MW Commercial Solar Energy Facility in Kendall County [GPS Coordinates: 41.591540, -88.443737], which will consist of up to 36 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

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. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. 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 will 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 Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 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). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. 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 and/or Deconstruction:

A. Prior to Construction, the Facility 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 and Deconstruction 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 Facility Owner shall provide the 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 Facility Owner 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.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. 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 and/or Deconstruction.

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 and/or Deconstruction.

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 mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping 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 Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

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 Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Ament Solar 1, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Kendall County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

[redacted]

By: Jerry Costello II, Director

[redacted]

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
Springfield, IL 62794-9281

7/19, 2024

Ament Solar 1, LLC

[redacted]

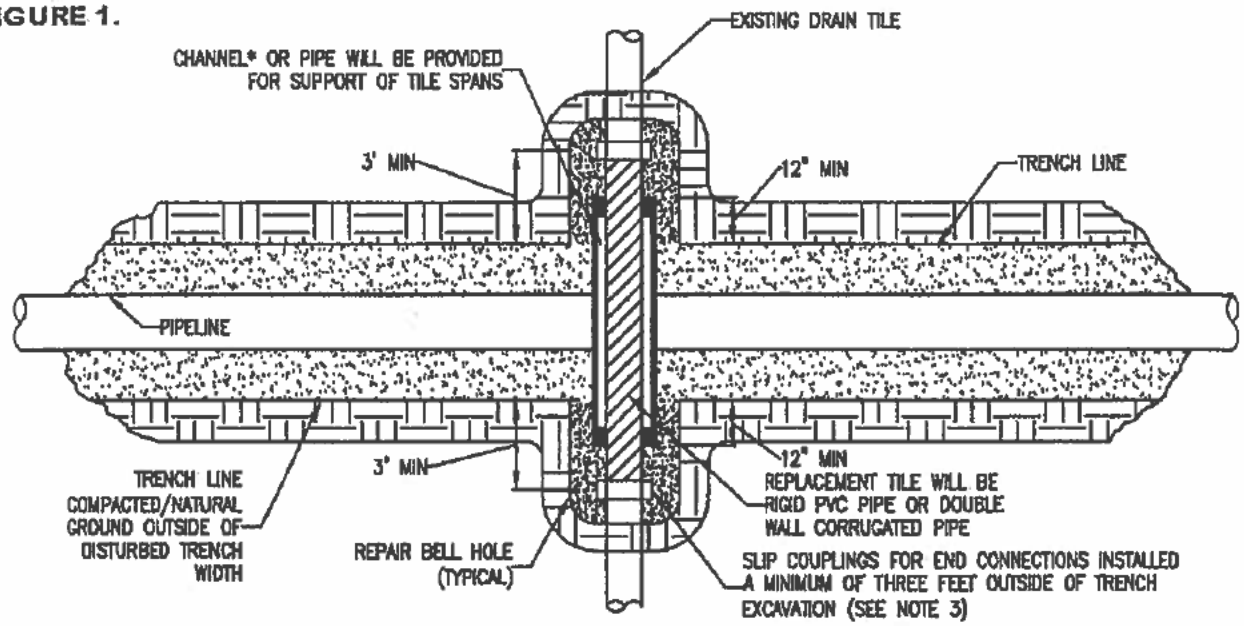
By Nicholas Bellone

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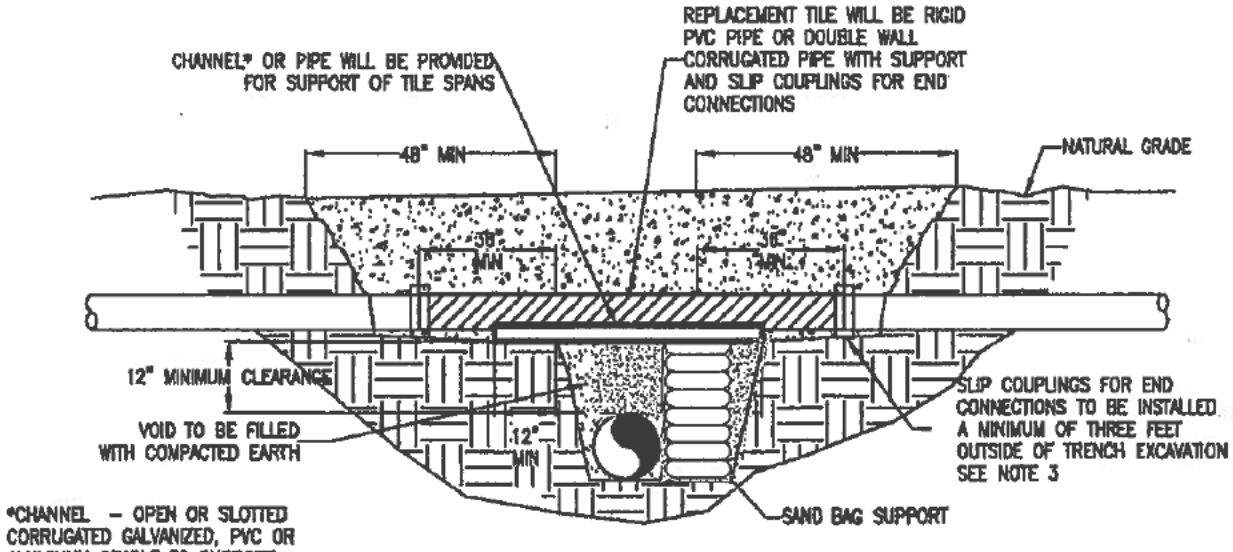
Address

July 16, 2024

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

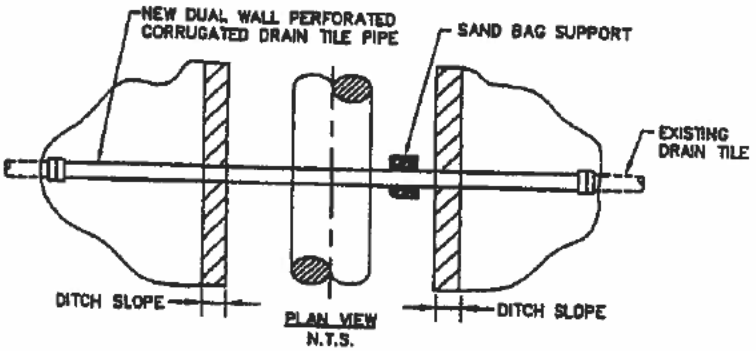
CROSS SECTION
N.T.S.

NOTE:

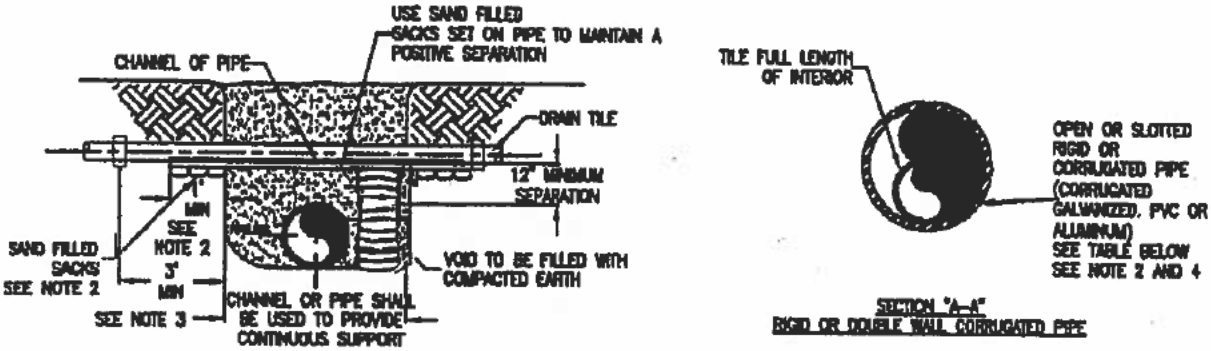
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW



END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
6"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.

2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).

3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.

4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.

5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.

6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.

7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR

SCHEDULE A - EXHIBIT A

Parcel 1:
Parcel ID No.: 05-16-300-006

58.0 acres, more or less, being out of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, and being a part of that certain 93.4 acres, more or less, of land, and said 58.0 acres being all of the 93.4 acres, more or less, that lies within the lateral boundaries of said Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

The Southerly 93.4 acres, more or less, of the following described parcels 1 and 2, said acreage lying South of a line being the center of Ament Road:

Parcel One
That part of the Southwest Quarter of the Southwest Quarter of Section 16 and part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 16; thence due East along the North line of said Southwest Quarter, 665.69 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 1485.28 feet to a line drawn parallel with and 1155 feet North of, as measured along the East line of the Southwest Quarter of said Southwest Quarter the South line of said Southwest Quarter for the point of beginning; thence South 89° 50' 27" East along said parallel line 662.63 feet to the East line of said Quarter Quarter; thence South 0° 30' 2" West along said East line 1155 feet to the Southeast Corner of said Quarter Quarter; thence North 89° 50' 27" West along the South line of .said Quarter Quarter 1330.09 feet to the Southwest Corner thereof; thence North 89° 46' 8" West along the South line of the Southeast Quarter of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Southeast Quarter, 1155 feet; thence Easterly to the point of beginning in the Township of Kendall, Kendall County, Illinois.

Parcel Two
That part of the West half of Section 16 and part of the East half of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 17; thence North 89° 46' 8" West along the South line of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Section 17, 1155 feet for the point of beginning; thence North 89° 46' 8" West parallel with the South line of said Section 17, 758.94 feet; thence North 0° 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of said Section 16, 2285.72 feet; thence South 89° 29' 58" East 128.7 feet; thence North 0º 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of Section 16, 1188 feet; thence South 89° 29' 58" East 1485.66 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0º 30' 2" West along said West line 3465.28 feet to a line drawn parallel with and 1155 feet North of the South line of the Southwest Quarter of the Southwest Quarter of said Section 16, as measured along the East line of said Quarter Quarter; thence Westerly to the point of beginning; Excepting therefrom the following: That part of the Northeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence Northerly along the East line of said Northeast Quarter, 4.13 feet to the center line of Ament Road; thence Westerly along said center line, 65.0 feet for the point of beginning; thence Westerly along said center line, 220.0 feet; thence Northerly at right angles to said center line, 348.0 feet; thence Easterly parallel with said center line, 220.0 feet; thence Southerly at right angles to the last described course, 348.0 feet to the point of beginning, in Kendall Township, Kendall County, Illinois; AND that part of the Southwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter, 658.60 feet for the point of beginning; thence Southerly along the line of a fence which forms an angle of 89° 13' 17" with the last described course (measured counter-clockwise therefrom) 255.63 feet; thence Easterly parallel with said North line to the West line of the Easterly 10.04 chains of the West Half of said Southwest Quarter; thence Northerly along said West line to said North line; thence Westerly along said North line to the point of beginning, all in the Township of Kendall, Kendall County, Illinois.

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Parcel 2:
Parcel ID No.: 05-17-400-005

35.4 acres, more or less, being out of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, and being a part of that certain 93.4 acres, more or less, of land, and said 35.4 acres being all of the 93.4 acres, more or less, that lies within the lateral boundaries of said Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

The Southerly 93.4 acres, more or less, of the following described Parcels1 and 2, said acreage lying South of a line being the center of Ament Road:

Parcel One
That part of the Southwest Quarter of the Southwest Quarter of Section 16 and part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 16; thence due East along the North line of said Southwest Quarter, 665.69 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 1485.28 feet to a line drawn parallel with and 1155 feet North of, as measured along the East line of the Southwest Quarter of said Southwest Quarter the South line of said Southwest Quarter for the point of beginning; thence South 89° 50' 27" East along said parallel line 662.63 feet to the East line of said Quarter Quarter; thence South 0° 30' 2" West along said East line 1155 feet to the Southeast corner of said Quarter Quarter; thence North 89° 50' 27" West along the South line of said Quarter Quarter 1330.09 feet to the Southwest corner thereof; thence North 89° 46' 8" West along the South line of the Southeast Quarter of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Southeast Quarter, 1155 feet; thence Easterly to the point of beginning in the Township of Kendall, Kendall County, Illinois.

Parcel Two
That part of the West half of Section 16 and part of the East half of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 17; thence North 89° 46' 8" West along the South line of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Section 17, 1155 feet for the point of beginning; thence North 89° 46' 8" West parallel with the South line of said Section 17, 758.94 feet; thence North 0° 30 '2" East parallel with the West line of the East 10.04 chains of the West half of the West half of said Section 16, 2285.72 feet; thence South 89° 29' 8" East 128.7 feet; thence North 0° 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of Section 16, 1188 feet; thence South 89° 29' 58" East 1485.66 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 3465.28 feet to a line drawn parallel with and1155 feet North of the South line of the Southwest Quarter of the Southwest Quarter of said Section 16, as measured along the East line of said Quarter Quarter; thence Westerly to the point of beginning; excepting therefrom the following: That part of the Northeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence Northerly along the East line of said Northeast Quarter, 4.13 feet to the center line of Ament Road; thence Westerly along said center line, 65.0 feet for the point of beginning; thence Westerly along said center line, 220.0 feet; thence Northerly at right angles to said center line, 348.0 feet; thence Easterly parallel with said centerline, 220.0 feet; thence Southerly at right angles to the last described course, 348.0 feet to the point of beginning, in Kendall Township, Kendall County, Illinois; AND that part of the Southwest Quarter of Section 16,Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter, 658.60 feet for the point of beginning; thence Southerly along the line of a fence which forms an angle of 89° 13' 17" with the last described course (measured counter-clockwise therefrom) 255.63 feet; thence Easterly parallel with said North line to the West line of the Easterly 10.04 chains of the West Half of said Southwest quarter; thence Northerly along said West line to said North line; thence Westerly along said North line to the point of beginning ,all in the Township of Kendall, Kendall County, Illinois.

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QUIT CLAIM DEED
Statutory (ILLINOIS)

201300005788

DEBBIE
GILLETTE
KENDALL COUNTY, IL

RECORDED: 3/15/2013 11:52 AM
QCD: 50.00 RHSPS FEE: 10.00
PAGES: 5

THE GRANTOR Janet Dhuse
of the [redacted]n
the [redacted]d State
[redacted]or and in consideration
of Ten and No/100 Dollars in hand paid
CONVEYS and QUIT CLAIMS to

Janet Dhuse as trustee of The Janet Dhuse Family Trust,
Declaration of Trust dated March 1, 2013
[redacted]

Any and all interest she may have in the following described real estate, situated in the County of Kendall in the State of Illinois, to-wit

SEE ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

This transaction exempt under the provisions of Paragraph 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Law

DATE 3-1-2013 [redacted]
LEGAL REPRESENTATIVE

Permanent Real Estate Index Number(s) 05-16-300-006 and 05-17-400-005

Address(es) of Real Estate Rural Route, Ament Road, Yorkville, Illinois 60560

DATED this 1st day of March, 2013

[redacted] (SEAL)
JANET DHUSE

5

QUIT CLAIM DEED
Statutory (ILLINOIS)

State of Illinois, County of Kendall SS I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANET DHUSE

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 she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal this 1st day of March, 2013

Commission expires 7-28, 2014

[redacted]
NOTARY PUBLIC

"OFFICIAL SEAL"
PAM MONKEMEYER
[redacted]F ILLINOIS
[redacted]S 7/28/2014

This instrument was prepared by Joseph R Voiland, [redacted]

Mail to

Joseph R Voiland
[redacted]

Send Subsequent Tax Bills to

Janet Dhuse
[redacted]

Recorder's Office Box No _____

RIDER

Legal Description

The Southerly 93 4 acres of the following described parcels 1 and 2, said acreage lying South of a line being the center of Ament Road

PARCEL 1

That part of the Southwest quarter of the Southwest quarter of Section 16 and part of the Southeast quarter of the Southeast quarter of Section 17, Township 36 North, Range 7, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Southwest quarter of said Section 16; thence due East along the North line of said Southwest quarter, 665.69 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16, thence South 0°30'2" West along said West line 1485 28 feet to a line drawn parallel with and 1155 feet North of, as measured along the East line of the Southwest quarter of said Southwest quarter the South line of said Southwest quarter for the point of beginning; thence South 89°50'27" East along said parallel line 662 63 feet to the East line of said quarter quarter, thence South 0°30'2" West along said East line 1155 feet to the Southeast corner of said quarter quarter; thence North 89°50'27" West along the South line of said quarter quarter 1330.09 feet to the Southwest corner thereof, thence North 89°46'8" West along the South line of the Southeast quarter of said Section 17, 188 76 feet, thence North 0°32'21" East parallel with the East line of said Southeast quarter, 1155 feet, thence Easterly to the point of beginning, in the Township of Kendall, Kendall County, Illinois,

PARCEL 2

That part of the West 1/2 of Section 16 and part of the East 1/2 of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows Commencing at the Southeast corner of said Section 17, thence North 89°46'8" West along the South line of said Section 17, 188 76 feet, thence North 0°32'21" East parallel with the East line of said Section 17, 1155 feet for the point of beginning; thence North 89°46'8" West parallel with the South line of said Section 17, 758.94 feet; thence North 0°30'2" East parallel with the West line of the East 10.04 chains of the West 1/2 of the West 1/2 of said Section 16, 2285 72 feet, thence South 89°29'58" East 128.7 feet, thence North 0°30'2" East parallel with the West line of the East 10.04 chains of the West 1/2 of the West 1/2 of Section 16, 1188 feet, thence South 89°29'58" East 1485 66 feet to the West line of the East 10 04 chains of the West 1/2 of the West 1/2 of said Section 16; thence South 0°30'2" West along said West line 3465.28 feet to a line drawn parallel with and 1155 feet North of the South line of the Southwest quarter of the Southwest quarter of said Section 16, as measured along the East line of said quarter quarter; thence Westerly to the point of beginning, excepting therefrom the following· That part of the North East 1/4 of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the South East corner of said North East 1/4; thence Northerly along the East line of said North East 1/4, 4 13 feet to the center line of Ament Road, thence Westerly along said center line, 65.0 feet for the point of

beginning, thence Westerly along said center line, 220 0 feet; thence Northerly at right angles to said center line, 348 0 feet, thence Easterly parallel with said center line, 220.0 feet; thence Southerly at right angles to the last described course, 348 0 feet to the point of beginning, in Kendall Township, Kendall County, Illinois, AND that part of the Southwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Southwest Quarter, thence Easterly along the North line of said Southwest Quarter, 658.60 feet for the point of beginning; thence Southerly along the line of a fence which forms an angle of 89°13'17" with the last described course (measured counter-clockwise therefrom) 255 63 feet; thence Easterly parallel with said North line to the West line of the Easterly 10.04 chains of the West Half of said Southwest Quarter; thence Northerly along said West line to said North line; thence Westerly along said North line to the point of beginning, all in Kendall Township, Kendall County, Illinois.

PLAT ACT AFFIDAVIT – METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

Joseph R. Voiland, being duly sworn on oath, states that he resides at [redacted]

And further states that (please check the appropriate box)

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

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

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

AFFIANT further states the he makes this affidavit for the purpose of inducing the Recorder of Kendall County, Illinois, to accept the attached deed for recording.

[redacted]
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th DAY OF March, 2013

[redacted]
Notary Public

"OFFICIAL SEAL"
PAM MONKEMEYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/28/2014

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Ament Solar 1, LLC

Address [redacted]

City [redacted] State [redacted] Zip [redacted]

2. Nature of Benefit Sought _____

3. Nature of Applicant: (Please check one)
   - ___ Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - ___ Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   Limited Liability Corporation

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
1115 Solar Development	[redacted]	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Sarah Wochos, Vice President, [redacted]

VERIFICATION

I, Sarah Wochos, 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> [redacted] Sept. 12, 2024

Subscribed and sworn to before me this 12 day of September, A.D. 2024

(seal) [redacted]

Notary Public

THOMAS RYAN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 30, 2026

Scanned with CamScanner

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COVER SHEET

OPTION AND LEASE AGREEMENT

Effective Date	9/12/2022
Lease Commencement Date	[*To be completed on the date the option is exercised*]
Lessor	Janet Dhuse
Lessee	312 Solar Development, LLC
Property Address	Ament Rd in Yorkville, Kendall County, IL 60560 [redacted]
Option Payment	[redacted]
First Additional Option Payment	[redacted]
Second Additional Option Payment	[redacted]
Rent	[redacted]
Lease Term	The term commencing on the date of delivery of the Exercise Notice and ending on the Expiration Date, subject to Lessee's option to extend the Lease Term for up to four (4) additional and successive periods of five (5) years each.
Expiration Date	The date that is twenty (20) years from the Commercial Operation Date, as may be extended pursuant to this Agreement.
Addresses for Notices	Lessee: 312 Solar Development, LLC [redacted] Attn: EVP Project Finance With a copy to: [redacted] Lessor: Janet Dhuse [redacted]

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OPTION AND LEASE AGREEMENT

This Option and Lease Agreement (this "***Agreement***") is dated as of the Effective Date and is entered into by and between Lessor and Lessee (each a "***Party***" and together, the "***Parties***").

RECITALS

A. Lessor owns the real property, together with any rights, benefits and easements appurtenant to such real property more particularly described in the attached **Exhibit A** (the "***Property***").

B. Lessee desires to obtain, the exclusive right to occupy all or a portion of the Property (the "***Land***") and, if applicable, the Easements (the Easements together with the Land are collectively referred to as the "***Premises***") more particularly described in the attached **Exhibit B**, and to enjoy all the rights necessary for Lessee to occupy, develop, design, engineer, access, construct, monitor, install, own, maintain, and operate one or more solar photovoltaic electric power generating and/or energy storage Systems (as defined in Exhibit C attached hereto) as well as ancillary buildings, structures, fixtures, or enclosures necessary or desirable in connection therewith to be located upon, under, on and within the Premises, or any portion thereof and all rights necessary or desirable for Lessee to sell the energy generated by, stored within and/or injected by such System and any and all other credits, solar renewable energy credits, and any other environmental financial attributes created as a result of such energy generation and/or storage.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements herein contained, the receipt and sufficiency of which are acknowledged, Lessee and Lessor hereby agree to and intend to be bound by the foregoing recitals and as follows:

1. **Definitions**. Capitalized terms used but not otherwise defined in this Agreement have the meanings assigned to them on the Cover Sheet or in the attached **Exhibit C**.

2. **Access to Property**. Commencing on the Effective Date and throughout the Option Term, Lessee and its employees, agents, contractors and current or potential lenders or investors, shall have the right to enter upon the Property to perform all effort and labor necessary to carry out tests, inspections, surveys and investigations that Lessee deems necessary or advisable to assess the feasibility of the Property for the construction and operation of the System ("***Tests***"). During the Lease Term, Lessee shall have exclusive access to the Land and non-exclusive access to the Easements to design, engineer, construct, install, inspect, test, operate, upgrade, repair and maintain the System. Lessor shall not interfere with the Tests during the Option Term and during the Lease Term, Lessor shall not enter on the Land or interfere with the installation of the System, move, adjust, alter, tamper with, or otherwise handle any Lessee equipment or any component of the System. Tests shall include identification of all underground drain tiles on the Property. If Lessee damages any drain tile during the construction, operation or removal of the System, Lessee shall either repair such drain tile or construct a new drain tile, at Lessee's option.

3. **Option to Lease the Premises.**

(a) Grant of Option. Lessor hereby grants to Lessee the exclusive option to lease all or a portion of the Land and acquire the Easements on the terms and conditions set forth in this Agreement (the "***Option***").

(b) Time and Manner of Exercise of the Option. The Option shall be for an initial term of five hundred forty (540) days after the Effective Date (as it may be extended, the "***Option Term***"). The Option Term may be extended by Lessee for up to two (2) additional three hundred sixty-five (365) day periods upon notice to Lessor prior to the end of the then-current Option Term.

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(c) Option Payment. Lessee shall pay to Lessor the Option Payment within forty-five (45) Business Days after the Effective Date of this Agreement, and any Option extension payments are to be paid within thirty (30) days after the end of the then-current Option Term; provided that Lessor, its successors, assigns and/or designee, if any, has submitted to Lessee any documents reasonably required by Lessee in connection with the payment of the Option Payment, including, without limitation, an IRS Form W-9.

(d) Lessor Cooperation. During the Option Term and throughout the Lease Term, Lessor shall fully cooperate with (i) the performance of Tests, at Lessee's expense, (ii) the obtaining by Lessee, at Lessee's expense, of all licenses, and Permits or authorizations required for Lessee's use of the Premises from all applicable government and/or regulatory entities, including any approvals required to obtain a tax abatement for the Premises, as may be applicable, and any subdivision of the Property to be sought by Lessee in connection with the construction, operation and maintenance of the Systems, (collectively, "***Governmental Approvals***"), (iii) the securing by Lessee at Lessee's expense of all other leases, agreements, licenses, and Permits or authorizations that relate to either the Property or Premises, and (iv) the securing by Lessee of any amendments to this Agreement that are reasonably necessary to accommodate the System, or to facilitate an assignment pursuant to Section 21. Lessor agrees and acknowledges that any amendment to the Agreement pursuant to this Section 3(d) that does not materially increase any obligation or materially decrease any right of Lessor hereunder, shall not result in adjustment of the Rent unless otherwise required under this Agreement. Lessor authorizes Lessee and its Affiliates to act as Lessor's agent for submission of applications and related plans, documents and recordings, and to appear before boards and other officials, with respect to obtaining approvals for the Systems to be constructed on the Premises, and shall execute an authorization letter to that effect ("***Authorization Letter***"), in substantially the form in the attached **Exhibit F**. Lessor agrees to use reasonable efforts in assisting Lessee to acquire necessary utility service at the Premises. In the event that a utility company requires an easement in connection with Lessee's use of the Premises during the Option Term or Lease Term, Lessor shall grant such necessary easement to the utility company, provided that such easement is in a commercially reasonable and recordable form.

(e) Use of the Property. During the Option Term, Lessor may continue to use the Property in the ordinary course, *provided*, *however*, Lessor shall not commit waste on the Property or otherwise materially change the Property, nor will Lessor agree to grant or permit any easement, lease, license, right of access or other encumbrance or possessory right in the Premises to any third party without the prior written consent of Lessee. Notwithstanding the foregoing, if Lessor leases the Property to a third party during the Option Term, such lease shall be terminable upon thirty (30) days' notice such that upon notice from Lessee that it will exercise the Option ("***Pre-Exercise Notice***") and/or start construction, Lessor shall terminate any lease on the Property and such termination shall be effective in no more than thirty (30) days. If crops have been planted on the Property by Lessor or Lessor's tenant, and such crops will not be harvested within thirty (30) days of receiving the Pre-Exercise Notice, Lessee shall reimburse Lessor or Lessor's tenant for the value of the crops located within the Premises ("***Crop Compensation***"). Crop Compensation will be calculated by multiplying the acreage of crop land within the Premises by the Fair Market Price per acre of such crop. The *"**Fair Market Price***" shall be equal to the average value of the applicable crop as provided by the Illinois crop budget Farmer Return figures. Crop Compensation shall be pro-rated for partial acres affected. Lessee will make any Crop Compensation payment to Lessor or Lessor's tenant within thirty (30) days of delivery of the Pre-Exercise Notice.

4. **Exercise of Option; Lease; Easements; and Related Rights.**

(a) Exercise of Option. In order to exercise the Option, Lessee must deliver to Lessor a notice of exercise (the "***Exercise Notice***") prior to the expiration of the Option Term. The date of the Exercise Notice shall be the commencement of the Lease Term (the "***Lease Commencement Date***").

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(b) Lease. Subject to receipt of the Exercise Notice, Lessor hereby leases and grants to Lessee, for the Lease Term, the exclusive rights to the Land together with all right, title and interest of Lessor in and to all easements, rights, privileges and appurtenances to the same belonging or in any way appertaining thereto, to occupy, develop, design, engineer, construct, access, monitor, install, own, operate, maintain, repair, replace, improve and remove the System for the generation, storage and distribution of electrical power.

(c) Easement. Subject to receipt of the Exercise Notice, and if noted on Exhibit B, Lessor hereby grants to Lessee a non-exclusive, appurtenant easement on, under, over, across and through the Property in the locations more particularly described on the attached **Exhibit B**, for the Lease Term, to occupy, develop, design, engineer, construct, access, monitor, install, own, operate, maintain, repair, replace, improve and remove at all times on a 24-hours-a-day, 7-days-a-week basis (i) a road ("***Access Easement***") and (ii) utility and communication infrastructure, including without limitation poles, supporting towers, guys and anchors, fibers, cables and other conductors and conduits, and pads, transformers, switches, vaults and cabinets, and related equipment to connect the System to the local electric distribution system, together with the right of access to the utility infrastructure over the Property, for any purpose reasonably connected with the System (the "***Utility Easement***"). Lessor hereby also grants to Lessee and the applicable utility company, at all times on a 24-hours-a-day, 7-days-a-week basis, for the Lease Term, an easement for ingress, egress and related rights over the Property and/or any surrounding or nearby property owned or leased by Lessor, passage through which is necessary or convenient to install, operate or gain access to the System or the Premises (the "***easement***" and together with the Access Easement and the Utility Easement, the "***Easements***"). If Lessee determines in its reasonable discretion that any additional easements across the Property are necessary, useful or appropriate for the construction and/or operation of the System, Lessor shall fully cooperate in granting or agreeing to such easements by amendment to this Agreement or by separate agreement and recordation of same.

(d) Construction Laydown Area. Subject to receipt of the Exercise Notice, Lessor hereby further grants to Lessee, and Lessee hereby accepts from Lessor, a non-exclusive license to use an area of the Property in a location mutually agreed upon by the Parties (the "***Construction License***"), which area shall be referred to herein as the "***Construction License Area***", for use as a laydown and construction staging area, and for temporary storage. Such Construction License shall commence at such time as Lessee commences construction of the System and shall terminate on the Commercial Operation Date. Lessee shall have access to the Construction License Area 24 hours per day, 7 days per week. Lessee agrees to work in good faith with Lessor to minimize any interference with the operations of Lessor or any other lessees on the Property. Upon or prior to the Commercial Operation Date, Lessee, at Lessee's sole cost and expense, shall surrender the Construction License Area to Lessor in the same condition as the date Lessee first occupied the Construction License Area, ordinary wear and tear excepted.

(e) Landscape License. Lessor grants to Lessee a license to use and access Lessor's Property for purposes of tree trimming, clearing, planting, maintenance, and landscaping as may be required by this Agreement or the applicable municipality in which the Premises is located. This license shall run for the Term of this Agreement and shall permit Lessee to plant, maintain and trim trees and vegetation on an as-needed basis and to do other such things as required for the successful operation of the Systems on the Premises.

(f) Utilities. At Lessee's request and expense, Lessor shall provide or cooperate with the provision of electric current and water to the perimeter of the Premises; *provided, however*, separate meters for such utilities shall be installed at Lessee's expense and Lessee shall be responsible for all utility expenses. Lessor grants Lessee the right to install, use, modify, and remove water lines, sewer lines, storm water lines, overhead, and/or underground power lines, fuel lines, telephone and communication lines, pipelines, conveyors, and drainage ditches and/or canal systems within the Premises as are reasonably required for operation of the System, and use or modify the existing lines, ditches, and canal systems as

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may be reasonably required subject to Lessor's prior consent, which shall not be unreasonably delayed, conditioned, or withheld and given within ten (10) days of notification or otherwise deemed approved.

(g) The Parties recognize that the descriptions of the Premises are based on preliminary site discovery information, and that these descriptions shall be modified via amendment prior to construction. As such, Lessor hereby agrees to execute any amendment to this Agreement proposed by Lessee which modifies the Premises, including reducing the size of the Premises and/or splitting the Premises into two or more to accommodate two or more systems and entering into multiple leases but in no event shall the acreage of the Premises be less than 30 acres, provided that such amendment is reasonably necessary to accommodate (i) the System as designed, or (ii) the System as modified by Lessee to comply with the requirements of any Governmental Authority or the Local Electric Utility, including, but not limited to, entering into an amendment in the form attached hereto as **Exhibit G**. For the avoidance of doubt, under no circumstances shall Lessor be entitled to any increase in Rent or other additional compensation under this Agreement as a result of an amendment to the description of the Premises.

5. **Rents & Payments**.

[redacted]

6. **Term and Termination; Removal.**

(a) The Lease Term shall commence on the Lease Commencement Date and terminate on the Expiration Date, as it may be extended, unless otherwise terminated pursuant to this Agreement.

(b) Lessee shall have the right, in its sole discretion, to terminate this Agreement at any time prior to the Commercial Operation Date.

(c) Except in the event of a termination by Lessee for an uncured Event of Default by the Lessor, if this Agreement expires or is terminated, Lessee shall decommission and remove the System and any ancillary structures and repair any damage caused to the Premises by the installation or removal of the System or any ancillary structures ("***System Removal***"). Lessor agrees that Lessee's obligation of System Removal constitutes removal of all above-ground improvements and repair of any damage caused to the Premises by Lessee, but does not include removal of access roads below-ground improvements or an obligation to re-sod or re-vegetate the Premises, grade the Premises or alter the contour of the land. Lessee shall perform System Removal on or before the one hundred eighty (180) days after either the Expiration Date or the date of earlier termination of this Agreement (the "***Removal Date Term***") at Lessee's sole expense. In connection with the System Removal, Lessor shall continue to provide Lessee and its Affiliates and subcontractors with access to the Premises during the Removal Date Term until the System Removal

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has been completed. In the event Lessee fails to complete the System Removal by the expiration of the Removal Date Term (the Removal Date Term is not considered a hold over period and is not subject to Section 44 hereof), Lessor may provide notice to Lessee stating that Lessee has failed to complete System Removal (the "***Abandonment Notice***"). If Lessee fails to complete the System Removal within sixty (60) days after receipt of the Abandonment Notice, Lessor shall have the right, at its option, in its sole discretion, to complete System Removal by a qualified licensed contractor, in which case Lessee shall reimburse Lessor for all actual and reasonable costs of such System Removal.

7. **Extension Option.** Lessee shall have the option to extend the Lease Term ("***Extension Option***") for up to four (4) additional and successive periods of five (5) years each beginning on the day following the Expiration Date of the then-current Lease Term (each an "***Extension Term***"), by giving notice (the "***Extension Exercise Notice***") to Lessor not less than ninety (90) days prior to the then-current Expiration Date, and without the requirement of any further action on the part of either Lessor or Lessee.

8. **System Construction and Maintenance.** Throughout the Lease Term and through the Removal Date Term, Lessee shall have the right to perform (or cause to be performed) all tasks necessary or appropriate, as reasonably determined by Lessee, to carry out the activities set forth in this Agreement, including, without limiting the generality of the foregoing, the right (i) to design, construct, install, and operate the System, (ii) to maintain, clean, repair, replace, add to, remove or modify the System or any part thereof as determined to be necessary by Lessee in its sole discretion and in accordance with the Permits and Applicable Laws, (iii) to use any and all appropriate means of restricting access to the System and Premises, including without limitation, the construction of a fence, and (iv) to permanently grub and grade the Premises and to permanently remove and/or clear any trees, vegetation, structures, rocks, watercourses (to the extent permissible) or other encumbrances existing on the Premises determined to be necessary by Lessee in its sole discretion and in accordance with the Permits and Applicable Laws. Except as may otherwise be specifically agreed upon by the Parties or as expressly set forth herein, Lessee shall be responsible for all costs of design, permitting, construction, installation, operation, and maintenance of the System and System Removal.

9. **Permits; Lessor Cooperation.** Prior to commencement of construction of the System by Lessee, Lessee shall obtain the necessary Permits. In the event Lessee, in its sole discretion, shall determine that the Premises should be subdivided to accommodate the construction, operation and/or maintenance of the Systems or to comply with Permits and Applicable Laws, Lessor shall fully cooperate with Lessee to facilitate and cause any application for subdivision of the Premises to be approved, provided that Lessee shall pay all costs and expenses related thereto.

10. **Statutory and Regulatory Compliance**. Lessee, the Lessee Parties, Lessor and the Lessor Parties shall each comply with all applicable provisions of all Applicable Laws of the locality in which the Property is located.

11. **Lessee's Ownership of Systems and Output.** The Systems are personal property, whether or not the same is deemed real or personal property under Applicable Law, and shall not attach to or be deemed a part of, or a fixture to, the Premises or Property. Lessee or its designees shall be the legal and beneficial owners of the applicable Systems at all times and Lessor shall have no right, title or interest in any of the Systems or any component thereof, notwithstanding that any such Systems may be physically mounted or adhered to the Premises or Property. Lessor covenants that it will use commercially reasonable efforts to place all parties having an interest in or lien upon the Property or the Premises on notice of the ownership of the System and the legal status or classification of the System as personal property. If there is any mortgage or fixture filing against the Property or Premises which could reasonably be construed as attaching to the Systems as a fixture of the Property or Premises, Lessor shall provide a disclaimer or release from such lien holder in form and substance reasonably satisfactory to Lessee and any Financing Party. Lessor, as the fee owner of the Property, consents to the filing by Lessee, on behalf of Lessor or its designees, as applicable, of a disclaimer of the Systems as a fixture of the Property or Premises in the office

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where real estate records are customarily filed in the jurisdiction of the Property. Further, Lessor acknowledges and agrees that Lessee or its designees, as applicable, are the exclusive owners of all electricity and all utility credits, including renewable energy credits, environmental credits, and tax credits, generated by and/or stored within the System and owners of all Environmental Attributes and Incentives attributable to the System. In the absence of an additional agreement to the contrary, all electricity generated by and/or stored within the Systems will be connected to the distribution grid and sold by Lessee to third parties and will not be available to Lessor or any other occupant at the Property. Without the express consent of Lessee, Lessor shall not make or publish any public statement or notice regarding any Environmental Attributes and Incentives relating to the System or the electricity generated by and/or stored within the System.

12. **Representation and Warranties of the Parties as to Authorization and Enforceability**. Each Party represents and warrants that the execution and delivery by such Party of, and the performance of its obligations under, this Agreement have been duly authorized by all necessary action, do not and will not require any further consent or approval of any other Person, and do not contravene any provision of, or constitute a default under any indenture, mortgage, lease, easement, encumbrance, right, restriction, or other material agreement binding on such Party or any valid order of any court, or regulatory agency or other body having authority to which such Party is subject. Each Party represents and warrants the Agreement constitutes a legal and valid obligation of such Party, enforceable against it in accordance with its terms, except as may be limited by a Bankruptcy Event, reorganization, insolvency, bank moratorium or laws relating to or affecting creditors' rights generally and general principles of equity where such enforceability is considered in a proceeding in equity or at law.

13. **Representations, Warranties and Covenants of the Lessor**

(a) No Conflict. Lessor represents and warrants that the execution, delivery and performance by it of this Agreement does not (i) violate its organizational documents or any Applicable Law, or (ii) require any approval or consent of any other Person, except for such approvals or consents that have been obtained on or before the date hereof or the absence of which could not, individually or in the aggregate, reasonably be expected to have a material adverse effect on its ability to execute, deliver or perform this Agreement. Each Person signing this Agreement on behalf of Lessor is authorized to do so.

(b) Lessor's Title to Premises. Lessor represents, warrants and covenants that Lessor has (i) a lawful fee simple interest in title to the Property, including the Premises, subject to any mortgages, leases, easements, covenants, restrictions, and rights of record that may exist, and (ii) that Lessee shall have quiet and peaceful possession of the Premises free from any claim of any entity or Person of superior title thereto without hindrance to or interference with or molestation of Lessee's quiet enjoyment thereof, throughout the Lease Term. Lessor, at its sole cost and expense, shall comply with all restrictive covenants or other title exceptions affecting the Premises to the extent that the same are applicable to the Premises or to the extent that the same would, if not complied with or performed, impair or prevent the continued use, occupancy and operation of the Premises for the purposes set forth in this Agreement and Lessor agrees to take all action necessary to eliminate such interference. In the event Lessor fails to comply with this provision, Lessee may (x) terminate this Agreement, (y) take all necessary steps to bring Lessor into compliance with any restrictive covenants or title exceptions which, if not complied with, would impair or prevent Lessee from exercising its rights under this Agreement, and Lessor shall be responsible for all costs incurred by Lessee for such actions, and/or (z) pursue any other remedies available under this Agreement, at law, and/or at equity.

(c) Defects. Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice. Lessor shall fully cooperate with Lessee at no cost to Lessor to enable Lessee to obtain a standard policy of title insurance insuring the property interests granted hereunder (including such endorsements as Lessee shall reasonably request). Lessor agrees that Lessor will execute and deliver to Lessee any documents reasonably required by the title insurance company

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within five (5) Business Days after presentation of said documents by Lessee; *provided, however*, in no event will such documents materially increase any obligation or materially decrease any right of Lessor hereunder.

(d) Transfers. Lessor shall not assign its interest in the Premises separate from its ownership interest and shall not lease the Premises to any other Person. Upon the sale of the Property, Lessor shall assign all of its rights and obligations hereunder to any purchaser of the Property, and so long as such purchaser assumes the obligation to perform all obligations under this Agreement in writing, Lessor shall be released from liability hereunder accruing from and after the effective date of such purchase and assignment. Lessor shall not mortgage, alienate or otherwise encumber the Premises without first obtaining a NDA pursuant to Section 13(f) below. Lessor shall provide notice to Lessee at lease thirty (30) days prior to any sale, mortgage or encumbrance of the Property. Lessor agrees that this Agreement and the lease and the Easements granted hereunder shall run with the Property and/or the Premises and survive any transfer of all or any portion of the Property and/or the Premises. In furtherance of the foregoing, Lessor shall cause any purchaser, lessee, assignee, mortgagee, pledge, secured party or party to whom a lien on the Premises or Property has been granted to execute and deliver to Lessee a commercially reasonable document pursuant to which such party acknowledges and consents to the Lessee's rights in the Premises as set forth herein including, without limitation, an acknowledgement by the transferee that it has no interest in the Systems, or any work related to such Systems, and shall not gain any interest in the Systems by virtue of the Lessor's transfer.

(e) No Interference With and Protection of System. Lessor will not conduct activities on, in or about the Property or Premises that have a reasonable likelihood of causing damage, impairment or otherwise adversely affecting the System or operation thereof. The System shall be operated, maintained and repaired by Lessee at its sole cost and expense; provided, that any repair or maintenance costs incurred by Lessee as a result of Lessor's negligence, misconduct or breach of its obligations hereunder shall be promptly reimbursed to Lessee by Lessor.

(f) Non-Disturbance Agreements. Lessor shall, at its sole effort and expense, obtain a non-disturbance agreement ("***NDA***") in favor of Lessee from any third party who now has or may in the future obtain an interest in the Property or Premises, including, without limitation, any lenders to Lessor, in a form acceptable to Lessee, which NDA shall: (i) acknowledge and consent to Lessee's rights to the Premises and the Systems under this Agreement; (ii) acknowledge that the third party has no interest in the Systems and shall not gain any interest in the Systems by virtue of the Parties' performance or breach of this Agreement; (iii) acknowledge that the third party's interest in the Premises (if any) is subject to Lessee's interest under this Agreement; (iv) waives any lien the third party may have in and to the Systems; and (v) agrees not to disturb Lessee's possession of the Premises.

(g) Insolation. Lessor acknowledges and agrees that access to sunlight ("***Insolation***") is essential to the value to Lessee of the leasehold interest granted hereunder and is a material inducement to Lessee in entering into this Agreement. Accordingly, Lessor shall not permit any interference on the Property (exclusive of the Premises) or any neighboring property under Lessor's or its Affiliate's control which interferes with Insolation on and at the Premises. Without limiting the foregoing, Lessor shall not construct or permit to be constructed on the Property or any adjoining property under Lessor's control any structure on or adjacent to the Premises or on any adjacent property owned by any Affiliate of Lessor that could adversely affect Insolation levels on the Premises, shall not permit the growth of foliage on the Property (exclusive of the Premises) or any neighboring property under Lessor's or its Affiliate's control that could adversely affect Insolation levels on the Premises, or directly emit or permit the emission of suspended particulate matter, smoke, fog or steam or other air-borne impediments to Insolation on the Premises. If Lessor becomes aware of any potential development or other activity on adjacent or nearby properties that could diminish the Insolation to the Premises, Lessor shall promptly advise Lessee of such information and reasonably cooperate with Lessee in taking measures to preserve average levels of Insolation at the Premises as they existed as of the Lease Commencement Date. Such measures may

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include, but not be limited to, obtaining a solar insolation easement. In the event any such obstruction occurs and is not promptly removed following notice of such obstruction, Lessee shall have the right to remove such obstruction on the Property or any neighboring property under Lessor's or its Affiliate's control, at Lessor's cost, or terminate this Agreement without penalty or further liability, upon notice to Lessor. Additionally, Lessee shall have the right upon no less than twenty-four (24) hours' notice to Lessor to remove, cut or trim any trees and/or any other vegetation on the Property or on any other property or land owned by Lessor or its Affiliate which is adjacent to the Property which materially impacts the Insolation on the Premises. Notwithstanding any other provision of this Agreement, the Parties agree that (i) Lessee would be irreparably harmed by a breach of the provisions of this Section 13(g), (ii) an award of damages might be inadequate to remedy such a breach, and (iii) Lessee shall be entitled to equitable relief, including specific performance, to compel compliance with the provisions of this Section 13(g). Lessor further represents and warrants that, to the best of its knowledge, there are no developments pending or in progress on adjacent or nearby properties that could diminish the Insolation to the Premises.

(h) Hazardous Substances. Lessor represents and warrants that there are no Hazardous Substances present on, in or under the Property or Premises in violation of any Applicable Law.

(i) Condition of Premises. Except as otherwise expressly set forth herein Lessee accepts the Premises "as is" without benefit of any improvements or modifications to be made by Lessor. Lessor represents and warrants to Lessee that, to the best of its knowledge, there are no site conditions at the Property or Premises which would: (i) materially increase the cost of installing the System at the planned locations on the Premises or would materially increase the cost of maintaining the System at the Premises over the cost that would be typical or customary for a substantially similar System; or (ii) adversely affect the ability of the System, as designed, to produce, store and/or inject electricity once installed, absent conditions beyond Lessor's reasonable control.

(j) Notice of Damage or Emergency. Lessor shall immediately notify Lessee if Lessor becomes aware, through discovery or receipt of notice: (i) of any damage to or loss of the use of the System; (ii) of any event or circumstance that poses an imminent risk to human health, the environment, the System or the Premises; or (iii) of any interruption or material alteration of the energy supply to or from the Premises or the System.

(k) Liens and Tenants. Except as may be disclosed in the real property records of the County, Lessor represents there are no encumbrances, leases, mortgages, deeds of trust, deeds to secure debt, or similar liens or security interests encumbering all or any portion of the Property and/or the Premises that could interfere with Lessee's operations on the Premises, including mechanic's liens. Lessor shall not directly or indirectly cause, create, incur, assume or suffer to exist any mortgage, pledge, lien (including mechanics', labor or materialman's lien), charge, security interest, encumbrance or claim on or with respect to the Systems, the Premises, or any interest therein. Lessor shall provide Lessee with notice if it receives notice of any such claims. Lessor further agrees to discharge or bond, at its sole expense, any such encumbrance or interest that attaches to the Systems and to indemnify, defend and hold harmless Lessee from any costs, losses, expenses or liabilities arising from the same, including, without limitation, Lessee's attorneys' fees and court costs. Lessor waives any and all lien rights it may have, statutory or otherwise, concerning the System or any portion thereof.

(l) Mineral Rights. Lessor represents and warrants there are no existing mineral, oil and gas, water, or natural resource rights that could interfere with Lessee's rights hereunder. During the Lease Term, Lessor may not use, or grant the use of the Premises for the purpose of exploring for, extracting, producing or mining such oil, gas, minerals, or other natural resources, including selling or leasing such interests to a third party, from the surface to a depth of 500 feet below the surface. Lessor may explore for, extract or produce oil, gas, minerals, and other natural resources from the Property in a manner which does not interfere with Lessee's use of the Premises or affect the System and utilizes a method, such

as "directional drilling" which does not require the use of the Premises to a depth of five hundred (500) feet below the surface.

(m) Litigation. No litigation is pending, and, to the best of Lessor's knowledge, no actions, claims or other legal or administrative proceedings are pending, threatened or anticipated with respect to, or which could affect, the Premises or Lessor's right or authority to enter into this Agreement. If Lessor learns that any such litigation, action, claim or proceeding is threatened or has been instituted, Lessor will promptly deliver notice thereof to Lessee.

(n) Representations Regarding Security Interest in System. Lessor has been advised that part of the collateral securing the financial arrangements for the System may be the granting of a first priority perfected personal property security interest under the Uniform Commercial Code (the "***Security Interest***") in this leasehold and the Easements or any portion thereof or in the Systems to one or more Financing Parties and Lessor hereby consents to the granting of such Security Interest. In connection therewith, Lessor represents and warrants as follows: (i) the granting of the Security Interest will not violate any term or condition of any covenant, restriction, lien, financing agreement, or security agreement affecting the Property or Premises; (ii) there is no existing lease, mortgage, security interest, easement, claim, use, or restriction or other interest in or lien upon the Property or Premises that could attach to the Systems as an interest adverse to or senior to Lessee's Financing Parties' Security Interest therein; (iii) there exists no event or condition which constitutes a default, or would, with the giving of notice or lapse of time, constitute a default under the Agreement, and (iv) there is no existing mineral, oil and gas, water, or natural resource right that could attach to the Systems as an interest adverse to or senior to Lessee's Financing Parties' Security Interest therein.

14. **Hazardous Substances.** Neither Party shall introduce or use any Hazardous Substances on, in or under the Premises or Property in violation of any Applicable Law. If a Party becomes aware of any Hazardous Substances on, in, or under the Premises or Property, it shall promptly notify the other Party of the type and location of such Hazardous Substances in writing. Each Party agrees to indemnify, defend and hold harmless the other Party and its Affiliates and their employees and agents from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability, including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments, and reasonable attorney fees that any Party may suffer or incur due to the existence of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment ("***Environmental Claims***"), that relate to or arise from such Party's activities on the Property or Premises, except to the extent directly attributable to the negligent acts or omissions or willful misconduct of the other Party. Lessor shall further indemnify, defend and hold harmless Lessee and its Affiliates and their employees and agents from and against any and all Environmental Claims due to the presence of any Hazardous Substances in, on or under the Premises as of the Effective Date. The indemnifications in this Section 14 specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any Governmental Authority. Lessor shall be responsible for, and shall promptly conduct any investigation and remediation as required by any Applicable Law, all spills or other releases of any Hazardous Substances to the extent not caused by Lessee, that have occurred or which may occur on the Property. This Section 14 shall survive the termination or expiration of this Agreement.

15. **Insurance.**

[redacted]

[redacted]

16. **Taxes**.

[redacted]

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17. **Liability and Indemnity**.

(a) Each Party as indemnitor shall indemnify, defend, and hold harmless the other Party and its Affiliates and their employees and agents against and from any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorneys' fees) asserted by third parties for injury or death to Persons (including employees of either Party) and/or physical damage to property arising out of or in connection with the negligent acts or omissions or willful misconduct of the indemnitor or a material breach of any obligation, representation or warranty of the indemnitor under this Agreement, except to the extent caused by the negligent acts or omissions or willful misconduct of the indemnified party.

(b) Lessee shall not be responsible to Lessor or any third party, for any claims, costs or damages, including fines or penalties, attributable to any violations of Applicable Laws existing prior to the Effective Date, or by any party other than the Lessee Parties.

(c) This Section 17 shall survive the termination or expiration of this Agreement.

18. **Casualty/System Loss**.

(a) In the event the Premises or access thereto shall be so damaged or destroyed by fire or other casualty so as to make the use of the Premises impractical, as determined by Lessee in its sole and absolute discretion, then Lessee may elect to terminate this Agreement by providing notice to Lessor of such termination within ninety (90) days of Lessee's knowledge of the damage or destruction, which termination will be effective as of a date of such damage or destruction. If Lessee does not elect to terminate this Agreement within ninety (90) days of such a casualty, then the Rent shall be abated until such time as Lessee's use of the Premises is restored. If Lessee does not elect to terminate this Agreement pursuant to the previous sentences, Lessor shall exercise commercially reasonable efforts to repair the damage to the Premises and return the Premises to its condition prior to such damage or destruction; *provided*, *however*, that, except as otherwise provided in this Agreement, Lessor shall in no event be required to repair, replace or restore any property of Lessee comprising part of the Systems, which replacement or restoration shall be Lessee's responsibility.

(b) In the event of any harm to the System that, in the reasonable judgment of Lessee, results in total damage, destruction or loss of the System ("***System Loss***"), Lessee shall, within twenty (20) Business Days following the occurrence of such System Loss, notify Lessor whether Lessee is willing, notwithstanding such System Loss, to repair or replace the System and to continue this Agreement. In the event that Lessee notifies Lessor that Lessee is not willing to repair or replace the System, Lessee may terminate this Agreement effective upon the date of such System Loss, and Lessee shall be entitled to all proceeds of its insurance policies with respect to the System Loss and Lessor shall promptly return to Lessee the portion of the pre-paid Rent covering the days remaining between the date of such System Loss and the next anniversary of the Commercial Operation Date.

(c) In the event of termination under this Section 18, Lessee shall remove the Systems in accordance with Section 6(c).

19. **No Consequential Damages.** Notwithstanding any other provision in this Agreement, neither Lessee nor Lessor shall be liable to the other for any consequential, punitive, or indirect damages, including without limitation, loss of use of their property, loss of profits, cost of capital or increased operating costs, arising out of this Agreement whether by reason of contract, indemnity, strict liability, negligence or breach of warranty.

20. **Condemnation.** Promptly upon receipt of notice that the Premises or Property may be or will be transferred to a condemning authority pursuant to a taking of all or a portion of the Property, Lessor

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shall notify Lessee of same. In the event the Premises or Property are transferred to a condemning authority pursuant to a taking of all or a portion of the Property sufficient in Lessee's determination to render the Premises unsuitable for Lessee's use or to negatively impact the access to the Premises, Lessee shall have the right to terminate this Agreement immediately upon notice to Lessor. Sale to a purchaser with the power of eminent domain in the face of the exercise of the power shall be treated as a taking by condemnation under this Agreement. In the event of an award related to eminent domain or condemnation of all or part of the Premises, each Party shall be entitled to take from such award that portion as allowed by law for its respective property interest appropriated as well as any damages suffered thereby.

21. **Assignment by Lessee and Financing Party Protections**.

(a) Lessee shall not assign or sublease any of its rights, duties or obligations under this Agreement without the prior consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Lessee may, without consent from Lessor, assign any of its rights, duties or obligations under this Agreement: (i) to a Financing Party pursuant to Section 21(c), (ii) to one or more of its Affiliates, (iii) to one or more third parties in connection with a collateral assignment of rights, mortgage, pledge or otherwise, (iv) to any Person or entity succeeding to all or substantially all of the stock or assets of Lessee, or (v) to a successor entity in a merger or acquisition transaction. Lessor agrees to execute any consent, novation or other documentation that Lessee may request in connection with any assignment permitted by this Section 21, including without limitation entering into a consent and assignment agreement with Lessee's Financing Party.

(b) Notwithstanding anything herein to the contrary, Lessee may collaterally assign this Agreement and the System to a Financing Party without the need for consent from Lessor. Upon receipt of notice of the name and address of a Financing Party, Lessor agrees to deliver any notices of default to the Financing Party simultaneously with the delivery of such notices of default to Lessee. The Financing Party will have the right in its sole discretion, but not the obligation, (i) to enforce its lien and acquire title to all or any portion of the System and all right, title and interest of Lessee in and to this Agreement by any lawful means, (ii) to take possession of and operate all or any portion of the System and to perform all obligations to be performed by Lessee under this Agreement, or to cause a receiver to be appointed to do so, (iii) to cure any defaults or breaches by Lessee within the time periods provided hereunder for Lessee plus an additional sixty (60) days in the case of an Event of Default under Section 22, and in order to succeed to the rights and obligations of Lessee under this Agreement shall not be required to cure any defaults by Lessee under Section 22 that by their nature are not capable of being cured by the Financing Party. Any such notices shall be sent to the Financing Party at the address specified in writing to Lessor by Lessee or any Financing Party. Failure by Lessor to give the Financing Party such notice shall not diminish the Financing Party's rights against Lessee, but shall preserve all rights of the Financing Party to cure any default and to remove any property of Lessee located on the Premises.

(c) If Lessor has been notified of the existence of a Financing Party, Lessor will not agree to any amendment, modification or voluntary termination of this Agreement without the prior written consent of the Financing Party. Lessor agrees that, upon foreclosure (or assignment in lieu of foreclosure) of its mortgage or security interest in the System, the Financing Party may succeed to the rights and obligations of Lessee under this Agreement and thereafter, without Lessor's consent, to assign or transfer all or any portion of the System to a third party. The Financing Party will be responsible for performance of Lessee's obligations after it succeeds to Lessee's interests under this Agreement, but shall have no further liability hereunder after it assigns such interests to a third party.

(d) If this Agreement is rejected or disaffirmed by Lessee pursuant to bankruptcy law or other law affecting creditor's rights and within ninety (90) days after such event any Financing Party shall have arranged to the reasonable satisfaction of Lessor for performance of Lessee's obligations under this Agreement, then Lessor shall execute and deliver to such Financing Party or to a designee of such Financing Party a new agreement which (i) shall be for a term equal to the remainder of the Lease Term

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before giving effect to such rejection or termination; and (ii) shall contain the same covenants, agreements, terms, provisions and limitations as this Agreement.

(e) An assignment by either Party in accordance with this Section 21 shall, provided that assignee assumes the assignor's obligations under this Agreement, relieve the assignor of its obligations hereunder, except with respect to undisputed payments due by the assignor as of the effective date of the assignment, which obligations shall be performed by assignor or assignee as a condition precedent to such assignment.

(f) The provisions of this Section 21 shall survive the termination, rejection or disaffirmation of this Agreement and shall continue in full force and effect thereafter to the same extent as if this Section 21 were a separate and independent contract made by Lessor, Lessee and each Financing Party. Lessee's Financing Parties shall be express third party beneficiaries of this Section 21.

22. **Defaults and Remedies.**

(a) Events of Default. The occurrence of any of the following (each an "***Event of Default***") shall place the Party responsible for the Event of Default (the "***Defaulting Party***") in default of this Agreement, and the other Party (the "***Non-Defaulting Party***") shall be entitled to the remedies provided in Section 22(b): (i) a Party's failure to pay any amount required to be paid hereunder and such failure shall continue for thirty (30) days after written notice of such failure has been received by the Defaulting Party, (ii) a Party's failure to perform any covenant or obligations hereunder, other than payment of monetary sums, or commitment of a material breach of this Agreement and the failure to cure such default within sixty (60) days after written notice specifying such failure has been received by the Defaulting Party, or (iii) if the nature or extent of the obligation or obligations is such that more than sixty (60) days are required to complete the cure, a Party's failure to use diligence and good faith to commence and continue exercising commercially reasonable diligence to cure the Event of Default after such sixty (60) day period, and (iv) a Party becomes subject to a Bankruptcy Event. Further, if the Parties have a good faith dispute as to whether a payment is due hereunder, the alleged defaulting Party may deposit the amount in controversy in escrow with any reputable third party escrow, or may interplead the same, which amount shall remain undistributed and shall not accrue interest or penalties, and no Event of Default shall be deemed to have occurred, until final decision by a court of competent jurisdiction or upon agreement by the Parties. No such deposit shall constitute a waiver of the Defaulting Party's right to institute legal action for recovery of such amounts.

(b) Remedies**.** Except as qualified by Section 21(b), upon the occurrence of, and during the continuance of an Event of Default, the Non-Defaulting Party shall: (i) have the right to terminate this Agreement by giving written notice of termination to the Defaulting Party; and (ii) have all rights and remedies that may be available to the Non-Defaulting Party at law or in equity.

23. **Notices**. All notices under this Agreement shall be made in writing to the Addresses for Notices specified on the Cover Sheet. Notices shall be delivered by hand delivery, regular overnight delivery service, registered or certified mail return receipt requested, or email. Email notices shall require confirmation of receipt. Notices shall be deemed to have been received when delivered as shown on the records or manifest of such courier, delivery service or the U.S. Postal Service. Rejection or refusal to accept delivery of any notice shall be deemed to be the equivalent of receipt of any notice given hereunder. A Party may change its address by providing written notice of the same in accordance with the provisions of this Section 23. Failure to comply strictly with the terms of this provision shall not be held against the Party claiming to have given notice so long as such Party substantially complied with this provision and can demonstrate that the notice in question was received.

24. **Waiver**. The waiver by either Party of any breach of any term, condition, or provision herein contained shall not be deemed to be a waiver of any subsequent breach of such term, condition, or provision, or any other term, condition, or provision contained herein.

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25. **Remedies Cumulative**. No remedy herein conferred upon or reserved to Lessee or Lessor shall exclude any other remedy herein or by law or in equity or by statute provided, but each shall be cumulative and in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

26. **Headings**. The headings in this Agreement are solely for convenience and ease of reference and shall have no effect in interpreting the meaning of any provision of this Agreement.

27. **Invalid Term**. If any provision of this Agreement is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts, terms and provisions shall not be affected thereby, and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Agreement; *provided*, *however*, that the Parties shall work together in good faith to modify this Agreement as necessary to retain the intent of any such severed clause.

28. **Choice of Law**. This Agreement shall be construed in accordance with the laws of the State of Illinois, without regard to its conflict of law principles.

29. **Dispute Resolution**. In the event that there is any controversy, claim or dispute between the Parties hereto arising out of or related to this Agreement, or the breach hereof, the Parties agree to engage in good faith negotiations to resolve such dispute. If the Parties are unable to resolve such dispute through such negotiations, either Party may, within a reasonable time after the dispute has arisen, pursue all available legal and/or equitable remedies.

[redacted]

31. **Waiver of Jury Trial**. TO THE EXTENT PERMITTED BY LAW, EACH PARTY HEREBY IRREVOCABLY WAIVES ITS RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION IN ANY COURT IN ANY JURISDICTION BASED UPON OR ARISING OUT OF OR RELATING TO THIS AGREEMENT.

32. **Binding Effect**. This Agreement and its rights, privileges, duties and obligations shall bind and inure to the benefit of and be binding upon each of the Parties hereto, together with their respective heirs, personal representatives, successors and permitted assigns.

33. **Counterparts**. This Agreement may be executed in any number of counterparts, which shall together constitute one and the same agreement. Each Party agrees that signatures transmitted by facsimile or electronically shall be legal and binding and have the same full force and effect as if an original of this Agreement and had been delivered and hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature.

34. **Entire Agreement**. This Agreement, including the Cover Sheet and all exhibits, represents the full and complete agreement between the Parties hereto with respect to the subject matter contained herein and therein and supersedes all prior written or oral negotiations, representations, communications and agreements between said parties with respect to said subject matter. This Agreement may be amended only in writing signed by both Lessee and Lessor or their respective successors in interest. Lessor and Lessee each acknowledge that in executing this Agreement that Party has not relied on any verbal or written understanding, promise, or representation which does not appear in this document.

35. **Agricultural Impact Mitigation Agreement.** This Agreement does not incorporate any provision from any agricultural impact mitigation agreement that may be entered into with the Illinois

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Department of Agriculture with respect to the Premises (an "***AIMA***"). The Parties specifically agree that with respect to any provision contained in an AIMA, this Agreement shall control, whether such provision is addressed generally, specifically or not at all in this Agreement.

36. **Further Assurances**. Upon the receipt of a request from the other Party or a Financing Party, each Party shall execute such commercially reasonable additional documents, instruments and assurances and take such additional actions as are reasonably necessary to carry out the terms and intent hereof, including at the requesting Party's expense, entering into any consents, assignments, affidavits, estoppels and other documents as may be reasonably required by such Party's lender to create, perfect or preserve its collateral interest in such Party's property or such party's rights and obligations under this Agreement. Any estoppel shall be executed within ten (10) days of a request therefor. Neither Party shall unreasonably withhold, condition or delay its compliance with any reasonable request made pursuant to this Section 35.

37. **Force Majeure**. Except as otherwise specifically provided in this Agreement, neither Party shall be considered in breach of this Agreement or liable for any delay or failure to comply with this Agreement, if and to the extent that such delay or failure is attributable to the occurrence of a Force Majeure Event; provided that the Party claiming relief under this Section 36 shall immediately (i) notify the other Party in writing of the existence of the Force Majeure Event, (ii) exercise all reasonable efforts necessary to minimize delay caused by such Force Majeure Event, (iii) notify the other Party in writing of the cessation or termination of said Force Majeure Event and (iv) resume performance of its obligations hereunder as soon as practicable thereafter. If a Force Majeure Event shall have occurred that has prevented either Party from performing any of its material obligations hereunder and that has continued for a continuous period of one hundred twenty (120) days, then either Party shall have the right, but not the obligation, to terminate the Agreement upon ninety (90) days' prior notice to the other Party without penalty or further liability. If at the end of such ninety (90) day period such Force Majeure Event shall still continue and the material obligation has not been able to be resumed to the reasonable satisfaction of the affected Party, the Agreement shall terminate. Upon such termination due to a Force Majeure Event, neither Party shall have any liability to the other (other than any such liabilities that have accrued prior to such termination or those which expressly survive the termination or expiration of the Agreement pursuant to the terms hereof). If, at the end of such ninety (90) day period such Force Majeure Event is no longer continuing, the Agreement shall remain in full force and effect, and the Party's termination notice shall be deemed to have been withdrawn. Rent shall abate for any period during which Lessee is not able to operate the System in the manner contemplated herein.

38. **Confidentiality.** Lessor will maintain in strict confidence, for the sole benefit of Lessee, the existence and the terms of this Agreement and the transactions contemplated herein, including but not limited to any business plans, financial information, technical information regarding the design, operation, maintenance of the System; *provided*, *however*, Lessor may disclose this Agreement and the transactions contemplated herein to Lessor's affiliates, subsidiaries, attorneys, consultants or other agents or professional advisors, or as required by law.

39. **Memorandum of Lease**. Lessor agrees to cooperate with Lessee in executing any documents necessary to protect Lessee's rights in or use of the Premises. A Memorandum of Lease in substantially the form attached hereto as **Exhibit E** shall be recorded in the office where real estate records are customarily filed in the jurisdiction of the Premises**.**

40. **Brokers**. In the event any broker or other party claims a commission, the Party responsible for the contact with that claimant shall indemnify, defend and hold the other Party harmless from that claim, and including, without limitation, the payment of any attorneys' fees and costs incurred.

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41. **Interpretation**. This Agreement shall not be construed against the Person or entity preparing it, but shall be construed as if all of the Parties jointly prepared this Agreement without any uncertainty or ambiguity being interpreted against any one of them.

42. **No Partnership**. This Agreement is not intended and shall not be construed to create any partnership or joint venture or any other relationship other than one of 'lessor' and 'lessee' and 'grantor' and 'grantee', and neither Party shall be deemed the agent of the other Party nor have the authority to act as agent for the other Party, other than as provided in Section 3(d).

43. **Public Officials**. Lessor acknowledges that its receipt of monetary and other good and valuable consideration hereunder may represent a conflict of interest if Lessor or its Affiliate is a government employee or otherwise serves on a governmental entity with decision-making authority (a "***Public Official***") as to any rights Lessee may seek, or as to any obligations that may be imposed upon Lessee in order to develop and/or operate the Systems ("***Development Rights***"), and Lessor hereby agrees for itself and its Affiliates to (1) recuse him/herself from all such decisions related to Lessee's Development Rights unless such recusal is prohibited by law or is not reasonably practicable considering the obligations of such Public Official's position and (2) recuse him/herself from all such decisions related to Lessee's Development Rights if such recusal is required by law. If Lessor is not required pursuant to (1) or (2) above to recuse him/herself from a decision related to Lessee's Development Rights, Lessor will, in advance of any vote or other official action on the Development Rights, disclose the existence of this Agreement (but not the financial terms therein) at an open meeting of the relevant governmental entity Lessor serves on as a Public Official. Additionally, if Lessor is a Public Official and any of Lessor's spouse, child or other dependent has a financial interest in the Systems, Lessor shall disclose such relationship (but not the financial terms thereof) at an open meeting of the relevant governmental entity Lessor serves on as a Public Official, prior to participation in any decision related to Lessee's Development Rights.

44. **Time is of the Essence**. Time is of the essence with respect to all provisions within this Agreement.

[redacted]

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IN WITNESS WHEREOF, the Parties have executed this Agreement on the Effective Date.

LESSOR:

[redacted]
Janet Dhuse

LESSEE:

312 Solar Development, LLC
a Delaware limited liability company

DocuSigned by:
By: [redacted]
9247E8A795A0445...

Name: Ryan Bailey

Title: Director of Development, Midwest

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DEFINITIONS

"***Abandonment Notice***" has the meaning set forth in Section 6(c) of this Agreement.

"***Access Easement***" has the meaning set forth in Section 4(c).

"***Affiliate***" means, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with such Person or is a director, officer or member of such Person or of an Affiliate of such Person.

"***Agreement***" has the meaning set forth on page 1 herein.

"***Applicable Law***" means, with respect to any Person, any constitutional provision, law, statute, rule, regulation, ordinance, treaty, order, decree, judgment, decision, certificate, holding, injunction, registration, license, franchise, permit, authorization, guideline, Governmental Approval, Environmental Law, consent or requirement of any Governmental Authority having jurisdiction over such Person or its property, enforceable at law or in equity, including the interpretation and administration thereof by such Governmental Authority.

"***Authorization Letter***" has the meaning set forth in Section 3(d) of this Agreement.

"***Bankruptcy Event***" means with respect to a Party, that either: such Party has (A) applied for or consented to the appointment of, or the taking of possession by, a receiver, custodian, trustee or liquidator of itself or of all or substantially all of its property; (B) made a general assignment for the benefit of its creditors; (C) commenced a voluntary case under any bankruptcy law; (D) filed a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding up, or composition or readjustment of debts; or (E) taken any corporate or other action for the purpose of effecting any of the foregoing; or a proceeding or case has been commenced without the application or consent of such Party in any court of competent jurisdiction seeking (i) its liquidation, reorganization, dissolution or winding-up or the composition or readjustment of debts or, (ii) the appointment of a trustee, receiver, custodian, liquidator or the like of such Party under any bankruptcy law, and such proceeding or case has continued undefended, or any order, judgment or decree approving or ordering any of the foregoing shall be entered and continue unstayed and in effect for a period of more than one hundred eighty (180) days.

"***Business Day***" means any day other than Saturday, Sunday or any other day on which banking institutions in the state where the Property is located are required or authorized by Applicable Law to be closed for business.

"***Commercial Operation Date***" means the date on which the System(s) commences selling electricity to a third party purchaser on a commercial basis (excluding the sale of test energy).

"***Construction License***" has the meaning set forth in Section 4(d) of this Agreement.

"***Construction License Area***" has the meaning set forth in Section 4(d) of this Agreement.

"***Defaulting Party"*** has the meaning set forth in Section 22(a) of this Agreement.

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"***Development Rights***" has the meaning set forth in Section 42 of this Agreement.

"***Easements***" has the meaning set forth in Section 4(c) of this Agreement.

"***Environmental Attributes and Incentives***" means any emissions, air quality or other environmental attribute, aspect, characteristic, claim, credit, benefit, reduction, offset or allowance, howsoever entitled or designated, directly or indirectly resulting from, attributable to or associated with the consumption, storage, injection, sale and/or generation of energy by a solar renewable energy facility and/or through the storage and/or injection of electricity, whether existing as of the Effective Date or thereafter, and whether as a result of any present or future local, state or federal laws or regulations or local, state, national or international voluntary program.

"***Environmental Claims***" has the meaning set forth in Section 14 of this Agreement.

"***Environmental Law***" means and includes, without limitation, any present or future federal, state or local law, whether under common law, statute, rule, regulation or otherwise, requirements under Permits or other authorizations issued with respect thereto, and other orders, decrees, judgments, directive or other requirements of any Governmental Authority relating to or imposing liability or standards of conduct, disclosure or notification with regard to the protection of human health, the environment, ecological conditions, Hazardous Substances or any activity involving Hazardous Substances.

"***Event of Default"*** has the meaning set forth in Section 22(a) of this Agreement.

"***Exercise Notice"*** has the meaning set forth in Section 4(a) of this Agreement.

"***Expiration Date***" has the meaning set forth on the Cover Sheet, as such date may be extended in accordance with the Agreement.

"***Extension Exercise Notice"*** has the meaning set forth in Section 7 of this Agreement.

"***Extension Option"*** has the meaning set forth in Section 7 of this Agreement.

"***Extension Term"*** has the meaning set forth in Section 7 of this Agreement.

"***Financing Party***" means, as applicable (i) any Person (or its agent) from whom Lessee (or an Affiliate of Lessee) leases the System or (ii) any Person (or its agent) who has made or will make a loan to or otherwise provide capital to Lessee (or an Affiliate of Lessee) with respect to the System. Lessee shall provide written notice to Lessor of, and the contact information for, any Financing Party prior to a party being deemed a Financing Party hereunder.

"***Force Majeure Event***" means, when used in connection with the performance of a Party's obligations under this Agreement, any events or circumstances beyond the affected Party's reasonable control that arise after the Effective Date, to the extent not caused by the acts or omissions of (and are otherwise unavoidable, or beyond the reasonable control of, and could not have been prevented or overcome by the reasonable efforts and diligence of) such Party and which materially and adversely affects such Party's performance of its obligations under this Agreement. Force Majeure Event includes but is not limited to the following: (i) war, riot, acts of a public enemy or other civil disturbance; (ii) acts of God, including but not limited to, pandemics, epidemics, disease, earthquakes, tornados, typhoons, lightning, blizzards, hurricanes and landslides of the type which would, under normal circumstances and typical insurance policies, constitute an event of insurable loss; (iii) acts of, or unreasonably excessive failures to act by, any Governmental Authority including changes in Applicable Law after the Effective Date (other than acts of Governmental Authorities in response to a Party's failure to comply with existing Applicable Laws as required in connection with performance under this Agreement); and (iv) strikes, walkouts, lockouts or similar industrial or labor actions or disputes not caused by, specific to employees of, or the result of an unfair labor practice or other unlawful activity by the asserting Party.

"***Governmental Approvals***" has the meaning set forth in Section 3(d) of this Agreement.

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"***Governmental Authority***" means any federal, state, regional, county, town, city or municipal government, whether domestic or foreign, or any department, agency, bureau or other administrative, regulatory or judicial body of any such government.

"***Hazardous Substances***" means and includes, without limitation any substance, chemical, material or waste: (i) the presence of which causes a nuisance or trespass of any kind under any applicable Environmental Law; (ii) which is regulated by any Governmental Authority; (iii) is likely to create liability under any Environmental Law because of its toxic, flammable, corrosive, reactive, carcinogenic, mutagenic, infectious, radioactive, or other hazardous property or because of its effect on the environment, natural resources or human health and safety, including but not limited to, flammables and explosives, gasoline, petroleum and petroleum products, asbestos containing materials, polychlorinated biphenyls, lead and lead-based paint, radon, radioactive materials, microbial matter, biological toxins, mycotoxins, mold or mold spores or any hazardous or toxic material, substance or waste which is defined by those or similar terms or is regulated as such by any Governmental Authority; or (iv) which is designated, classified, or regulated as being a hazardous or toxic substance, material, pollutant, waste (or a similar such designation) under any federal, state or local law, regulation or ordinance, including under any Environmental Law.

"***Insolation***" has the meaning set forth in Section 13(g) of this Agreement.

"***Land***" has the meaning set forth in Recital B.

"***Lease Commencement Date***" has the meaning set forth in Section 4(a) of this Agreement.

"***Lease Term***" has the meaning set forth on the Cover Sheet of this Agreement.

"***Lessee Real Property Taxes***" has the meaning set forth in Section 16 of this Agreement.

"***Lessee Parties***" means, individually or collectively, Lessee, its Affiliates and any of their authorized representatives, agents, employees, managers, contractors, architects, and engineers, and each of their respective officers, directors, partners, members, managers, agents, employees, representatives, and invitees.

"***Lessee Taxes***" has the meaning set forth in Section 16 of this Agreement.

"***Lessor Parties***" means, individually or collectively, Lessor, its Affiliates, and any of their authorized representatives, agents, employees, managers, and each of their respective officers, directors, partners, members, managers, agents, employees, and representatives.

"***Local Electric Utility***" means the local electric distribution owner and operator providing electric distribution services to Lessee and also providing electric distribution and interconnection services to Lessee for Lessee's System.

"***Non-Defaulting Party"*** has the meaning set forth in Section 22(a) of this Agreement.

"***NDA***" has the meaning set forth in Section 13(f) of this Agreement.

"***Operation Term***" has the meaning set forth in Section 5(b) of this Agreement.

"***Option***" has the meaning set forth in Section 3(a) of this Agreement.

"***Option Term***" has the meaning set forth in Section 3(b) of this Agreement.

"***Party" or "Parties"*** has the meaning set forth on page 1 of this Agreement.

"***Permits***" means all applications, approvals, authorizations, consents, filings, licenses, orders, permits or similar requirements imposed by any Governmental Authority which are required in order to develop, construct, operate, maintain, improve, refurbish and retire the System or to schedule and deliver the electric energy produced by the System to the Local Electric Utility, including an authorization to construct or a conditional use permit.

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"***Person***" means any individual, corporation, partnership, limited liability company, joint venture, estate, trust, unincorporated association, any other person or entity, and any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

"***Personal Property Taxes***" has the meaning set forth in Section 16 of the Agreement.

"***Premises***" has the meaning set forth in Recital B of this Agreement.

"***Property***" has the meaning set forth in Recital A of this Agreement.

"***Public Official***" has the meaning set forth in Section 42 of this Agreement.

"***Removal Date Term***" has the meaning set forth in Section 6(c) of this Agreement.

"***Rent***" has the meaning set forth on the Cover Sheet of this Agreement.

"***Roll Back Taxes***" has the meaning set forth in Section 16(b) of this Agreement.

"***Sales Tax***" has the meaning set forth in Section 16(b) of this Agreement.

"***Security Interest***" has the meaning set forth in Section 13(n) of this Agreement.

"***System(s)***" means the solar photovoltaic and/or energy storage system or systems installed and operating at the Premises, together with all electrical production, transmission, storage, and distribution facilities and related equipment, hardware and materials, including without limitation, panels, overhead and underground transmission, distribution or collector lines, circuit breakers, meters, conduit, footings, cabling, wires, overhead and underground control, communications and radio relay systems, energy storage facilities (including batteries), interconnection facilities and/or switching facilities, transformers and current inverters, control boxes and computer monitoring equipment systems, structures, batteries, features and improvements necessary to produce, transmit and store electric energy at such facility (excluding power to the Property).

"***System Loss***" has the meaning set forth in Section 18(b) of this Agreement.

"***System Removal***" has the meaning set forth in Section 6(c) of this Agreement.

"***Taxes and Assessments***" has the meaning set forth in Section 16 of this Agreement.

"***Tests***" has the meaning set forth in Section 2 of this Agreement.

"***Utility Easement***" has the meaning set forth in Section 4(c) of this Agreement.

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EXHIBIT E

MEMORANDUM OF OPTION AND LEASE

[See attached]

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Recording Requested by and
after recording return to:

_____, LLC
55 Technology Drive, Suite 102
Lowell, MA 01853
Attn: Legal Department

MEMORANDUM OF OPTION AND LEASE

THIS MEMORANDUM OF OPTION AND LEASE (the "***Memorandum***"), is made as of _____, 20_, by and between [_____], [a _____having its principal place of business located at] [an individual with an address of] _____ _____, Illinois ("***Lessor***") and _____**, LLC**, a Delaware limited liability company with its principal place of business located at 55 Technology Drive, Suite 102 Lowell, MA 01853 ("***Lessee***").

1. Lessor and Lessee are parties to that certain Option and Lease Agreement (the "***Lease***"), dated as of_____(the "***Effective Date***") covering a portion of that certain parcel of land and the improvements thereon commonly known as _____, Illinois and identified in the deed dated _____and recorded in the _____County Recorder's Office at Book _____, Page _____(the ***Property***").

2. Under the Lease, Lessee has an option to lease a portion] of the Property and acquire easements over a portion of the Property as described in **Exhibit A** annexed hereto (the "***Premises***"), which option commences on the Effective Date and lasts for five hundred forty (540) days thereafter. The option term may be extended for two (2) addition terms of three hundred sixty five (365) days each.

3. The commencement date of Lessor's lease of the Premises shall be the date of Lessor's exercise of the option.

4. If the option is exercised, the initial term of the lease and the easements will be for twenty (20) years, and Lessee shall have the option to extend the lease for up to four (4) additional five (5) year terms, subject to earlier termination or extension pursuant to the terms of the Lease or applicable law.

5. The System, as defined in the Lease, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

6. All of the terms, covenants and conditions of the Lease are incorporated herein and made a part hereof. The purpose of this Memorandum is to give notice of the existence of the tenancy and easements created by the Lease; and shall not be construed to vary or otherwise affect the rights or obligations of the parties under the Lease as it may be amended. All capitalized terms not defined herein have the meaning attributed to them in the Lease.

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IN WITNESS WHEREOF, the parties have duly executed this Memorandum as of the date first above written.

LESSOR:

_____
Janet Dhuse

LESSEE:

312 Solar Development, LLC
a Delaware limited liability company

By: _____

Name: _____

Title: _____

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LESSOR ACKNOWLEDGMENT

STATE OF)
: ss.
COUNTY OF)

This instrument was acknowledged before me on _____(date) by _____(name of person(s)).

_____
Notary Public

LESSEE ACKNOWLEDGEMENT

STATE OF)
: ss.
COUNTY OF)

This instrument was acknowledged before me on _____(date) by _____(name of person) as _____(type of authority, e.g., officer, trustee, etc.) of _____(name of company).

_____
Notary Public

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EXHIBIT A
to
Memorandum of Option and Lease

PREMISES LEGAL DESCRIPTION

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EXHIBIT F

Date: 9-12-22

To Whom It May Concern

New Leaf Energy and its employees and affiliates are hereby authorized to act as our agent for submission of applications and related plans and documents, and to appear before boards and other officials, with respect to obtaining approvals for solar installations and/or energy storage systems to be constructed on my property located at Ament Rd in Yorkville, Kendall County, IL 60560 {Parcel: 05-16-300-006}.

Sincerely,

[redacted]

Janet Dhuse

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EXHIBIT G

FORM OF AMENDMENT TO DESCRIBE THE PREMISES

FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT ("***Amendment***") is made and entered into as of _____, 202_ (the "***Effective Date***"), between **_____,** ("***Lessor***") and _____**, LLC**, a Delaware limited liability company (the "***Lessee***").

WHEREAS, Lessor and Lessee entered into that certain Option and Lease Agreement, dated _____, 201_ with respect to the property commonly known as _____, (collectively, the "***Lease***").

WHEREAS, the legal descriptions for the Premises shown on Exhibit B were based on preliminary site discovery information and were contemplated to be replaced with actual metes and bounds upon completion of System design and site survey.

WHEREAS, Lessee has completed its System design and site survey and the parties now seek to replace the legal descriptions attached to Exhibit B with the legal descriptions for the current design.

WHEREAS, the parties desire to amend the Lease on the terms and conditions contained herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree, as follows:

1. **Recitals.** The foregoing recitals are incorporated herein as if set forth at length. Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Lease. All references herein to the Lease shall include the Lease as modified by this Amendment.

2. **Premises Exhibit**. Exhibit B of the Lease is hereby deleted in its entirety and replaced with **Schedule 1** attached hereto.

3. **Ratification; Full Force and Effect**. Except as amended by this Amendment, the Lease is hereby ratified, confirmed and approved in all respects.

4. **Provisions Binding**. All rights and liabilities given to or imposed upon either of the parties to this Amendment shall extend to and are binding upon the parties hereto and their respective successors and assigns.

5. **Entire Agreement**. This Amendment (a) together with the Lease contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether oral or written, between the parties, (b) may not be modified or amended except by written agreement signed by the parties, (c) will be governed by the laws of the State of Illinois, without regard to principles of conflicts of laws and (d) may be executed by facsimile signature and in one or more counterparts, each of which will be deemed an original, and all of which when taken together will constitute one and the same instrument.

[*Signatures on the Following Page*]

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first above written.

LESSOR:

By: _____
Name: _____
Title: _____

LESSEE:

_____, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

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SCHEDULE 1

EXHIBIT B

DESCRIPTION OF PREMISES

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT ("**Agreement**") is made effective as of Jul 10, 2024, ("**Effective Date**"), by and between 312 Solar Development, LLC, a Delaware limited liability company having a principal place of business at [redacted], [redacted] ("**Assignor**"), and Ament Solar 1, LLC, a Delaware limited liability company with a business address of [redacted] ("**Assignee**").

Recitals

A. Assignor entered into the following agreements identified in this Recital A (the "**Assigned Documents**"):

Janet Dhuse (**"Lessor**") and Assignor entered into that certain Option and Lease Agreement, dated effective September 12, 2022 for the property address commonly known as Ament Road, Yorkville, Kendall County, IL (Parcel Number 05-16-300-006).

B. Assignor desires to assign to Assignee all of its rights, title and interest in and to the Assigned Documents.

NOW, THEREFORE, in consideration of the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

1. TRANSFER AND ASSIGNMENT. Assignor does hereby irrevocably convey, grant, bargain, sell, transfer, assign and deliver to Assignee, its successors and assigns, and Assignee does hereby accept from Assignor, effective as of the Effective Date, all of Assignor's right, title and interest in and to the Assigned Documents. Effective as of the Effective Date, Assignor hereby delegates to Assignee, and Assignee hereby assumes from Assignor, all of Assignor's duties and obligations under the Assigned Documents.

2. REPRESENTATIONS AND WARRANTIES. Assignor represents and warrants to Assignee that Assignor has delivered to Assignee true, correct and complete copies of the Assigned Documents as amended to date.

3. FURTHER ASSURANCES. Each party hereto agrees from time to time, subsequent to the date hereof, to execute and deliver or cause to be executed and delivered such instruments or further assurances as may, in the reasonable opinion of the other party, be necessary or desirable to give effect to the provisions of this Agreement.

4. GOVERNING LAW. This Agreement is governed by the laws of the State of Illinois, without giving effect to any conflict of law principle that would result in the laws of any other jurisdiction governing this Agreement.

5. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the

same instrument. This Agreement may be executed by facsimile or other electronic signatures and such signatures shall be deemed to bind each signatory as if they were original signatures.

6. **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon and inure to the benefit of the successors and permitted assigns of Assignor and Assignee.

7. **WAIVERS AND MODIFICATIONS.** Neither this Agreement nor any term hereof may be amended, changed, waived, discharged or terminated other than by an instrument in writing, signed by an authorized signatory of each of Assignor and Assignee.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Agreement as of the date first set forth above.

ASSIGNOR:

[redacted]**ENT, LLC**

Name: Ryan Bailey
Title: VP of Development - Midwest

ASSIGNEE:
AMENT SOLAR 1, LLC
BY: **1115 SOLAR DEVELOPMENT, LLC,**
i[redacted] sole member and manager

By: [redacted]
Name: Ryan Bailey
Title: VP of Development - Midwest

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Kendall Township
Ament Road between IL 47 & Immanuel Road
IEPA, Langan-541021422
*New construction, solar development

PLEASE REFER TO: SHPO LOG #008122322

February 1, 2023

McKenzie Cornell
Langan Engineering, Environmental, Surveying
200 West Madison St., Suite 1920
Chicago, IL 60606

Dear M. Cornell:

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided concerning the proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

Our files do not identify any known historic properties within this proposed project area, nor is the project area within the high probability area for archaeological resources as defined in the state Act. Accordingly, this project is EXEMPT pursuant to the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/6). An archaeological survey for your above referenced project is not required under STATE law.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or Jeffery.kruchten@illinois.gov.

Sincerely,

[redacted]

Carey L. Mayer , AIA
Deputy State Historic
Preservation Officer

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

TRANSMITTAL LETTER

TO:	**New Leaf Energy**	**DATE:**	July 13, 2023
	[redacted]	**PROJECT:**	Ament Road
	[redacted]		
ATTN:	**Mr. Bobby Lee, Project Engineer** [redacted]	**ENCAP Project #**	23-0519B

We are sending you:	**Date of Enclosed Materials**	**# of Copies**
2023 Water Resources Delineation Report	July 13, 2023	PDF

CC:	**Date of Enclosed Materials**	**# of Copies**

Via: ☐ **UPS Ground** ☐ **UPS Overnight** ☐ **U.S. Mail** ☒ **Electronic**

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ **For Approval** ☐ **As Requested** ☒ **For your review** ☒ **For your use**

REMARKS: _____

_____

_____

_____

Signed: Robert Van Herik, CWS
rvanherik@encapinc.net

WATER RESOURCES DELINEATION REPORT

AMENT ROAD

KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Prepared for: New Leaf Energy
[redacted]
Attn: Mr. Bobby Lee, Project Engineer

Prepared by: ENCAP, Inc.
Mr. Robert Van Herik, CWS
Ms. Susan Rowley, PWS, CWS, LEED AP

Date Prepared: July 13, 2023

ENCAP, Inc. Project #: 23-0519B

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WATER RESOURCES DELINEATION REPORT

Ament Road / New Leaf Energy

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Attachments

USFWS Section 7 Consult. Review Summary + Official Threatened & Endangered Species List
IDNR EcoCAT Natural Resource Review Results / Termination
Floristic Quality Data Sheets
USACE Wetland Determination Data Forms – Midwest Region
Site Photographs
USACE Antecedent Precipitation Tool Figure & Tables (2007, 2009, 2010-WET, 2011, 2015, 2018, 06/16/2023)
Historical Aerial Photographs: 2007, 2009, 2010-WET, 2011, 2015, 2018
Exhibits

- A – Location Map
- B – National Wetlands Inventory
- C – Soil Map
- D – 2021 USGS Topographic Map
- E – FEMA Flood Insurance Rate Map
- F – ISHPO HARGIS Map
- G – Aerial Photograph

WATER RESOURCES DELINEATION REPORT

Project Name and Client: Ament Road / New Leaf Energy

Project Number: 23-0519B

Location: Illinois, Kendall County, Kendall Township, Unincorporated,
T36N R7E, SW 1/4 of Section 16
Latitude 41.593804; Longitude -88.444237

Date of Site Visit: June 16, 2023

Field Investigators: R. Van Herik & S. DeDina

EXECUTIVE SUMMARY

The project area (approximately 58 acres in size) is located in unincorporated Kendall Township, Kendall County, Illinois (Exhibit A: Location Map). The project area, as presented in this report, represents the property limits investigated by ENCAP, Inc. for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The project area is generally bounded by Ament Road to the north, and agricultural land to the south, east, and west. A residential/agricultural parcel is located adjacent to the northeast portion of the project area. The project area is located within the Fox River watershed, Middle Aux Sable Creek sub-watershed.

The project area consists of agricultural land that has been tiled, tilled, and is currently in production of corn (*Zea mays*). Two upland grassed swales are found within the southern portion of the site. No buildings or structures were located on-site. Topographically, the elevation decreases from north to south, with a few slightly depressional areas found throughout the site.

One wetland, a farmed wetland, totaling 0.08 acres was identified on the project area. The limits of farmed wetlands were identified using protocol established by the U.S. Department of Agriculture and were not staked in the field.

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. The Kendall County Stormwater Management Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. It appears that the wetland identified on site is isolated and therefore regulated by Kendall County and not regulated by the USACE, however, the USACE must make a final determination regarding jurisdictional status. Kendall County's ordinance does not specifically enforce wetland buffers.

Based on a July 10, 2023 review of the U.S. Fish and Wildlife Service (USFWS) technical assistance website, sensitive (federally threatened or endangered) plant or animal species habitat are not located on or adjacent to the project area and the proposed project will have "no

effect" on those species (see attached USFWS Review Summary). Further consultation with this agency is not required for a Section 404 Permit from the USACE.

According to the Illinois Department of Natural Resources (IDNR), sensitive (threatened or endangered) plant or animal species are not known to exist within the vicinity of the project area and consultation with the IDNR has been terminated. The formal consultation from the IDNR is valid for 2 years from the submittal date of July 10, 2023 (see attached IDNR EcoCAT Results Report).

At the time of this wetland delineation report, current regulations state that this delineation is valid for 5 years from the date of site visit June 16, 2023.

PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface water resources on, or within 100 feet of the project area. A floodplain determination was not included as part of our investigation. On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region and the United States Department of Agriculture National Food Security Act Manual (1994 and 1996). Plant observations were made in order to calculate the Coefficient of Conservatism (ĉ) and Floristic Quality Index (FQI) for each wetland plant community using the Chicago Region FQA Calculator (Herman, B., Sliwinski, R. and S. Whitaker. 2017). Observed wildlife and evaluation of resource quality are also reported as required by the USACE.

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas identified by these resources are evaluated in the field to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Army Corps of Engineers has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  3. The plant community passes either the dominance test (Indictor 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.

- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
  - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
  - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

- **Group D** – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

- **Soils** - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

Areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled “WETLAND DELINEATION.” Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

Farmed Wetland Determinations.

ENCAP, Inc. conducted a wetland determination on the farmed portion of the project area and off-site farmed portion immediately adjacent to the property using National Food Security Act Manual (NFSAM) methodology. Aerial photographs are reviewed in order to identify potential farmed wetland signatures. The identified suspect areas are then field investigated to confirm that the areas are in fact wetlands. Copies of the aerial photographs used in identifying farmed wetlands are included in this report.

MAP REVIEW

- The **National Wetlands Inventory** does not identify any water resources or wetlands within the project area (Exhibit B).

- The **Soil Map** identifies the following soils within the project area: Lisbon silt loam, 0 to 2 percent slopes (59A), Graymont silt loam, 2 to 5 percent slopes (541B), Graymont silt loam 5 to 10 percent slopes, eroded (541C2), Drummer silty clay loam, 0 to 2 percent slopes (152A), and Elpaso silty clay loam, 0 to 2 percent slopes (356A). Drummer silty clay loam, 0 to 2 percent slopes (152A), and Elpaso silty clay loam, 0 to 2 percent slopes (356A) are considered predominantly hydric in Kendall County (Exhibit C).

- The **2021 United States Geological Survey (USGS) Topographic Map** does not identify any surface drainage within or adjacent to the project area (Exhibit D).

- The **FEMA Flood Insurance Rate Map** identifies the project area outside the 500-year floodplain (Exhibit E).

- The **Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map** does not identify any properties or objects that have been listed in the National Register of Historic Places, determined eligible, or surveyed without determination within the project area (Exhibit F).

SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

Farmed Wetland 1. This wetland (0.08 acres in total size) is located within the southeast portion of the project area. The wetland is depressional, receiving its hydrology from overland flow, likely connecting to drain tiles located within the agricultural field. Farmed Wetland 1 exhibited wetland signatures in 3 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 1 were determined through aerial photograph interpretation, and its boundaries were not field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 1 would not be considered a high-quality aquatic resource. No waterfowl or amphibian species observed while at the project area.

The buffer surrounding Farmed Wetland 1 consists of an agricultural field currently in production and an upland grassed swale dominated by non-native grasses. The upland grassed swale provides little functional value to the wetland, while the planted field provides almost no functional value. The farmed wetland and surrounding buffer provide no wildlife habitat to the surrounding area.

Farmed Wetland 1 appears to be isolated and therefore, not under the jurisdiction of the U.S. Army Corps of Engineers; however, the wetland is regulated by Kendall County through implementation of the County Stormwater Ordinance.

One sample point was established within Farmed Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph). Farmed Wetland 1 was primarily vegetated by corn and redroot amaranth (*Amaranthus retroflexus*). The mapped soil series is Graymont silt loam, 5 to 10 percent slopes, eroded (541C2), a non-hydric soil. USDA field indicators A11: Depleted Below Dark Surface and F3: Depleted Matrix provided evidence of hydric soil. Saturation visible on aerial imagery, geomorphic position, and a review of historic aerial photographs provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 1 was 0.00, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 0.00 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

INVESTIGATION OF FARMED AREAS

During the field investigation, the entire site consisted of agricultural land. ENCAP, Inc. evaluated aerial photographs (slides) obtained from Google Earth year-by-year using NRCS wetland signature criteria. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soils are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field and contain hydric soils, they are also considered farmed wetlands.

See the attached aerial photographs for years reviewed and wetland signatures observed. Figures and tables from the U.S. Army Corps of Engineers Antecedent Precipitation Tool, which indicate the hydrologic conditions for each historic aerial image, are also attached.

Table 1. Slide Analysis Summary
New Leaf Energy/Ament Road

Year	Google Earth Source	Precipitation	Sample Points Type of Signature / Corresponding Number							
			A	**B**	**C**	**D**	**E**	**F**	**G**	**H**
2007	Google, Maxar Technologies	Normal	N	CT 4	CT 3	CT 2	N	CT 1	N	N
2009	USDA/FPAC/ GEO	Normal	N	CT 1	N	N	N	N	N	N
2010	*USDA/FPAC/ GEO*	*WET*	*CT 5*	*CT 6*	*CT 4*	*CT 3*	*N*	*CT 2*	*N*	*CT 7*
2011	USDA/FPAC/ GEO	Normal	CT 2	N	N	N	N	CT 1	N	N
2015	Google, Maxar Technologies	Normal	CT 3	CT 5	CT 4	CT 2	N	CT 1	N	N
2018	Google, Maxar Technologies	Normal	CT 2	N	N	N	N	CT 1	N	N
Percent wetland signatures present in years with normal precipitation			0%*	60%	40%	40%	0%	0%*	0%	0%
Hydric soil present based on field inspection			Yes	Yes	Yes	Yes	No	No	Yes	Yes
Identified as wetland on the NWI			No	No	No	No	No	No	No	No
Qualifies as Farmed Wetland			No	Yes	No	No	No	No	No	No

INU= Inundation
CT= Color Tone Difference
SAT= Saturation
N=No Wetland Signatures Observed
Y= Yes / Identified
*Although these areas displayed color tone differences in the historical aerials, they were determined to be upland grassed swales and therefore the color tone differences are not considered wetland signatures.

ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

Seven additional vegetated sites located within the project area were examined to determine if they satisfied wetland criteria. None of these sites qualified; therefore, they are referred to as Upland Grassed Swales / Investigated Areas in this report. Each area is briefly described herein and USACE data forms are provided to support our negative findings (See USACE data forms).

Upland Grassed Swale 1. This investigated area is located in the southeast portion of the project area (Exhibit G: Aerial Photograph – Sample Point A). This area was investigated because it consisted of an upland grassed swale that displayed color tone differences in the historical aerial imagery examined during the farmed wetland desk review.

Upland Grassed Swale 1 was primarily vegetated by smooth brome (*Bromus inermis*) and meadow fescue (*Schedonorus pratense*). The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicators A11: Depleted Below Dark Surface and F3: Depleted Matrix provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the dominance of upland plant species and non-persistent hydrology, Upland Grassed Swale 1 does not qualify as wetland.

Upland Grassed Swale 2. This investigated area is located in the southwest portion of the project area (Exhibit G: Aerial Photograph – Sample Point F). This area was investigated because it consisted of an upland grassed swale that displayed color tone differences in the historical aerial imagery examined during the farmed wetland desk review.

Upland Grassed Swale 2 was primarily vegetated by smooth brome and meadow fescue. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. The field investigated soil did not exhibit hydric characteristics. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the dominance of upland plant species, the presence of non-hydric soil, and non-persistent hydrology, Upland Grassed Swale 2 does not qualify as wetland.

Investigated Area 1. This investigated area is located in the southeast portion of the project area (Exhibit G: Aerial Photograph – Sample Point C). This area was investigated because it displayed wetland signatures during 2 of 5 years with normal precipitation.

Investigated Area 1 was primarily vegetated by corn. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicator A12: Thick Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 1 does not qualify as farmed wetland.

Investigated Area 2. This investigated area is located in the southeast portion of the project area (Exhibit G: Aerial Photograph – Sample Point D). This area was investigated because it displayed wetland signatures during 2 of 5 years with normal precipitation.

Investigated Area 2 was primarily vegetated by corn. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicator A12: Thick Dark

Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 2 does not qualify as farmed wetland.

Investigated Area 3. This investigated area is located in the south portion of the project area (Exhibit G: Aerial Photograph – Sample Point E). This area was investigated because it contained a mixture of cultivated crops and hydrophytic vegetation.

Investigated Area 3 was primarily vegetated by corn and barnyard grass (*Echinochloa crus-galli*). The mapped soil series is Graymont silt loam, 2 to 5 percent slopes (541B), a non-hydric soil. The field investigated soil did not exhibit hydric characteristics. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the presence of non-hydric soil and non-persistent hydrology, Investigated Area 3 does not qualify as farmed wetland.

Investigated Area 4. This investigated area is located in the northwest portion of the project area (Exhibit G: Aerial Photograph – Sample Point G). This area was investigated because it consisted of a slight topographic depression.

Investigated Area 4 was primarily vegetated by corn. The mapped soil series Elpaso silty clay loam, 0 to 2 percent slopes (356A), a hydric soil. USDA field indicator A12: Thick Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 4 does not qualify as farmed wetland.

Investigated Area 5. This investigated area is located in the northeast portion of the project area (Exhibit G: Aerial Photograph – Sample Point H). This area was investigated because it consisted of a slight topographic depression that appeared as a wetland signature during the wet year of the examined historical aerials; however, it did not display wetland signatures in years examined with normal precipitation.

Investigated Area 5 was primarily vegetated by corn. The mapped soil series Elpaso silty clay loam, 0 to 2 percent slopes (356A), a hydric soil. USDA field indicator A12: Thick Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 5 does not qualify as farmed wetland.

REGULATORY STATEMENT

Federal Regulations: The deposition of dredged or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide Permit Program authorizes 0.10 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP 39 cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near wetlands is controlled.

Kendall County Stormwater Management Ordinance: On December 15, 2011, Kendall County adopted a Stormwater Management Ordinance, with a most recent update of May 18, 2021. The ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

Natural vegetation shall be retained and protected. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands shall be left undisturbed during development to the greatest extent possible. Temporary crossings of watercourses, when permitted, must include appropriate watercourse and bank stabilization measures.

Special precautions shall be taken to prevent damages resulting from any necessary development activity within or adjacent to any stream, lake, pond, or wetland. Preventative measures shall reflect the sensitivity of these areas to erosion and sedimentation.

Illinois Department of Natural Resources Agency Action Plans for Interagency Wetlands Policy Act of 1989: The Illinois Interagency Wetlands Policy Act of 1989 is intended to ensure that there is no overall net loss of the State's existing wetland acres or their functional values resulting from State-supported activities. The Act charges State agencies with a further duty to "preserve, enhance and create wetlands where necessary to increase the quality and quantity of the State's wetland resource base."

The Interagency Wetlands Policy Act of 1989 states that any construction, land management or other activity performed by, or for which financial assistance is administered or provided by, a State agency that will result in an adverse impact to a wetland shall be subject to compliance. This includes, but is not limited to the following:

- The alteration, removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, vegetation, or naturally occurring minerals of any kind from a wetland;

- The discharge or deposit of fill material or dredged material in a wetland;
- The alteration of existing drainage characteristics, sedimentation patterns, or flood retention characteristics of a wetland;
- The disturbance of water level or water table of a wetland;
- The destruction or removal of plant life that would alter the character of a wetland, except for activities undertaken in accordance with the Illinois Noxious Weed Act;
- The transfer of State owned wetlands to any entity other than another state agency; and
- Other actions that cause or may cause adverse wetland impacts.

The Act is to be implemented through a State Wetland Mitigation Policy. The State Wetland Mitigation Policy requires preservation of wetlands as the primary objective. Where adverse wetland impacts are unavoidable, progressive levels of compensation based upon the level of impact to the existing wetland and the location of compensation wetlands are required.

Archaeological Survey Requirements: An archaeological survey may be required before a Section 404 permit will be issued for wetland impacts. The U.S. Army Corps of Engineers will make this determination as part of the permit application review. The archaeological survey must cover all areas of the project area, not wetlands only. If you already have a letter from the Illinois State Historic Preservation Office (ISHPO) stating an archaeological survey is required, you should act on it because the USACE will support this notification.

RECOMMENDATIONS

One farmed wetland totaling 0.08 acres was identified on the project area. The boundary of Farmed Wetland 1 was not field staked by ENCAP, Inc. Farmed wetland boundaries must be scaled from the attached aerial photograph (Exhibit G) onto the property boundary survey.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetland identified on site. ENCAP, Inc. recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible. An Approved Jurisdictional Determination may take between 3-6 months to receive from the USACE offices.

If wetlands can be completely avoided by project development, a Letter of No Objection (LONO) / No Permit Required may be obtained from the USACE in lieu of an Approved Jurisdictional Determination. A LONO/No Permit Required letter may take between 2-3 months to receive from the USACE offices.

Any impacts to Farmed Wetland 1 will require U.S. Army Corps of Engineers or County notification and approval. ENCAP, Inc. can assist you with the request for jurisdictional determination/LONO/No Permit Required, permit applications, agency negotiations, wetland design plans, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

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USFWS Section 7 Consultation Review Summary
+ Official Threatened & Endangered Species List

ENCAP INCORPORATED

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July 10, 2023

U.S. Fish and Wildlife Service
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022

Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation
Project: Ament Road, located in Illinois, Kendall County, Kendall Township, Unincorporated, T36N R7E Section 16;
Latitude 51.593804 N; Longitude -88.444237 W
ENCAP, Inc. project # 23-0519B
Client: New Leaf Energy

The project area consists of agricultural land that has been tiled, tilled, and is currently in production of corn (*Zea mays*). Two upland grassed swales are found within the southern portion of the site to aid in drainage of stormwater from the field off-site. No buildings or structures were located on-site. Topographically, the elevation decreases from north to south, with a few slightly depressional areas found throughout the site. The proposed project includes conversion of the agricultural field to a solar array and attendant features.

ENCAP, Inc. carefully reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) technical assistance website on July 10, 2023 for federally listed threatened and endangered species. According to the website, 3 threatened or endangered species are listed and may be present in Kendall County: Indiana Bat (*Myotis sodalis*), Northern Long-eared Bat (*Myotis septentrionalis*), and Eastern Prairie Fringed Orchid (*Platanthera leucophaea*). Additionally, the Tricolored Bat (*Perimyotis subflavus*) is proposed to be listed as an endangered species, the Monarch Butterfly (*Danaus plexippus*) is included as a candidate species, and the Whooping Crane (*Grus americana*) is included as an experimental population, non-essential species.

Two major types of habitat exist on the project area. The majority of the project area is an active agricultural field currently in production of corn. The remainder of the project area consists of non-native grasses planted in upland grassed swales and at the border of the field. Scattered non-planted forbs were found throughout the property border and the west upland grassed swale. These areas provide virtually no wildlife habitat on-site. Along the southern border of the parcel, a few mature trees and several saplings were found consisting of hackberry (*Celtis occidentalis*) and white mulberry (*Morus alba*). This area provides minimal wildlife habitat but is unlikely to support listed species. Very few flowering forbs were identified on-site.

One wetland, a farmed wetland, totaling 0.08 acres was identified on the project area. The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 1 was 0.00, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 0.00.

The project area does not contain medium to high quality wetland with species associated with Eastern prairie fringed orchid. The limited number of mature trees provides very little foraging habitat for listed bat species. If tree clearing is avoided, or is conducted during the winter months, it is likely this project will have “no effect” on the Northern long-eared or Indiana bat species.

The minimal flowering forbs found on-site may support limited habitat for the Monarch Butterfly. Further guidance for this species is not required since it is a candidate species and not yet fully listed as threatened or endangered. The Monarch Butterfly was found to warrant listing and protection under the Endangered Species Act (ESA), but resources must go to higher priority species at this time. Candidate species have no legal protection under the ESA, but agencies can still provide recommendations for them. The USFWS broadly urges the public to provide habitat for this imperiled species by planting native milkweed and nectar plants. The Monarch Butterfly should be considered in any landscaping plans.

The endangered Whooping Crane population plummeted to only about 20 birds in the 1940’s due to habitat loss and hunting, but through intense conservation efforts, the overall wild and captive population is now around 800 birds. The Whooping Crane Eastern Migratory population, which travels through Illinois, is a reintroduced flock started in 2001 with captive raised chicks. The flock breeds in central Wisconsin and winters between the central Gulf Coast of Florida and southeastern United States. This reintroduction effort is ongoing; 72 adults were present as of May 2023. Whooping Cranes require wetlands, particularly wetland mosaic landscapes, in Illinois while migrating, so the greatest threat to them in Illinois is wetland loss. The Eastern Migratory population is designated “non-essential” by the Endangered Species Act to reduce regulatory restrictions on reintroductions. Non-essential, experimental populations are treated as threatened under the U.S. Fish & Wildlife Service’s 10(j) policy. The Eastern Migratory population is important to the recovering Whooping Crane population overall, but formal consultation with the USFWS is likely not required for this population.

None of the two areas on-site contain suitable habitats for the Indiana Bat, Northern Long Eared Bat, Tricolored Bat, Eastern Prairie Fringed Orchid, Monarch Butterfly or Whooping Crane. Therefore, ENCAP, Inc. concludes that the Ament Road solar project does not contain the aforementioned listed species, their habitats, or designated critical habitat and will have “no effect” on the aforementioned species.



Robert Van Herik, CWS
Senior Ecological Consultant
ENCAP, Inc.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To:
Project Code: 2023-0102286
Project Name: Ament Road

July 10, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project “may affect” listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have

no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.

2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have “no effect” on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.

3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude “no species habitat or species present” and document your finding in your project records. For example, if the project area is located entirely within a “developed area” (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project’s immediate footprint.

4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat,

‘may affect’ is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.

2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species’ resources may have consequences even if the species is not present when the project is implemented.

3. If no listed or proposed species will be exposed to stressors caused by the action, a ‘no effect’ determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.

5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.

6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms

used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.
You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Northern Long-eared Bat Update

Please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.
Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.
We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2023-0102286
Project Name: Ament Road
Project Type: Power Gen - Solar
Project Description: Conversion of a agricultural field to a solar development and attendant features
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.59330225,-88.44436848325043,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus*	Candidate

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea*	Threatened

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/601

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover *Pluvialis dominica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Oct 15 to Aug 31

NAME	BREEDING SEASON
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Cerulean Warbler *Dendroica cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 21 to Jul 20
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Upland Sandpiper *Bartramia longicauda* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9294	Breeds May 1 to Aug 31
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

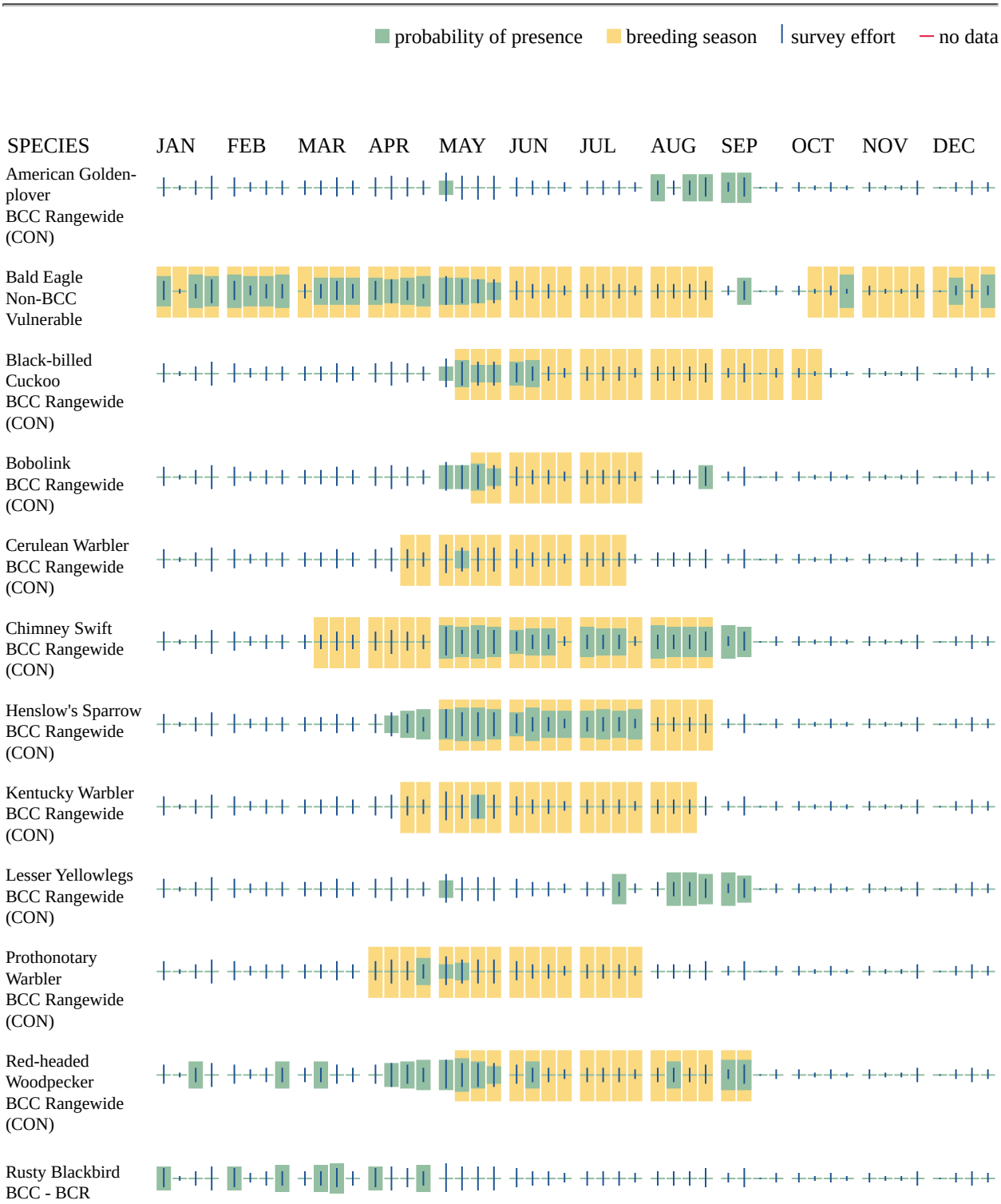
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

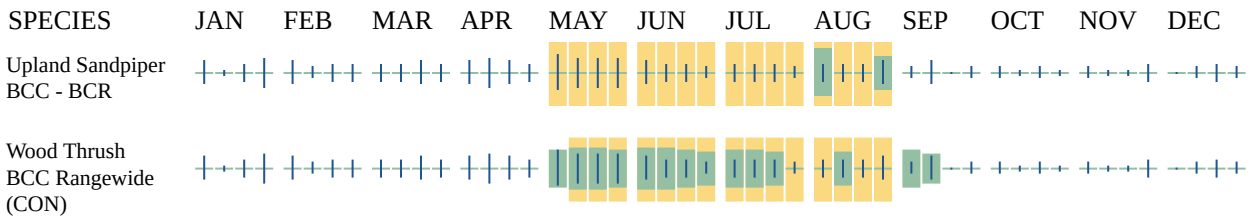
No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: ENCAP, Inc.
Name: Robert Van Herik
Address: [redacted]
City: [redacted]
State: [redacted]
Zip: [redacted]
Email [redacted]
Phone: [redacted]

IDNR EcoCAT Natural Resources Review Results / Termination

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: ENCAP, Inc.
Contact: Robert Van Herik, Jr.
Address: [redacted]

IDNR Project Number: 2400448
Date: 07/10/2023
Alternate Number: 23-0519B

Project: Ament Road
Address: Ament Road, Yorkville

Description: conversion of agricultural field into a solar development and attendant features.

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, 16
36N, 7E, 17



IL Department of Natural Resources Contact
Kyle Burkwald
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall County Planning, Building, & Zoning
Matt Asselmeier,
masselmeier@kendallcountyil.gov
111 West Fox Street
Yorkville, Illinois 60560

Disclaimer

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

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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.

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IDNR Project Number: 2400448

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2400448

APPLICANT	DATE
ENCAP, Inc. Robert Van Herik, Jr. [redacted]	7/10/2023

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Floristic Quality Data Sheets

SITE: Ament Road
LOCALE: Farmed Wetland 1
BY: R. Van Herik & S. DeDina
NOTES: 6/16/2023

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	0.00	SPECIES RICHNESS (ALL)	3
MEAN C (ALL SPECIES)	0.00	SPECIES RICHNESS (NATIVE)	1
MEAN C (NATIVE TREES)	n/a	% NON-NATIVE	0.67
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	0.67
MEAN C (NATIVE HERBACEOUS)	0.00	WET INDICATOR (NATIVE)	-1.00
FQAI (NATIVE SPECIES)	0.00	% HYDROPHYTE (MIDWEST)	0.33
FQAI (ALL SPECIES)	0.00	% NATIVE PERENNIAL	0.33
ADJUSTED FQAI	0.00	% NATIVE ANNUAL	0.00
% C VALUE 0	1.00	% ANNUAL	0.67
% C VALUE 1-3	0.00	% PERENNIAL	0.33
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
AMARET	Amaranthus retroflexus	AMARANTHUS RETROFLEXUS	Red-Root	0	FACU	FACU	1	Forb	Annual	Adventive
CYPESC	Cyperus esculentus	Cyperus esculentus	Chufa	0	FACW	FACW	-1	Sedge	Perennial	Native
ZEAMAY	Zea mays	ZEA MAYS	Corn	0	UPL	UPL	2	Grass	Annual	Adventive

USACE Wetland Determination Data Forms – Midwest Region

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: A

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Swale, toe slope Local Relief (concave, convex, none): concave

Slope (%): 3% *Lat: 41.59041116 *Long: -88.4415898 Datum: Upland Grassed Swale 1

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located in an upland grassed swale located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Schedonorus pratense*	40	Y	FACU
2. *Bromus inermis*	35	Y	FACU
3. *Dactylis glomerata*	25	Y	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 3

SOIL

Sampling Point A

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	100					SiCL	
6-24	10YR 5/1	70	10YR 5/8	20	C	M	C	
			10YR 6/2	5	D	M		
			10YR 3/1	5	n/a	PL		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☒ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed color tone differences during 5 of 5 reviewed historic aerial photographs with normal precipitation; however, the signature was determined to be attributed to the difference in vegetation between the planted field and upland grassed swale and not due to wet conditions.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: B

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Closed Depression Local Relief (concave, convex, none): concave

Slope (%): 2% *Lat: 41.59017131 *Long: -88.44094792 Datum: Farmed Wetland 1

Soil Map Unit Name: Graymont silt loam, 5 to 10 percent slopes, eroded (541C2) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	30	N	UPL
2. *Amaranthus retroflexus*	10	Y	FACU
3. *Cyperus esculentus*	5	N	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	45	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 1
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point B

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/1	100					SiCL	
8-14	10YR 5/1	70	10YR 5/8	20	C	M	C	
			10YR 7/6	5	C	M		
			10YR 6/2	5	D	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☒ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☒ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 3 of 5 (60%) reviewed historic aerial photographs with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: C

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Closed depression Local Relief (concave, convex, none): concave

Slope (%): 3% *Lat: 41.59165442 *Long: -88.44048658 Datum: Investigated Area 1

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	30	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	0	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 7
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point C

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24	10YR 2/1	100					SiCL	
24-36	10YR 4/1	91	10YR 5/6	5	C	M	SiC	
			10YR 6/1	2	D	M		
			10YR 2/1	2	n/a	PL		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 1 of 5 (20%) reviewed historic aerial photographs with normal precipitation

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: D

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Closed depression Local Relief (concave, convex, none): concave

Slope (%): 2% *Lat: 41.59175063 *Long: -88.44280742 Datum: Investigated Area 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	40	N	UPL
2. *Amaranthus retroflexus*	2	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	42	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 8
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point D

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-28	10YR 2/1	100					SiCL	
28-36	10YR 4/1	65	10YR 5/6	10	C	M	SiC	
			10YR 7/6	15	C	M		
			10YR 6/2	5	D	M		
			10YR 2/1	5	n/a	PL		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 1 of 5 (20%) reviewed historic aerial photographs with normal precipitation

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: E

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Closed depression Local Relief (concave, convex, none): concave

Slope (%): 3% *Lat: 41.58997421 *Long: -88.44267921 Datum: Investigated Area 3

Soil Map Unit Name: Graymont silt loam, 2 to 5 percent slopes (541B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	45	N	UPL
2. *Echinochloa crus-galli*	20	Y	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 9
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point E

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/1	100					SiCL	
10-24	10YR 5/3	98	10YR 5/6	2	C	M	SiCL	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 0 of 5 reviewed historic aerial photographs with normal precipitation

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: F

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Swale toe slope Local Relief (concave, convex, none): concave

Slope (%): 3% *Lat: 41.59021822 *Long: -88.4445272 Datum: Upland Grassed Swale 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located in an upland grassed swale located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Morus alba*	5	Y	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Bromus inermis*	45	Y	FACU
2. *Schedonorus pratensis*	30	Y	FACU
3. *Poa pratensis*	15	N	FACU
4. *Lolium perenne*	6	N	FACU
5. *Apocynum cannabinum*	4	N	FAC
6.			
7.			
8.			
9.			
10.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 33.3% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 5
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point F

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 3/1	100					SiCL	
14-24	10YR 3/1	90	10YR 5/4	10	C	M	C	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 4 of 5 reviewed historic aerial photographs with normal precipitation; however, the signature was determined to be attributed to the difference in vegetation between the planted field and upland grassed swale and not due to wet conditions.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: G

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Slight depression Local Relief (concave, convex, none): Concave

Slope (%): 2% *Lat: 41.59635204 *Long: -88.44514887 Datum: Investigated Area 4

Soil Map Unit Name: Elpaso silty clay loam, 0 to 2 percent slopes (356A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	45	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	45	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 10
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point G

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-26	10YR 2/1	100					SiCL	
26-32	10YR 4/1	83	10YR 5/8	5	C	M	C	
			10YR 5/2	10	D	M		
			10YR 2/1	2	n/a	PL		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 0 of 5 reviewed historic aerial photographs with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road City/County: Unincorporated/Kendall Sampling Date: 06/16/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: H

Investigator(s) R. Van Herik & S. DeDina Section, Township, Range: Sec. 16, T36N, R7E

Landform (hillslope, terrace, etc.): Slight Depression Local Relief (concave, convex, none): concave

Slope (%): 2% *Lat: 41.5967233 *Long: -88.44348945 Datum: Investigated Area 5

Soil Map Unit Name: Elpaso silty clay loam, 0 to 2 percent slopes (356A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☐ No ☒ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been drier than normal. Sample Point is located within an agricultural field that has been tiled, tilled, and planted with corn (*Zea mays*).

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays**	45	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	45	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 0 (B)

Percent of Dominant Species That are OBL, FACW, or FAC 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 11
*The agricultural field and sample point was dominated by planted corn (*Zea mays*); however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point H

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/1	100					SiCL	
14-24	10YR 5/1	78	10YR 5/8	10	C	M	C	
			10YR 6/2	10	D	M		
			10YR 7/6	2	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☒ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 0 of 5 reviewed historic aerial photographs with normal precipitation.

Site Photographs

Ament Road / New Leaf Energy

PHOTOGRAPH 1	
DESCRIPTION: Farmed Wetland 1 / Sample Point B	

PHOTOGRAPH 2	
DESCRIPTION: Farmed Wetland 1 / Overview	

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Ament Road / New Leaf Energy

PHOTOGRAPH 3	
DESCRIPTION: Upland Grassed Swale 1 (East Swale) / Sample Point A	

PHOTOGRAPH 4	
DESCRIPTION: Upland Grassed Swale 1 (East Swale) / Overview	

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PHOTOGRAPH 5

DESCRIPTION:

Upland Grassed Swale 2 (West Swale) / Sample Point F



PHOTOGRAPH 6

DESCRIPTION:

Upland Grassed Swale 2 (West Swale) / Overview



PHOTOGRAPH 7	
DESCRIPTION: Investigated Area 1 / Sample Point C	

PHOTOGRAPH 8	
DESCRIPTION: Investigated Area 2 / Sample Point D	

PHOTOGRAPH 9

DESCRIPTION:

Investigated Area 3 / Sample Point E



PHOTOGRAPH 10

DESCRIPTION:

Investigated Area 4 / Sample Point G



PHOTOGRAPH 11

DESCRIPTION:

Investigated Area 5 / Sample Point H



PHOTOGRAPH 12

DESCRIPTION:

Site Overview / Northeast Corner of Site



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Ament Road / New Leaf Energy

PHOTOGRAPH 13	
DESCRIPTION: Site Overview / Central Portion of Site	

PHOTOGRAPH 14	
DESCRIPTION: Site Overview / South Portion of Site	

PHOTOGRAPH 15

DESCRIPTION:

Site Overview / Southwest Portion of Site



PHOTOGRAPH 16

DESCRIPTION:

Site Overview / Central Portion of Site



PHOTOGRAPH 17

DESCRIPTION:

Site Overview / North Portion of Site



PHOTOGRAPH 18

DESCRIPTION:

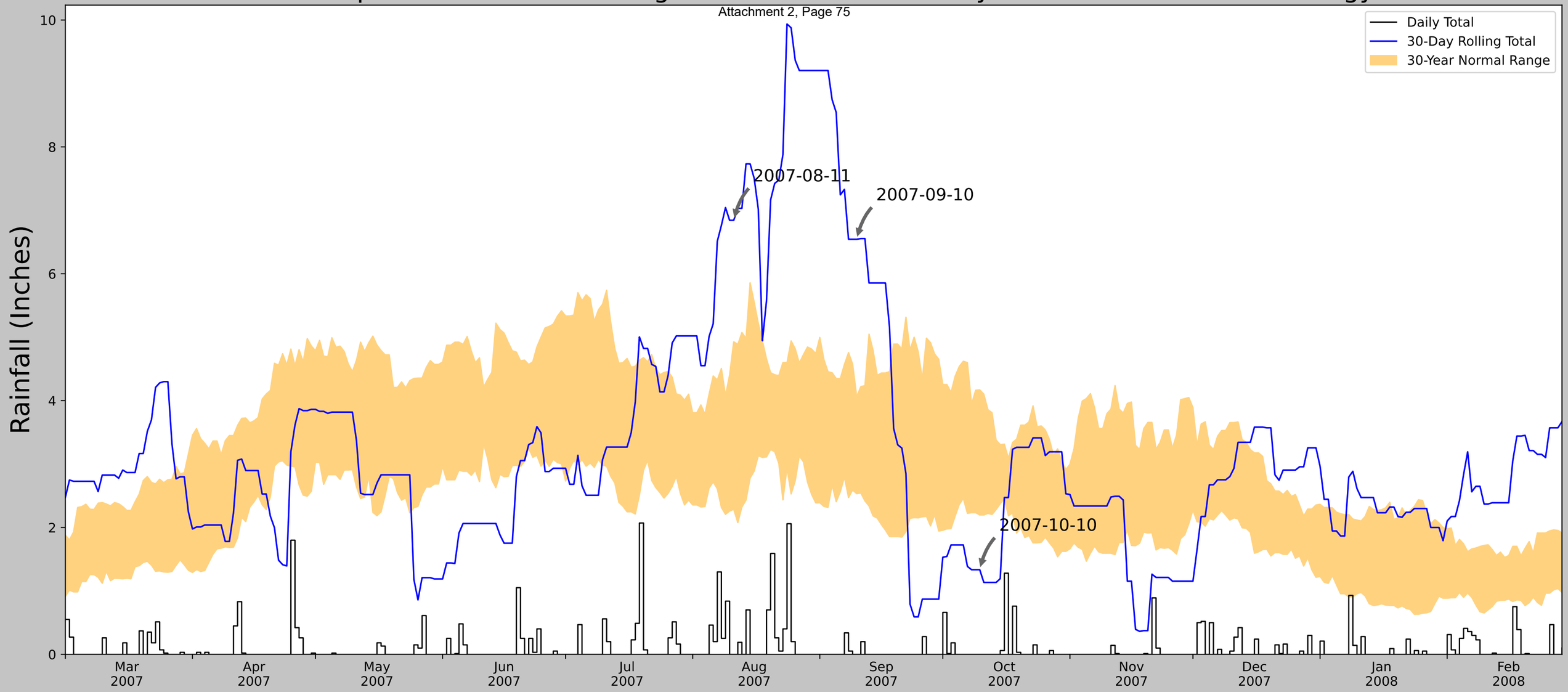
Site Overview / North Portion of Site



ENCAP INCORPORATED

USACE Antecedent Precipitation Tool Figure & Tables (2007, 2009, 2010-WET, 2011, 2015, 2018, 06/16/2023)

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2007-10-10
Elevation (ft)	709.834
Drought Index (PDSI)	Moderate wetness
WebWIMP H_2O Balance	Wet Season

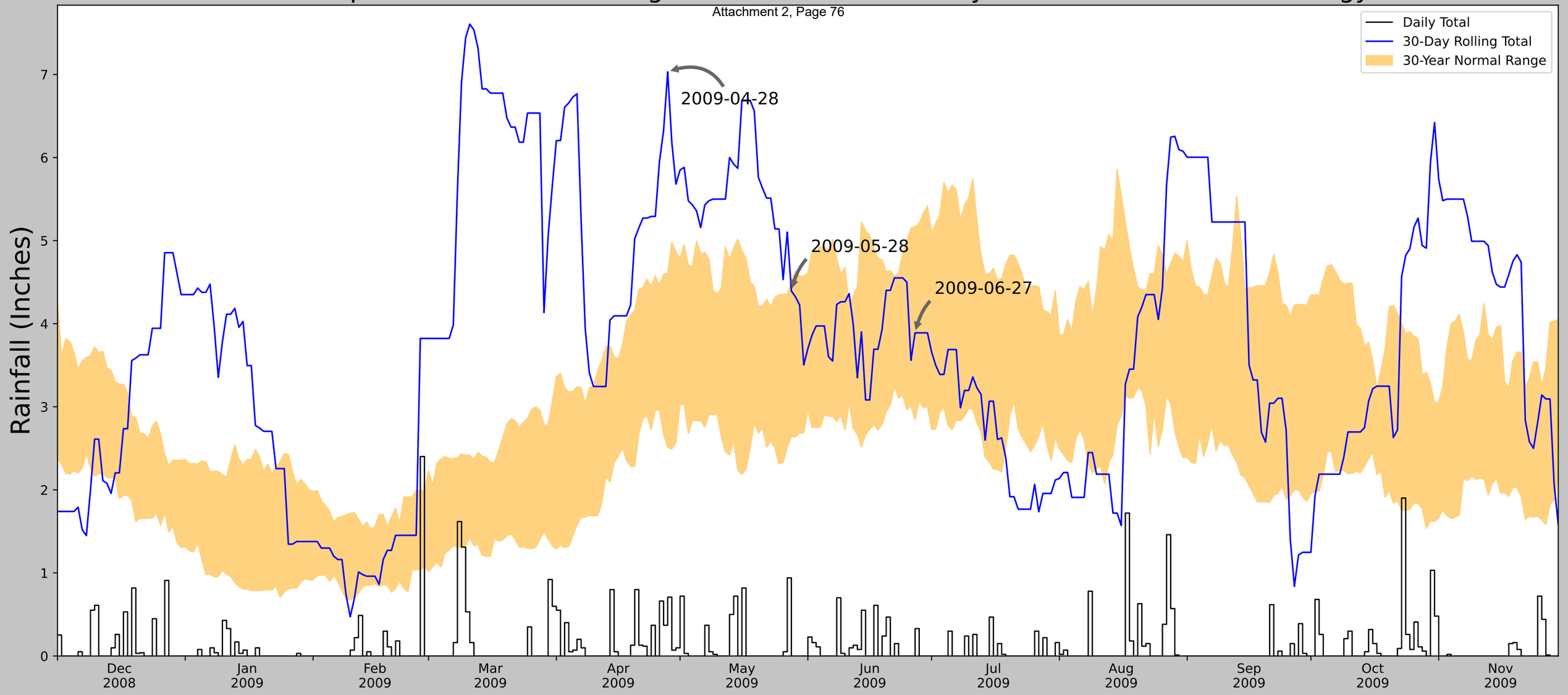
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2007-10-10	2.19685	4.170473	1.334646	Dry	1	3	3
2007-09-10	2.53189	4.063386	6.543307	Wet	3	2	6
2007-08-11	2.286614	4.928347	6.84252	Wet	3	1	3
Result							Normal Conditions - 12

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11024	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2009-06-27
Elevation (ft)	709.834
Drought Index (PDSI)	Extreme wetness
WebWIMP H_2O Balance	Dry Season

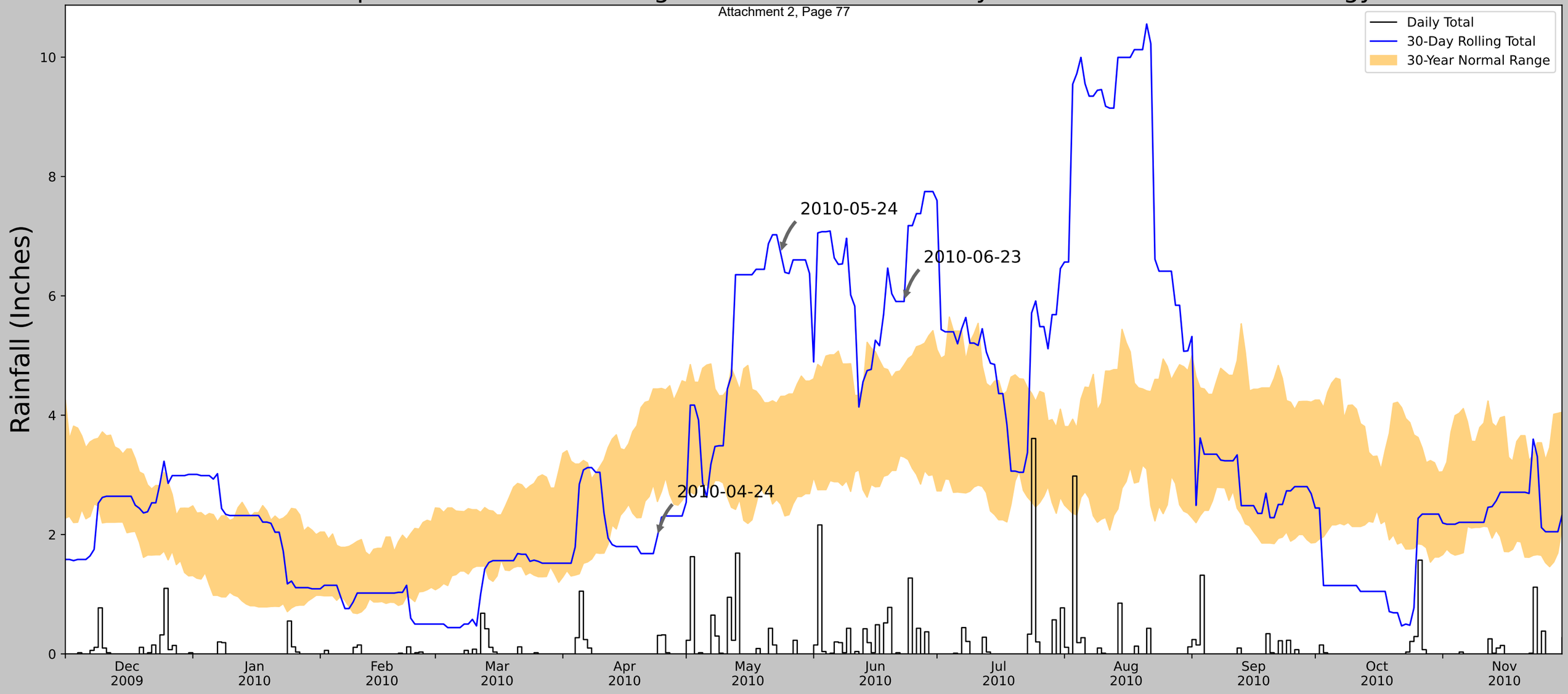
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2009-06-27	2.845276	5.170473	3.889764	Normal	2	3	6
2009-05-28	2.637795	4.520866	4.393701	Normal	2	2	4
2009-04-28	2.509843	4.611024	7.031496	Wet	3	1	3
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2010-06-23
Elevation (ft)	709.834
Drought Index (PDSI)	Severe wetness
WebWIMP H_2O Balance	Dry Season

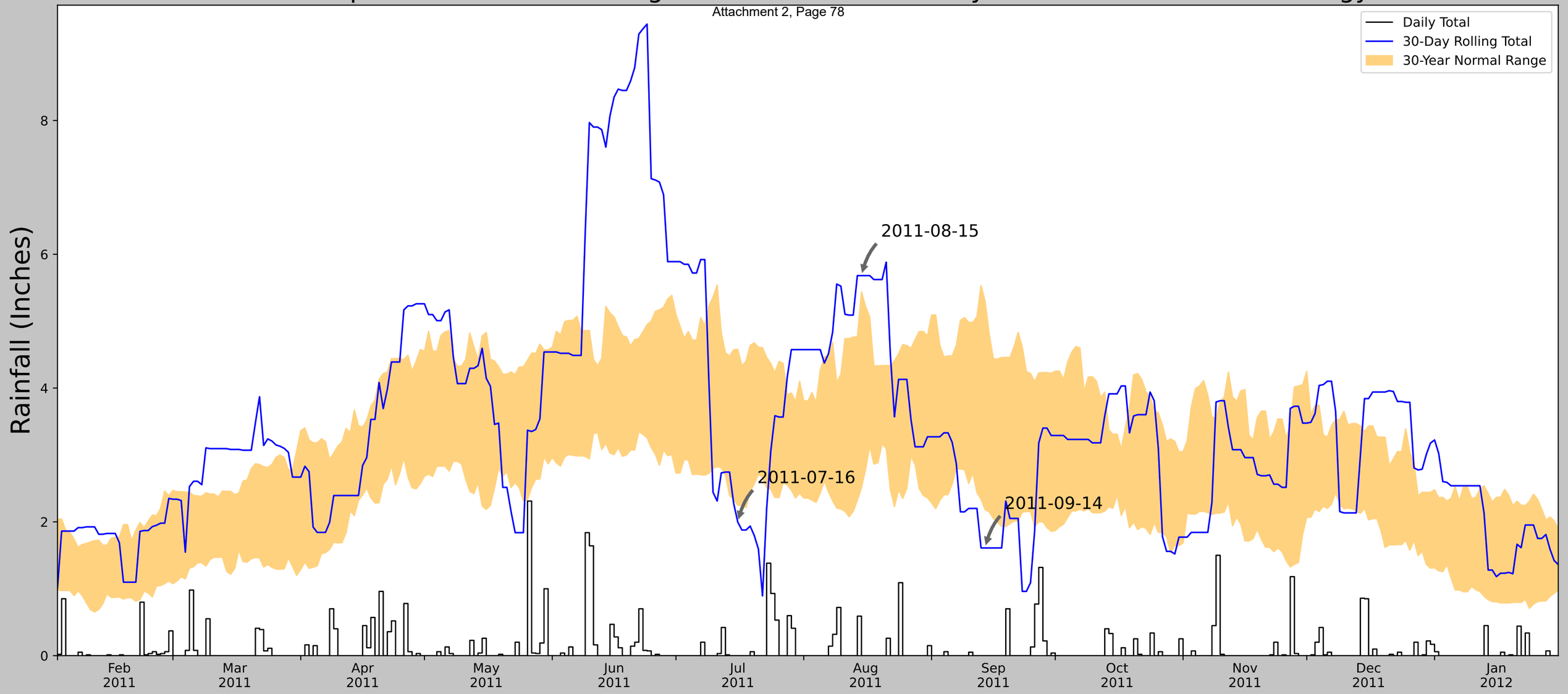
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2010-06-23	3.299606	4.840158	5.905512	Wet	3	3	9
2010-05-24	2.508661	4.315354	6.712599	Wet	3	2	6
2010-04-24	2.553543	4.43937	1.972441	Dry	1	1	1
Result							Wetter than Normal - 16

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2011-09-14
Elevation (ft)	709.834
Drought Index (PDSI)	Severe wetness
WebWIMP H_2O Balance	Wet Season

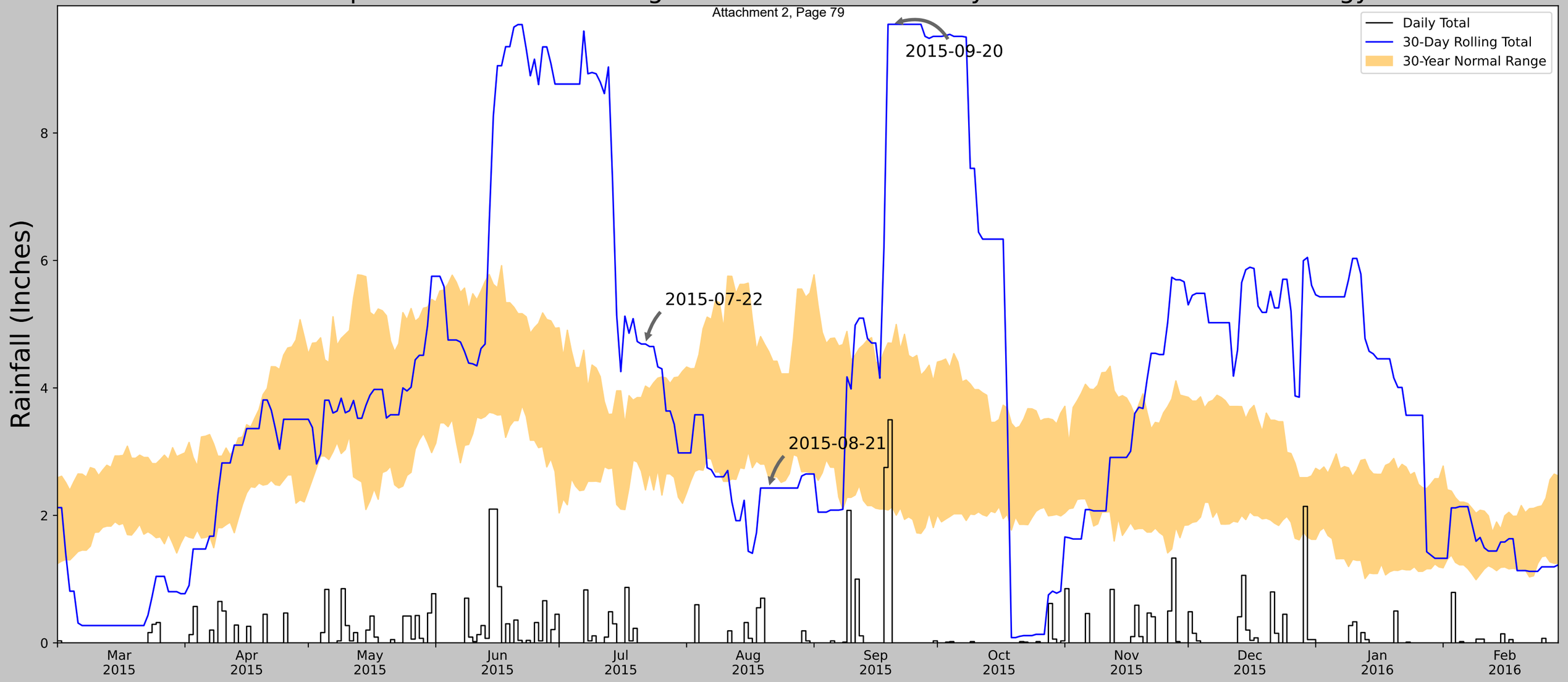
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2011-09-14	2.181102	5.291732	1.610236	Dry	1	3	3
2011-08-15	2.509843	5.438977	5.681103	Wet	3	2	6
2011-07-16	2.247638	4.580709	1.996063	Dry	1	1	1
Result							Normal Conditions - 10

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2015-09-20
Elevation (ft)	709.834
Drought Index (PDSI)	Moderate wetness
WebWIMP H_2O Balance	Wet Season

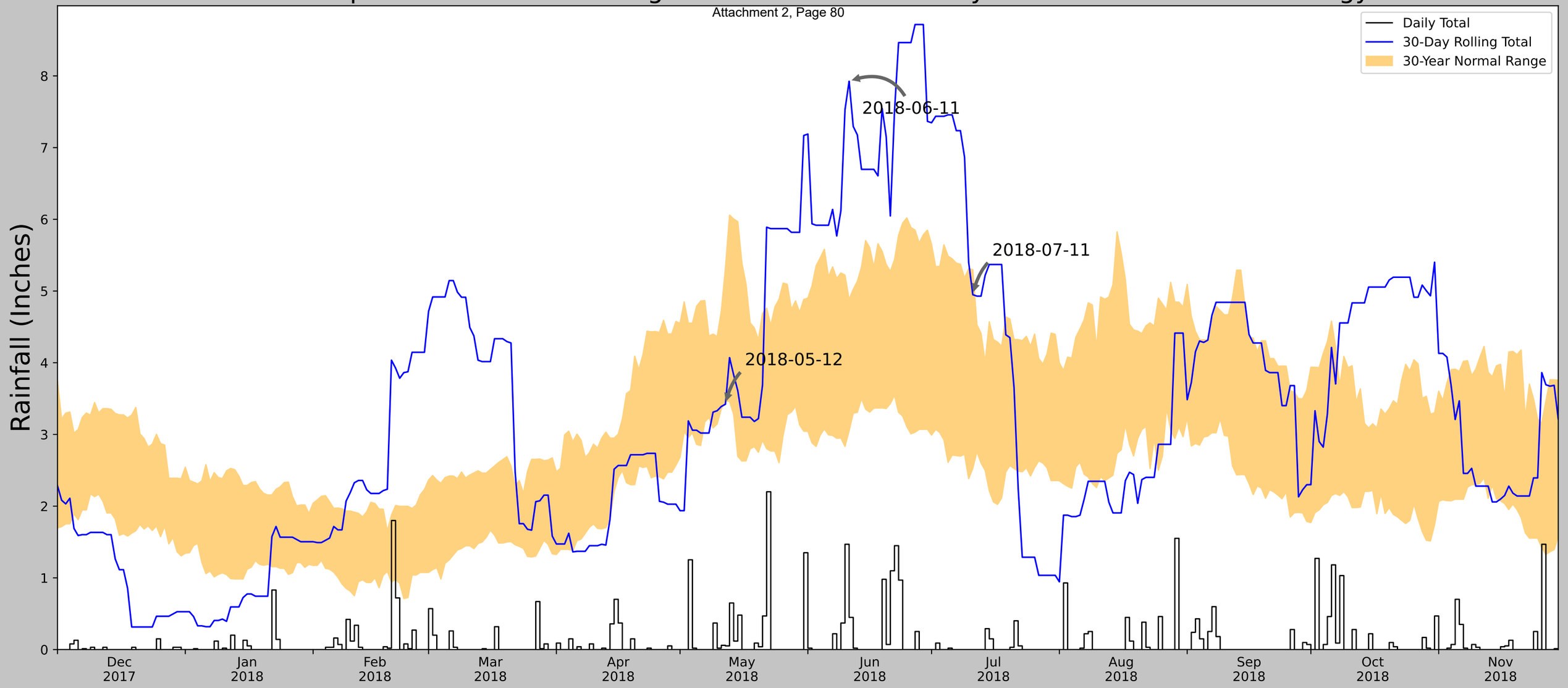
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-09-20	2.133858	4.699213	9.704725	Wet	3	3	9
2015-08-21	2.587795	4.569291	2.429134	Dry	1	2	2
2015-07-22	2.399213	4.029134	4.688977	Wet	3	1	3
Result							Normal Conditions - 14

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
LITTLE RED SCHOOL HSE	41.7092, -87.8761	714.895	30.395	5.061	13.832	7875	69
PALOS PARK 3.6 WNW	41.6768, -87.9114	713.911	2.886	0.984	1.302	27	11
BURR RIDGE 1.2 ESE	41.7473, -87.8974	660.105	2.852	54.79	1.44	0	4
PALOS PARK 1.7 WSW	41.6585, -87.8759	717.848	3.503	2.953	1.587	3	0
PALOS PARK 1.3 SW	41.6528, -87.8631	702.1	3.954	12.795	1.83	0	3
BURR RIDGE 1.9 SW	41.7319, -87.9486	724.081	4.055	9.186	1.862	2	3
CHICAGO MIDWAY AP 3SW	41.7372, -87.7775	620.079	5.44	94.816	2.964	3446	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2018-07-11
Elevation (ft)	709.834
Drought Index (PDSI)	Moderate wetness
WebWIMP H_2O Balance	Dry Season

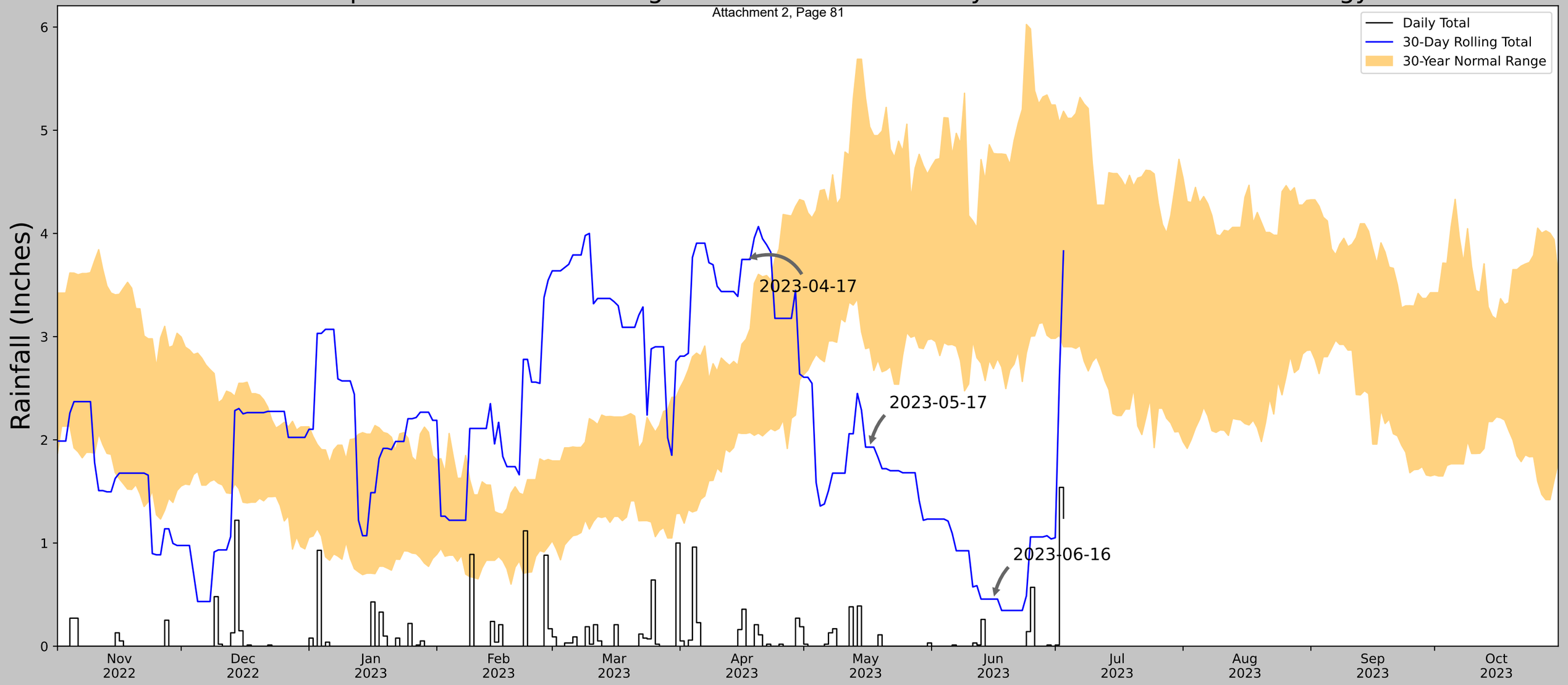
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2018-07-11	2.525984	5.298032	4.948819	Normal	2	3	6
2018-06-11	3.050787	4.883071	7.925197	Wet	3	2	6
2018-05-12	3.46378	5.31811	3.42126	Dry	1	1	1
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11110	90
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	230	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2023-06-16
Elevation (ft)	709.834
Drought Index (PDSI)	Mild drought (2023-05)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-06-16	2.68937	4.774803	0.456693	Dry	1	3	3
2023-05-17	2.895276	5.033858	1.929134	Dry	1	2	2
2023-04-17	2.061811	2.97441	3.748032	Wet	3	1	3
Result							Drier than Normal - 8

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	12.42	8.718	5.697	8701	90
SUGAR GROVE 0.7 NE	41.7762, -88.4478	714.895	1.763	13.779	0.818	29	0
SUGAR GROVE 1.4 ENE	41.7787, -88.4343	688.976	2.479	12.14	1.146	2	0
AURORA 3.1 WSW	41.7565, -88.3518	704.068	6.758	2.952	3.061	1	0
AURORA	41.7803, -88.3092	660.105	8.894	41.011	4.367	2573	0
WHEATON 3 SE	41.8128, -88.0728	680.118	21.242	20.998	10.005	47	0

Historical Aerial Photographs: 2007, 2009, 2010-WET, 2011, 2015, 2018

Map data: Google, Maxar Technologies

Year: 2007



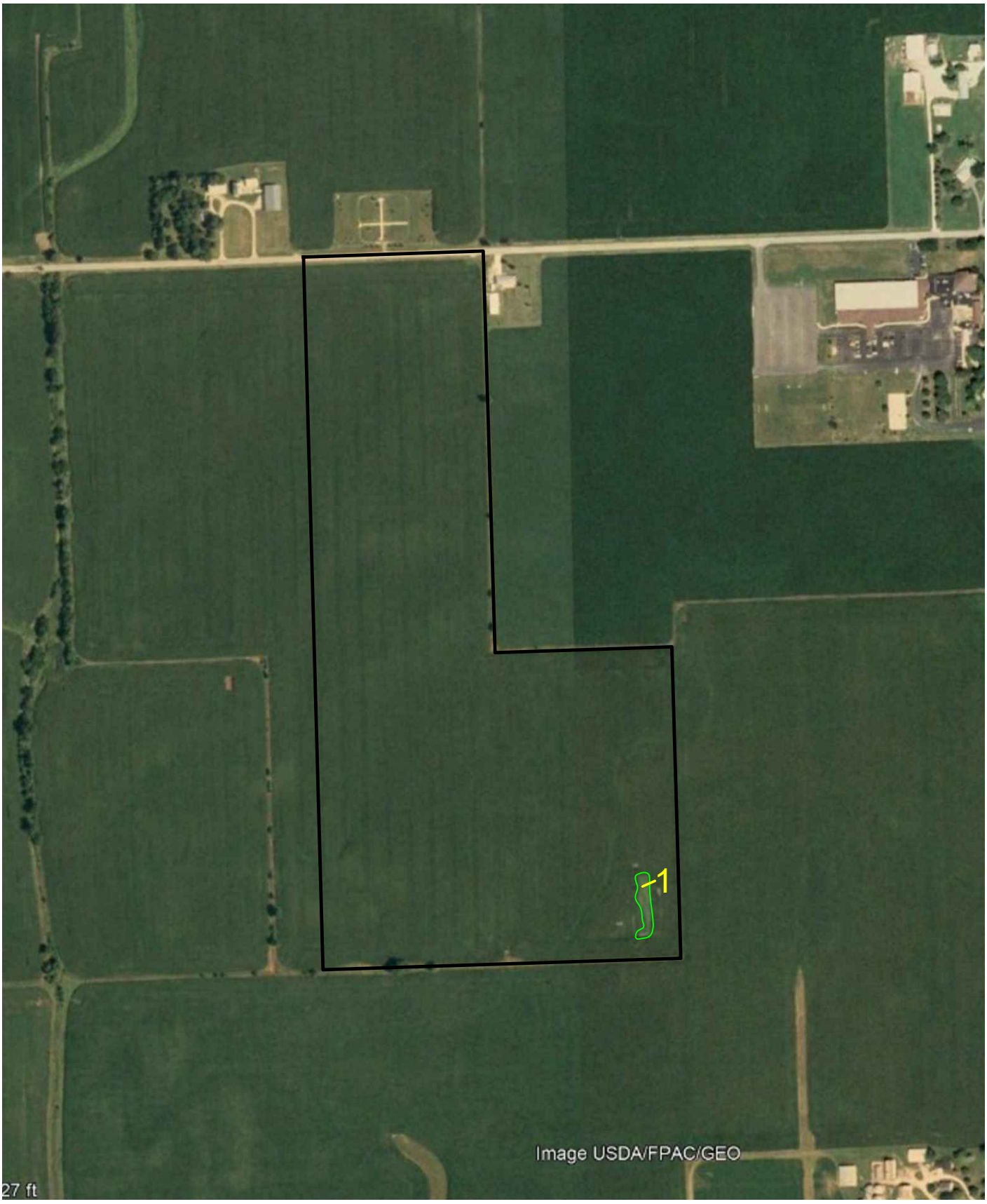
0 250 500 1000

SCALE: 1"=500'

N

Map data: Google, Maxar Technologies

Year: 2009



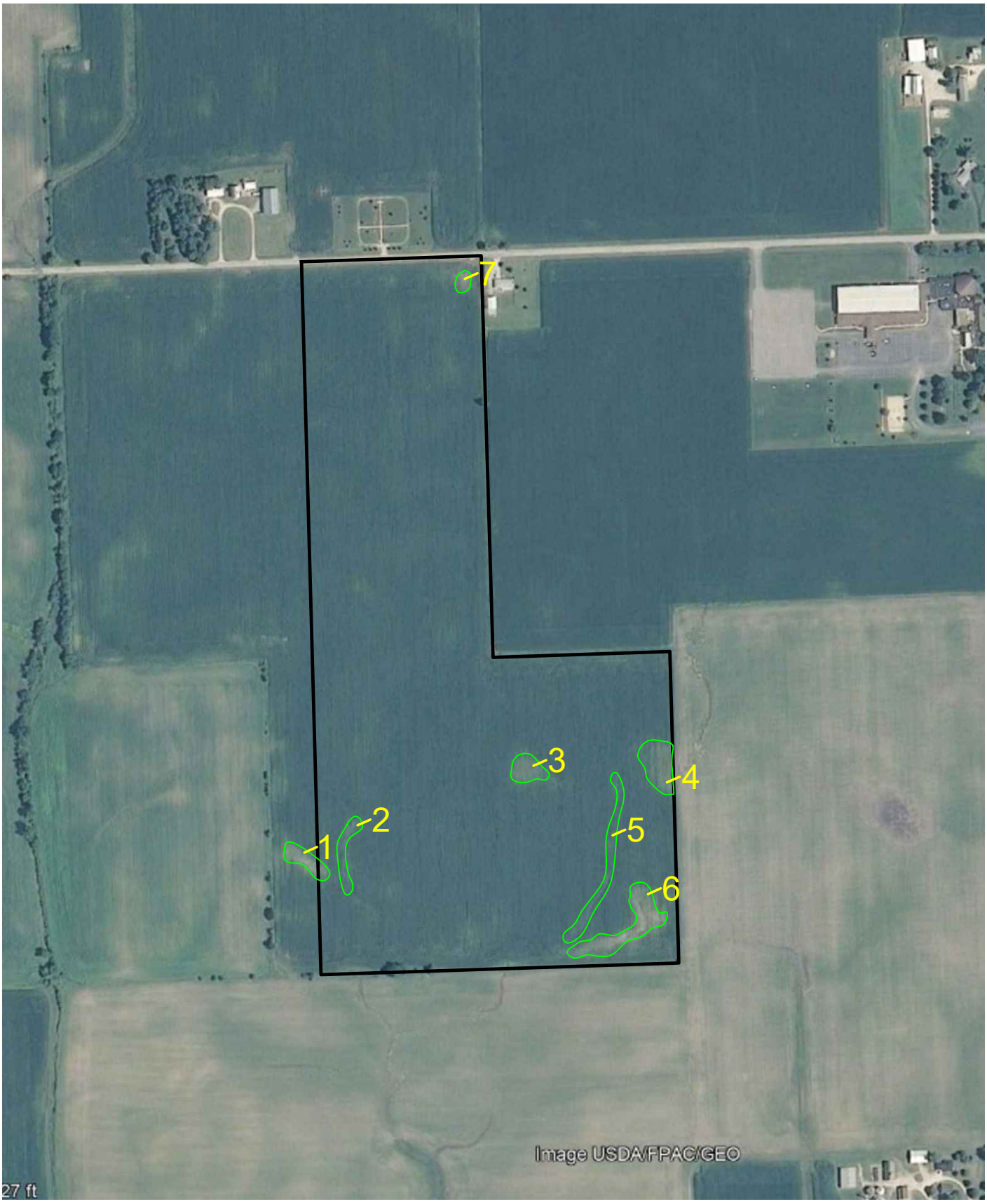
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SCALE: 1"=500'

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Map data: Google, Maxar Technologies

Year: 2010 WET



0 250 500 1000

SCALE: 1"=500'

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Map data: Google, Maxar Technologies

Year: 2011



0 250 500 1000

SCALE: 1"=500'

N

Map data: Google, Maxar Technologies

Year: 2015



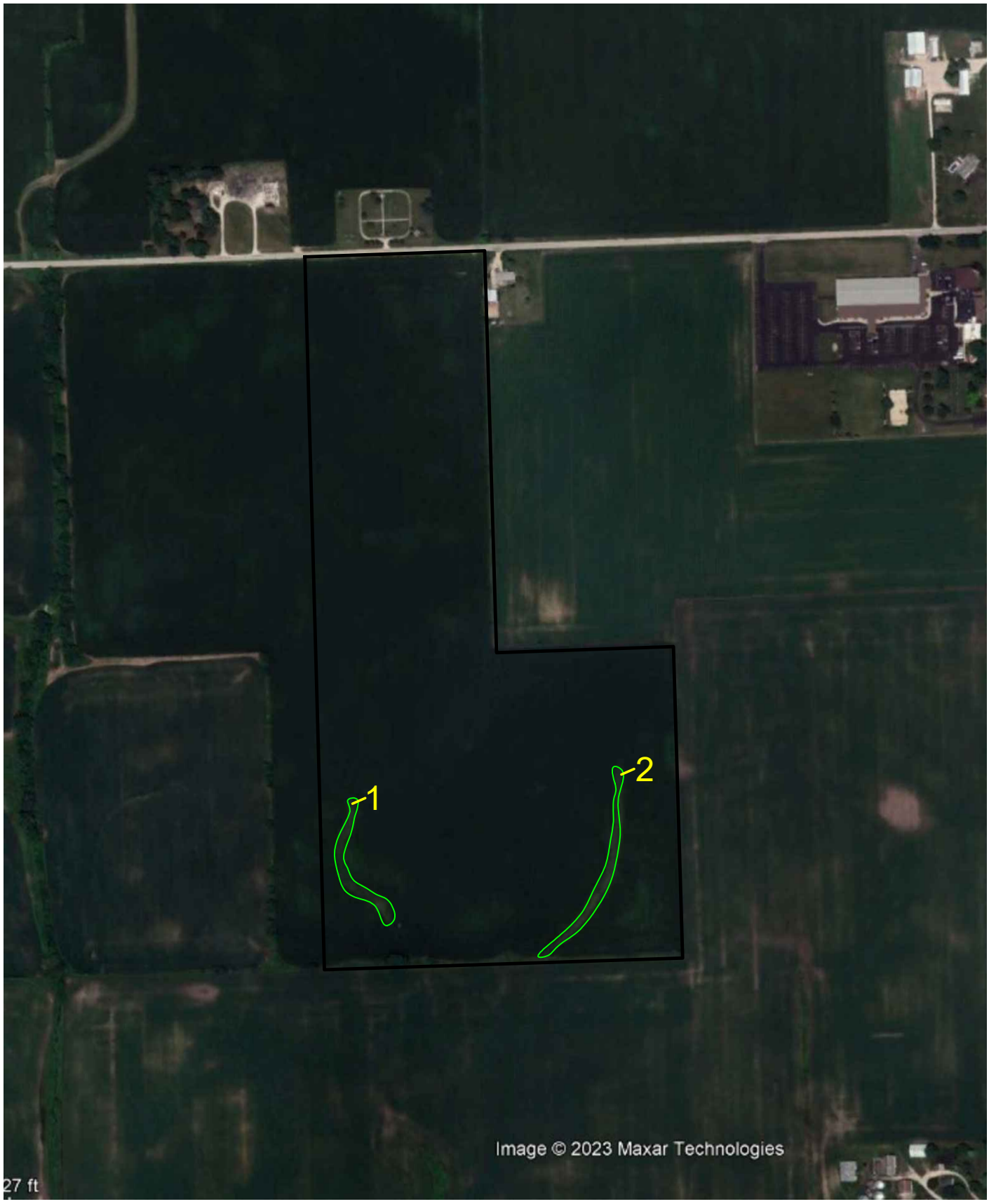
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SCALE: 1"=500'

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Map data: Google, Maxar Technologies

Year: 2018

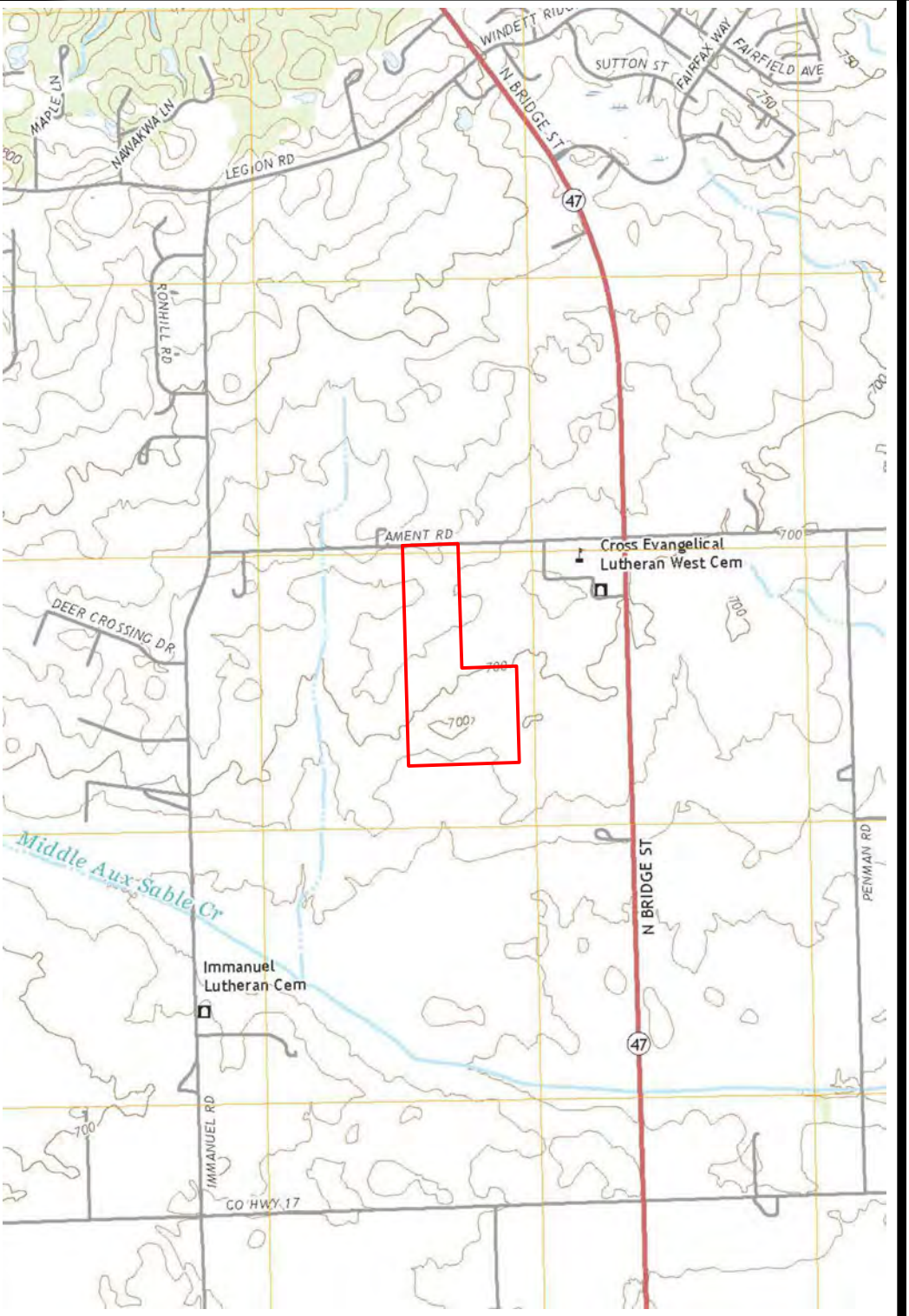


0 250 500 1000

SCALE: 1"=500'

N

Exhibits A - G



ENCAP INCORPORATED

LEGEND:

Project Area

Location Map

Source: U.S. Geological Survey
Section 16 T36N R7E
Latitude: 41.593804 Longitude: -88.444237

Ament Road

Project Number: 23-0519B

New Leaf Energy

0 1000 2000 4000

SCALE: 1"= 2000'

NORTH

Exhibit A



ENCAP INCORPORATED

LEGEND:

Project Area

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

0 250 500 1000

SCALE: 1"=500'

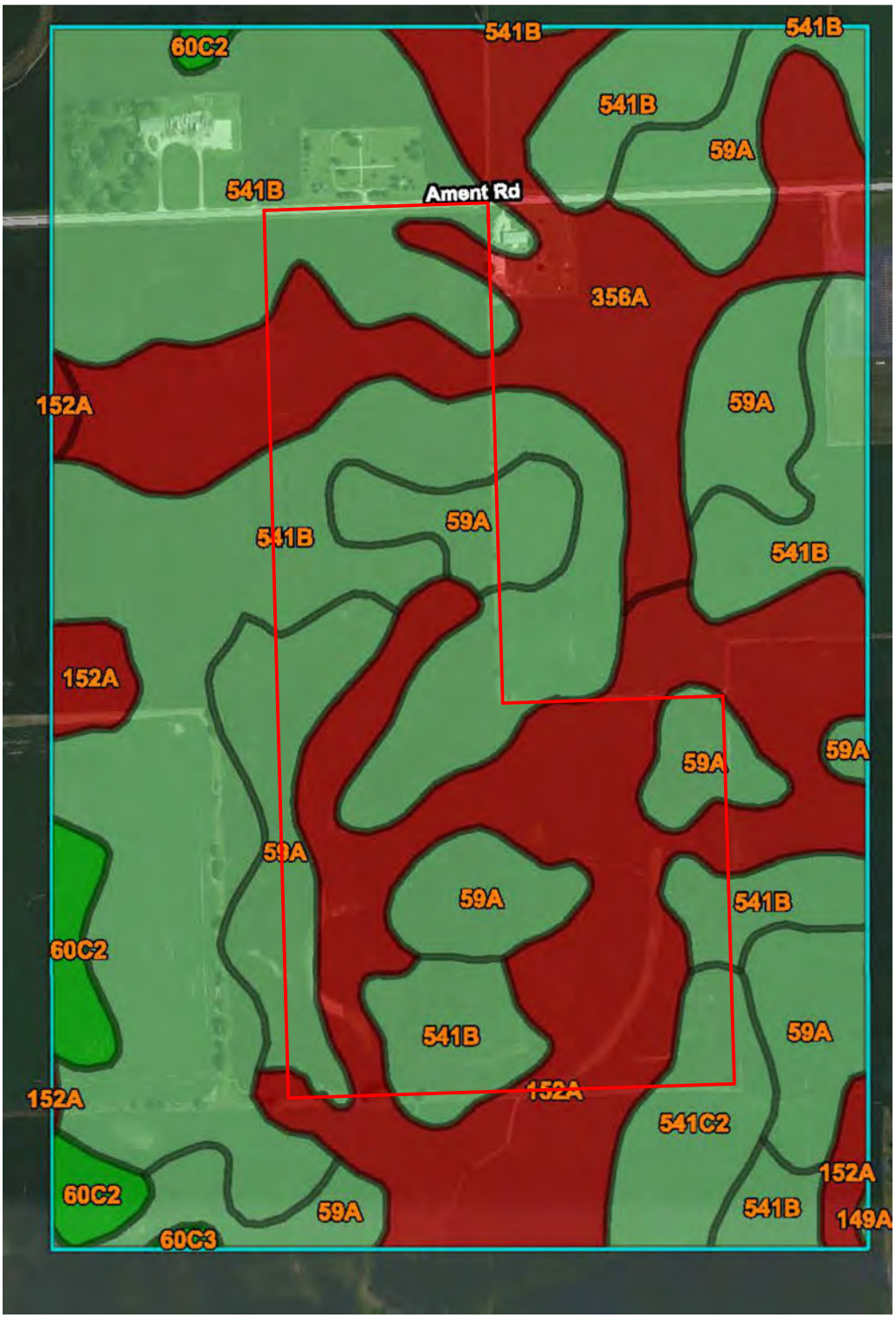
NORTH

Ament Road

Project Number: 23-0519B

New Leaf Energy

Exhibit B



ENCAP INCORPORATED

LEGEND:

Project Area

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

0 250 500 1000

SCALE: 1"=500'

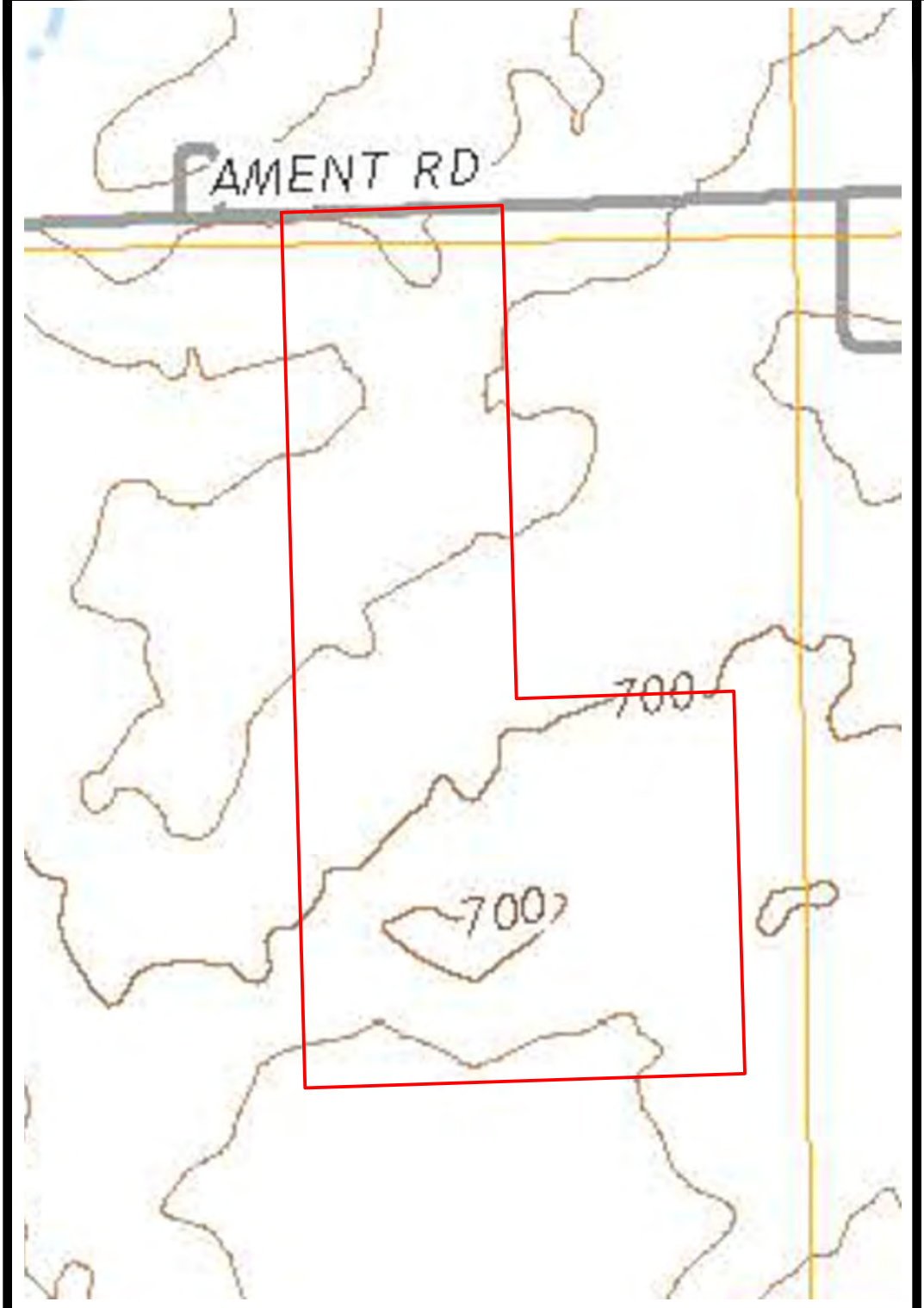
NORTH

Ament Road

Project Number: 23-0519B

New Leaf Energy

Exhibit C



ENCAP INCORPORATED

LEGEND:

Project Area

RIVERS, LAKES, AND CANALS
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

SUBMERGED AREAS AND BOGS
- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation

VEGETATION
- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove
- Land subject to inundation

2021 USGS Topographic Map

Source: U.S. Geological Survey
Platville, IL Quadrangle

0 250 500 1000
SCALE: 1"=500'

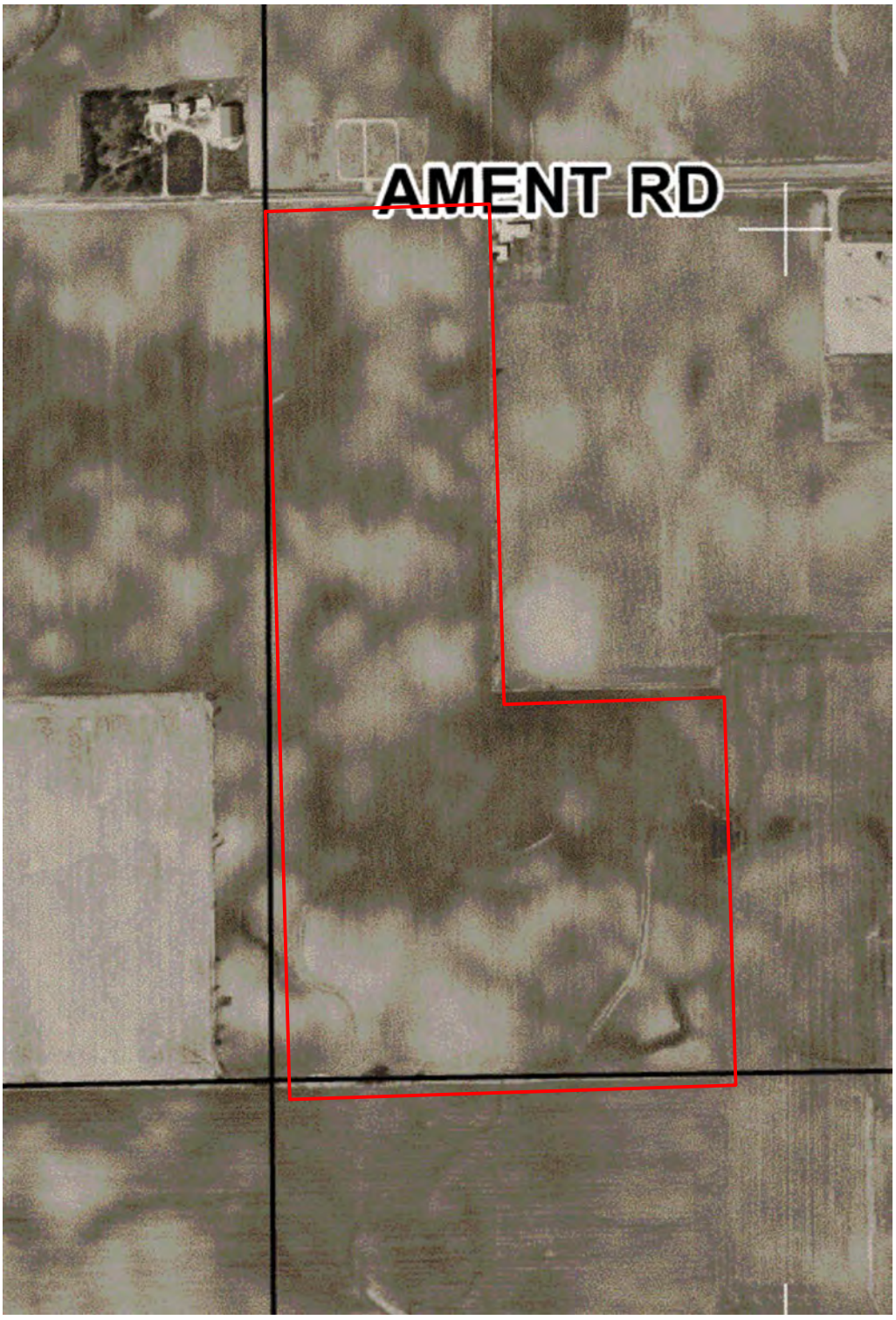
NORTH

Ament Road

Project Number: 23-0519B

New Leaf Energy

Exhibit D



ENCAP INCORPORATED

LEGEND:

Project Area



Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
Panel Number: 1709C0125G
Effective Date: February 4, 2009

Ament Road

Project Number: 23-0519B

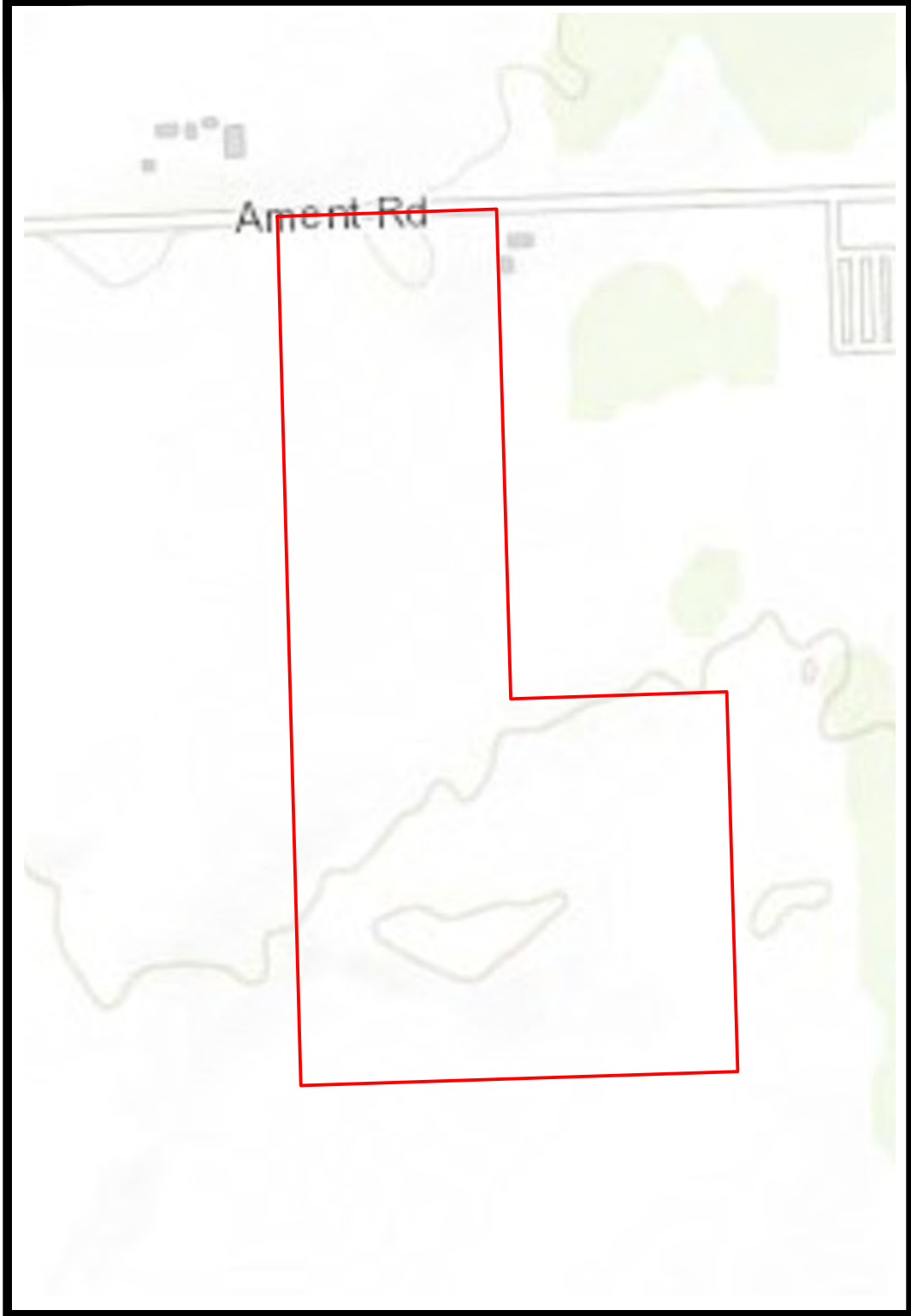
New Leaf Energy

0 250 500 1000

SCALE: 1"=500'

NORTH

Exhibit E



ENCAP INCORPORATED

LEGEND:

Project Area

National Register Properties

- Part of a NR Historic District
- Determined eligible for the NR
- Part of a NR Historic District - contributing
- Entered in the NR
- Undetermined
- Other

Historic Architectural Resources Geographic Information System

Source: Illinois State Historic Preservation Office

0 250 500 1000

SCALE: 1"=500'

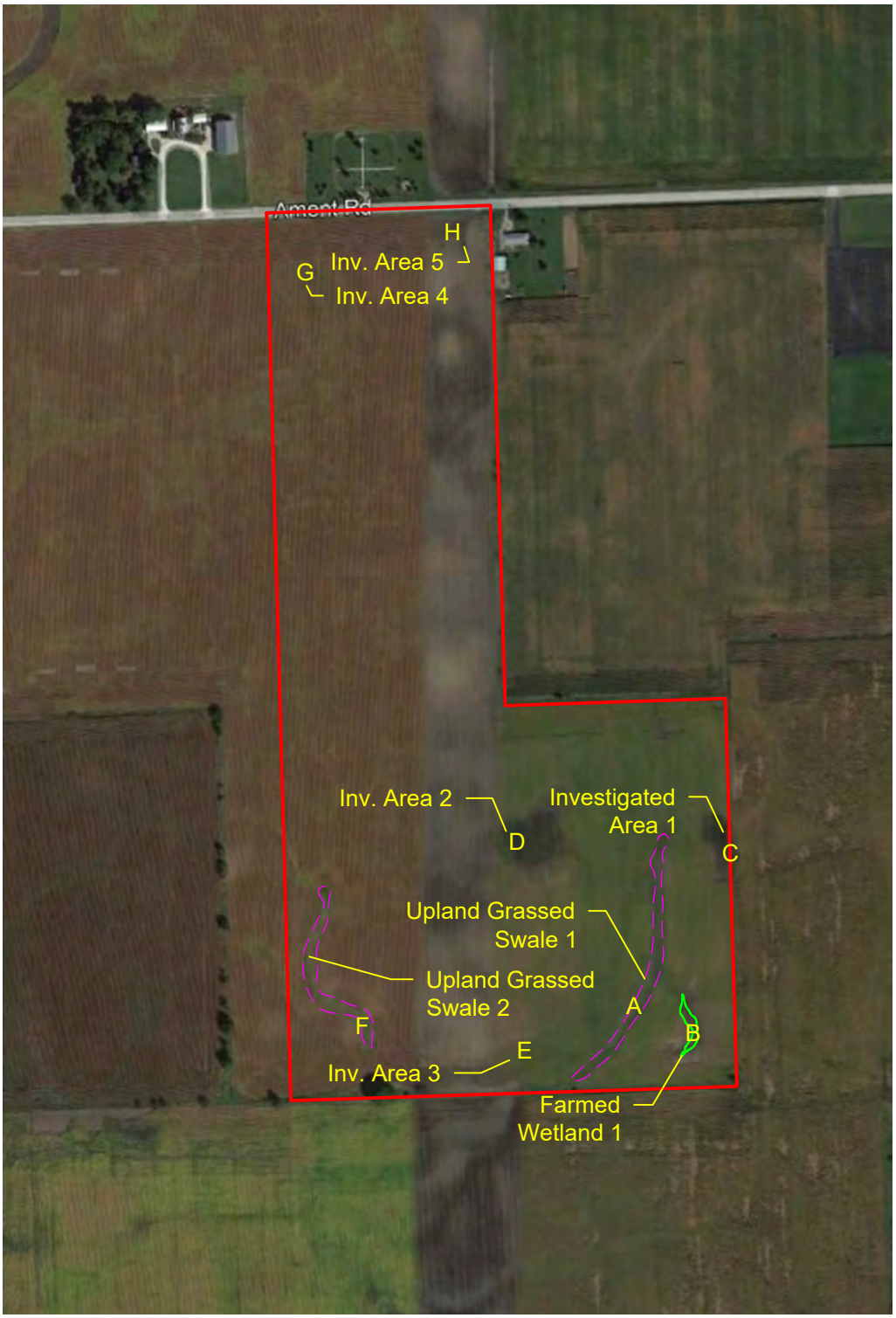
NORTH

Ament Road

Project Number: 23-0519B

New Leaf Energy

Exhibit F



ENCAP INCORPORATED

LEGEND:

Project Area

Approximate Location of Upland Grass Swale

On-site Farmed Wetland Boundary

Sample Points A-H

WL Delineation Field Work Completed 06.16.2023

Aerial Photograph

Map data: ©2023Google
Image Date: 2021

0 250 500 1000
SCALE: 1"=500'

NORTH

Ament Road

Project Number: 23-0519B

New Leaf Energy

Exhibit G

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

TRANSMITTAL LETTER

TO:	**New Leaf Energy**	**DATE:**	June 18, 2024
	[redacted]	**PROJECT:**	Ament Road Build Area Extension
	[redacted]		
ATTN:	**Mr. Nicholas Bellone** [redacted]	**ENCAP Project #**	23-0815A

We are sending you:	**Date of Enclosed Materials**	**# of Copies**
2023-2024 Water Resources Delineation Report	June 18, 2024	PDF

CC:	**Date of Enclosed Materials**	**# of Copies**

Via: ☐ **UPS Ground** ☐ **UPS Overnight** ☐ **U.S. Mail** ☒ **Electronic**

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ **For Approval** ☐ **As Requested** ☒ **For your review** ☒ **For your use**

REMARKS: _____

_____

_____

_____

Signed: Robert Van Herik, PWS, CWS
rvanherik@encapinc.net

WATER RESOURCES DELINEATION REPORT

AMENT ROAD BUILD AREA EXTENSION

KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Prepared for: New Leaf Energy
[redacted]
Attn: Mr. Nicholas Bellone

Prepared by: ENCAP, Inc.
Mr. Robert Van Herik, PWS, CWS
Ms. Susan Rowley, PWS, CWS, LEED AP

Date Prepared: June 18, 2024

ENCAP, Inc. Project #: 23-0815A

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

WATER RESOURCES DELINEATION REPORT

Ament Road Build Area Extension / New Leaf Energy

Table of Contents

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Map Review	5
Specific Description of Identified Water Resources	6
Investigation of Farmed Areas and Slide Analysis Summary	8
Additional Areas Investigated for Wetland Status	9
Regulatory Statement	10
Recommendations	12
References	13

Attachments

USFWS Section 7 Consult. Review Summary + Official Threatened & Endangered Species List
IDNR EcoCAT Natural Resource Review Results & Termination Letter
Floristic Quality Data Sheets
USACE Wetland Determination Data Forms – Midwest Region
Site Photographs
USACE Antecedent Precipitation Tool Figure & Tables (2007, 2009, 2010, 2011, 2015, 2018, 11.08.2023)
Historical Aerial Photographs: 2007, 2009, 2010-WET, 2011, 2015, 2018
Exhibits
- A – Location Map
- B – National Wetlands Inventory
- C – Soil Map
- D – 2021 USGS Topographic Map
- E – FEMA Flood Insurance Rate Map
- F – ISHPO HARGIS Map
- G – Aerial Photograph

WATER RESOURCES DELINEATION REPORT

Project Name and Client: Ament Road Build Area Extension / New Leaf Energy

Project Number: 23-0815A

Location: Illinois, Kendall County, Kendall Township, Unincorporated, T36N R7E, SE 1/4 of Section 17; Latitude 41.593804; Longitude -88.444237

Date of Site Visit: November 8, 2023

Field Investigators: S. DeDina, CWS & R. Van Herik PWS, CWS

EXECUTIVE SUMMARY

The project area (approximately 36.5 acres in size) is located in Unincorporated Kendall Township, Kendall County, Illinois (Exhibit A: Location Map). The project area, as presented in this report, represents the property limits investigated by ENCAP, Inc. for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The project area is generally bounded by Ament Road to the north, and agricultural land to the south, east, and west. The project area is located within the Illinois River watershed and the Middle Aux Sable Creek sub-watershed.

The project area consists predominately of agricultural land most recently planted with corn (*Zea mays*) and harvested. An intermittent tributary to Middle Aux Sable Creek and its wooded buffer are located along the western boundary of the project area. Topographically, the project area decreases in elevation from north to south, with a few slight depressional areas found throughout the site.

Two wetlands totaling approximately 0.55 acres on-site were identified on the project area. A wetland associated with an intermittent tributary to Middle Aux Sable Creek was identified along the western project boundary of the site and totals approximately 0.45 acres on-site. A small depressional farmed wetland was identified within the southern portion of the project area and totals 0.10 acres. The limits of farmed wetlands were identified using protocol established by the U.S. Department of Agriculture and were not staked. Non-farmed wetland boundaries were identified and staked using methods sanctioned by the United States Army Corps of Engineers. Non-farmed wetland acreages provided in this report are estimations; a survey of the staked wetland boundaries must be performed in order to obtain exact size and location information. The locations of the two wetlands are identified on the attached aerial photograph (Exhibit G).

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. The Kendall County Stormwater Management Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. Due to its status as a mapped intermittent tributary of the Middle Aux Sable Creek, a tributary of the Illinois River, Wetland 1 / Intermittent Creek is

assumed to be under the jurisdiction of the USACE. A direct surface connection from Farmed Wetland 1 to jurisdictional waters was not observed; therefore, the feature may be considered isolated. The USACE has the final authority to determine the jurisdiction of the identified resources. If considered isolated, Farmed Wetland 1 will be regulated by Kendall County. Buffers are not explicitly enforced by USACE or Kendall County, however, the USACE or Kendall County may enforce buffers during development to protect the identified resources.

Based on a November 16, 2023 review of the U.S. Fish and Wildlife Service (USFWS) technical assistance website, sensitive (federally threatened or endangered) plant or animal species habitat may be located within or adjacent to the project area but the proposed project is unlikely to negatively affect sensitive species (see attached USFWS Review Summary). Further consultation with this agency is likely not required for a Section 404 Permit from the USACE.

According to the Illinois Department of Natural Resources (IDNR), sensitive (threatened or endangered) plant or animal species are not known to exist within the vicinity of the project area and consultation with the IDNR has been terminated. The formal consultation from the IDNR is valid for 2 years from the submittal date of November 16, 2023 (see attached IDNR EcoCAT Results Report).

At the time of this wetland delineation report, current regulations state that this delineation is valid for 5 years from the date of site visit.

PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface water resources on, or within 100 feet of the project area. A floodplain determination was not included as part of our investigation. On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region and the United States Department of Agriculture National Food Security Act Manual (1994 and 1996). Plant observations were made in order to calculate the Coefficient of Conservatism (ĉ) and Floristic Quality Index (FQI) for each wetland plant community using the Chicago Region FQA Calculator (Herman, B., Sliwinski, R. and S. Whitaker. 2017). Observed wildlife and evaluation of resource quality are also reported as required by the Chicago District USACE.

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas identified by these resources are evaluated in the field to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Army Corps of Engineers has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  3. The plant community passes either the dominance test (Indictor 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.

- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
  - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
  - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

- **Group D** – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

- **Soils** - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

In most circumstances, areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled "WETLAND DELINEATION." Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

Farmed Wetland Determinations.

ENCAP, Inc. conducted a wetland determination on the farmed portion of the project area using National Food Security Act Manual (NFSAM) methodology. Aerial photographs are reviewed in order to identify potential farmed wetland signatures. The identified suspect areas are then field investigated to confirm that the areas are in fact wetlands. Copies of the aerial photographs used in identifying farmed wetlands are included in this report.

MAP REVIEW

- The **National Wetlands Inventory** identifies a *Riverine, Intermittent, Streambed, Seasonally Flooded* (R4SBC) water feature within the western boundary of the project area (Exhibit B).

- The **Soil Map** identifies the following soils within the project area: Lisbon silt loam, 0 to 2 percent slopes (59A), La Rose silt loam, 5 to 10 percent slopes, eroded (60C2), Drummer silty clay loam, 0 to 2 percent slopes (152A), Elpaso silty clay loam (356A), and Graymont silt loam, 0 to 2 percent slopes (541B). Drummer silty clay loam (152A) and Elpaso silty clay loam (356A) are considered predominantly hydric in Kendall County (Exhibit C).

- The **2021 United States Geological Survey (USGS) Topographic Map** identifies an unnamed intermittent tributary to Middle Aux Sable Creek in the western boundary of the project area. (Exhibit D).

- The **FEMA Flood Insurance Rate Map** identifies the project area outside the 500-year floodplain (Exhibit E).

- The **Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map** does not identify any properties or objects that have been listed in the National Register of Historic Places, determined eligible, or surveyed without determination within the project area (Exhibit F).

SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

Wetland 1 / Intermittent Creek. This wetland (approximately 0.45 acres in on-site size) is located within the western portion of the project area. The intermittent creek originates north of the site and enters the site from a large culvert located under Ament Road. The creek flows south through the western boundary of the project area before turning slightly to the southwest, continuing in a generally southern direction until its connection with Middle Aux Sable Creek approximately 0.75 miles south of site. The channel of the waters unit averages 5 feet in width and its banks average 3 feet in height. At the time of the field investigation, water depth within the channel varied between approximately 4 inches to 2 feet.

The boundaries of the creek and associated fringe wetland were marked with 70 pink flagged pin stakes. The limits were generally staked at the Ordinary High Water Mark (OHWM). The OHWM was identified by a clear, natural line on the bank, shelving, scour, and abrupt change in plant community. The buffer surrounding the wetland consisted of a wooded corridor dominated by mature hackberry (*Celtis occidentalis*) and Osage orange (*Maclura pomifera*), Tartarian honeysuckle (*Lonicera tatarica*), and smooth brome (*Bromus inermis*), which provides moderate buffer functions to the intermittent creek.

Wetland 1 / Intermittent Creek appears to be under the jurisdiction of the U.S. Army Corps of Engineers due to its connection to Middle Aux Sable Creek, a tributary of the Illinois River. Based on the definition of a high-quality aquatic resource, Wetland 1 would not be considered a high quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

Two sample points were established within and adjacent to the on-site portion of Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph).

The on-site portion of Wetland 1 was primarily vegetated by reed canary grass (*Phalaris arundinacea*). The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicators F6: Redox Dark Surface provided evidence of hydric soil. high water table, saturation, water-stained leaves, drainage patterns, and geomorphic position provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for the on-site portion of Wetland 1 was 2.41, and the native Floristic Quality Index (FQI) of Wetland 1 was 13.61 (see attached Floristic Quality Data). These values indicate a low to moderate quality plant community.

Farmed Wetland 1. This wetland (0.10 acres in total size) is located within the southern portion of the project area. This wetland is a small, closed depression that appears to be isolated from the nearby jurisdictional resource and receives its hydrology from overland flow. Farmed Wetland 1 exhibited wetland signatures in 3 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 1 were determined through aerial photograph interpretation, and its boundaries were not field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 1 would not be considered a high-quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

The buffer surrounding Farmed Wetland 1 consisted of an active agricultural field that provides very little buffer function.

Farmed Wetland 1 appears to be isolated and therefore, not under the jurisdiction of the U.S. Army Corps of Engineers; however, the wetland is regulated by Kendall County through implementation of the County Stormwater Ordinance.

One sample point was established within Farmed Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph).

Farmed Wetland 1 was primarily unvegetated but had previously been vegetated by planted corn. The mapped soil series is Libson silt loam, 0 to 2 percent slopes (59A), a non-hydric soil. USDA field indicators A11: Depleted Below Dark Surface provided evidence of hydric soil. Geomorphic position and a review of historic aerial photographs provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 1 was 0.00, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 0.00 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

INVESTIGATION OF FARMED AREAS

During the field investigation, the majority of the site consisted of agricultural land. ENCAP, Inc. evaluated aerial photographs obtained from Google Earth year-by-year using NRCS wetland signature criteria. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soils are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field and contain hydric soils, they are also considered farmed wetlands.

See the attached aerial photographs for years reviewed and wetland signatures observed. Figures and tables from the U.S. Army Corps of Engineers Antecedent Precipitation Tool, which indicate the hydrologic conditions for each historic aerial image, are also attached.

Table 1. Slide Analysis Summary
Ament Road Build Area Extension / New Leaf Energy

Year	Google Earth Source	Precipitation	Sample Points Type of Signature / Corresponding Number		
			A	**B**	**E**
2007	Google, USDA/FPAC/ GEO	Normal	N	N	CT 1
2009	Google, USDA/FPAC/ GEO	Normal	N	N	N
2010	Google, USDA/FPAC/ GEO	*WET*	N	N	CT 1
2011	Google, USDA/FPAC/ GEO	Normal	CT 2	CT 1	N
2015	Google, Maxar Technologies	Normal	N	N	CT 1
2018	Google, Maxar Technologies	Normal	N	N	CT 1
Percent wetland signatures present in years with normal precipitation			20%	20%	60%
Hydric soil present based on field inspection			Yes	Yes	Yes
Identified as wetland on the NWI			No	No	No
Qualifies as Farmed Wetland			No	No	Yes

INU = Inundation
CT = Color Tone Difference
SAT = Saturation
N = No Wetland Signatures Observed
Y = Yes / Identified

ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

Two additional vegetated sites located within the project area were examined to determine if they satisfied wetland criteria. Neither of these sites so qualified; therefore, they are referred to as Investigated Areas in this report. Each area is briefly described herein and USACE data forms are provided to support our negative findings (See USACE data forms).

Investigated Area 1. This investigated area is located in the northwestern portion of the project area (Exhibit G: Aerial Photograph – Sample Point A). This area was investigated because it consisted of an area that displayed color tone differences in 1 of 5 (20%) of examined historical aerials from years with normal precipitation.

Investigated Area 1 was primarily unvegetated but was previously vegetated by corn before harvest. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicators A12: Thick Dark and F6: Redox Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 1 does not qualify as farmed wetland.

Investigated Area 2. This investigated area is located in the northwestern portion of the project area (Exhibit G: Aerial Photograph – Sample Point B). This area was investigated because it consisted of an area that displayed color tone differences in 1 of 5 (20%) of examined historical aerials from years with normal precipitation.

Investigated Area 2 was primarily unvegetated but was previously vegetated by corn before harvest. The mapped soil series is Drummer silty clay loam, 0 to 2 percent slopes (152A), a hydric soil. USDA field indicators F6: Redox Dark Surface and F7: Depleted Dark Surface provided evidence of hydric soil. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology, Investigated Area 2 does not qualify as farmed wetland.

REGULATORY STATEMENT

Federal Regulations: The deposition of dredged or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide Permit Program authorizes 0.10 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP 39 cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near wetlands is controlled.

Kendall County Stormwater Management Ordinance: On December 15, 2011, Kendall County adopted a Stormwater Management Ordinance, with a most recent update of May 18, 2021. The ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

Natural vegetation shall be retained and protected. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands shall be left undisturbed during development to the greatest extent possible. Temporary crossings of watercourses, when permitted, must include appropriate watercourse and bank stabilization measures.

Special precautions shall be taken to prevent damages resulting from any necessary development activity within or adjacent to any stream, lake, pond, or wetland. Preventative measures shall reflect the sensitivity of these areas to erosion and sedimentation.

Illinois Department of Natural Resources Agency Action Plans for Interagency Wetlands Policy Act of 1989: The Illinois Interagency Wetlands Policy Act of 1989 is intended to ensure that there is no overall net loss of the State's existing wetland acres or their functional values resulting from State-supported activities. The Act charges State agencies with a further duty to "preserve, enhance and create wetlands where necessary to increase the quality and quantity of the State's wetland resource base."

The Interagency Wetlands Policy Act of 1989 states that any construction, land management or other activity performed by, or for which financial assistance is administered or provided by, a State agency that will result in an adverse impact to a wetland shall be subject to compliance. This includes, but is not limited to the following:

- The alteration, removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, vegetation, or naturally occurring minerals of any kind from a wetland;
- The discharge or deposit of fill material or dredged material in a wetland;
- The alteration of existing drainage characteristics, sedimentation patterns, or flood retention characteristics of a wetland;
- The disturbance of water level or water table of a wetland;
- The destruction or removal of plant life that would alter the character of a wetland, except for activities undertaken in accordance with the Illinois Noxious Weed Act;
- The transfer of State owned wetlands to any entity other than another state agency; and
- Other actions that cause or may cause adverse wetland impacts.

The Act is to be implemented through a State Wetland Mitigation Policy. The State Wetland Mitigation Policy requires preservation of wetlands as the primary objective. Where adverse wetland impacts are unavoidable, progressive levels of compensation based upon the level of impact to the existing wetland and the location of compensation wetlands are required.

Archaeological Survey Requirements: An archaeological survey may be required before a Section 404 permit will be issued for wetland impacts. The U.S. Army Corps of Engineers will make this determination as part of the permit application review. The archaeological survey must cover all areas of the project area, not wetlands only. If you already have a letter from the Illinois State Historic Preservation Office (ISHPO) stating an archaeological survey is required, you should act on it because the USACE will support this notification.

RECOMMENDATIONS

Two wetlands totaling approximately 0.55 acres were identified on the project area. The boundaries of Farmed Wetland 1 were not field staked by ENCAP, Inc. Farmed wetland boundaries must be scaled from the attached aerial photograph (Exhibit G) onto the property boundary survey.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands and water resources identified on site. In the past, projects have been able to apply to the USACE for a jurisdictional determination (JD) to find out which governing body regulates the wetlands on site. JD's, however, have been deprioritized and are being discouraged by the USACE Chicago District. In lieu of a JD, which can take over a year to be processed, if wetlands can be completely avoided by project development, a No Permit Required (NPR) may be obtained from the USACE. A No Permit Required letter may take between 2-5 months to receive from the USACE offices.

If impacts cannot be avoided, the fastest way to attain a permit for proposed work is to assume that all wetlands are under USACE jurisdiction. If wetlands cannot be avoided and assuming USACE jurisdiction of the wetlands will not work for the project, a lengthier permit review process may be initialed with the Corps.

Any impacts to Wetland 1, Farmed Wetland 1, Waters of the U.S., or enforced buffers will require U.S. Army Corps of Engineers and County notification and approval. ENCAP, Inc. can assist you with the request for No Permit Required, permit applications, agency negotiations, wetland design plans, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

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USFWS Section 7 Consultation Review Summary
+ Official Threatened & Endangered Species List

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November 16, 2023

U.S. Fish and Wildlife Service
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022

Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation
Project: Ament Road Build Area Extension, located in Illinois, Kendall County, Kendall Township, Unincorporated, T36N R7E Section 17; **Latitude 41.593804 N; Longitude -88.444237 W**
ENCAP, Inc. project # 23-0815A
Client: New Leaf Energy

The project area consists predominately of agricultural land most recently planted with corn (*Zea mays*) and harvested. An intermittent tributary to Middle Aux Sable Creek and its wooded buffer is located along the western boundary of the project area. Topographically the project area decreases in elevation from north to south, with a few slight depressional areas found throughout the site. The proposed project includes conversion of the agricultural field to a solar array and attendant features.

ENCAP, Inc. carefully reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC) technical assistance website on November 16, 2023 for federally listed threatened and endangered species. According to the website, 4 threatened or endangered species are listed and may be present in Kendall County: Indiana Bat (*Myotis sodalis*), Northern Long-eared Bat (*Myotis septentrionalis*), Eastern Prairie Fringed Orchid (*Platanthera leucophaea*), and the Whooping Crane (*Grus americana*). Additionally, the Tricolored Bat (*Perimyotis subflavus*) is proposed to be listed as an endangered species, and the Monarch Butterfly (*Danaus plexippus*) is included as a candidate species.

Two major types of habitat exist on the project area. The majority of the project area is an active agricultural field, most recently in production of corn. This area provides very little habitat for listed species. The remainder of the project area consists of an intermittent creek corridor with herbaceous, scrub-shrub, and mature wooded plant communities. Scattered flowering forbs and shrubs were found throughout the corridor. These areas provide some wildlife habitat on-site. Along the southern border of the parcel, a few mature trees and several saplings were found consisting of hackberry (*Celtis occidentalis*) and white mulberry (*Morus alba*). Two wetlands were identified on-site. Further information regarding the wetlands can be found in Table 1 below.

Table 1. Sizes in acres, floristic quality, dominant plant species, and the required Lake County buffer width in feet for each wetland.

Feature	Size (ac)	Native FQI	Native Mean C	Dominant Species	Quality
Wetland 1 / Intermittent Creek	0.45	13.61	2.41	Reed canary grass (*Phalaris arundinacea*)	Low-Moderate
Farmed Wetland 1	0.10	0.00	0.00	Unvegetated	Low

The project area does not contain medium to high quality wetland with species associated with Eastern prairie fringed orchid. The limited number of mature trees provides minimal foraging habitat for listed bat species. If tree clearing is avoided, or is conducted during the winter months, it is likely this project will have “no effect” on the Northern long-eared or Indiana bat species.

The minimal flowering forbs found on-site may support limited habitat for the Monarch Butterfly. Further guidance for this species is not required since it is a candidate species and not yet fully listed as threatened or endangered. The Monarch Butterfly was found to warrant listing and protection under the Endangered Species Act (ESA), but resources must go to higher priority species at this time. Candidate species have no legal protection under the ESA, but agencies can still provide recommendations for them. The USFWS broadly urges the public to provide habitat for this imperiled species by planting native milkweed and nectar plants. The Monarch Butterfly should be considered in any landscaping plans.

The Whooping Crane Eastern Migratory population, which travels through Illinois, is a reintroduced flock started in 2001 with captive raised chicks. Whooping Cranes require wetlands, particularly wetland mosaic landscapes, in Illinois while migrating, so the greatest threat to them in Illinois is wetland loss. The Eastern Migratory population is designated “non-essential” by the Endangered Species Act to reduce regulatory restrictions on reintroductions. Non-essential, experimental populations are treated as threatened under the U.S. Fish & Wildlife Service’s 10(j) policy. The Eastern Migratory population is important to the recovering Whooping Crane population overall, but formal consultation with the USFWS for the Whooping Crane Eastern Migratory population is likely not required.

None of the two areas on-site contain suitable habitats for the Indiana Bat, Northern Long Eared Bat, Tricolored Bat, Eastern Prairie Fringed Orchid, Monarch Butterfly or Whooping Crane. Therefore, ENCAP, Inc. concludes that the Ament Road solar project does not contain the aforementioned listed species, their habitats, or designated critical habitat and will have “no effect” on the aforementioned species.



Robert Van Herik, PWS, CWS
Senior Ecological Consultant
ENCAP, Inc.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
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In Reply Refer To:
Project Code: 2024-0016976
Project Name: Ament Road Build Area Extension

November 16, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat, if present, within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) **the accuracy of this species list should be verified after 90 days**. This verification can be completed formally or informally. You may verify the list by visiting the ECOSPHERE Information for Planning and Consultation (IPaC) website https://ipac.ecosphere.fws.gov at regular intervals during project planning and implementation and completing the same process you used to receive the attached list.

Section 7 Consultation

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the U.S. Fish and Wildlife Service (Service) if they determine their project “may affect” listed species or designated critical habitat. Under the ESA, it is the responsibility of the Federal action agency or its designated representative to determine if a proposed action may affect endangered, threatened, or proposed species, or designated critical habitat, and if so, to consult with the Service further. Similarly, it is the responsibility of the Federal action agency or project proponent, not the Service to make "no effect" determinations. If you determine that your proposed action will have no effect on threatened or endangered species or their respective designated critical habitat, you do not need to seek concurrence with the Service.

Note: For some species or projects, IPaC will present you with *Determination Keys*. You may be able to use one or

more Determination Keys to conclude consultation on your action.

Technical Assistance for Listed Species

1. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain information on the species life history, species status, current range, and other documents by selecting the species from the thumbnails or list view and visiting the species profile page.

No Effect Determinations for Listed Species

1. If there are *no* species or designated critical habitats on the Endangered Species portion of the species list: conclude "no species and no critical habitat present" and document your finding in your project records. No consultation under ESA section 7(a)(2) is required if the action would result in no effects to listed species or critical habitat. Maintain a copy of this letter and IPaC official species list for your records.
2. If any species or designated critical habitat are listed as potentially present in the **action area** of the proposed project the project proponents are responsible for determining if the proposed action will have “no effect” on any federally listed species or critical habitat. No effect, with respect to species, means that no individuals of a species will be exposed to any consequence of a federal action or that they will not respond to such exposure.
3. If the species habitat is not present within the action area or current data (surveys) for the species in the action area are negative: conclude “no species habitat or species present” and document your finding in your project records. For example, if the project area is located entirely within a “developed area” (an area that is already graveled/paved or supports structures and the only vegetation is limited to frequently mowed grass or conventional landscaping, is located within an existing maintained facility yard, or is in cultivated cropland conclude no species habitat present. Be careful when assessing actions that affect: 1) rights-of-ways that contains natural or semi-natural vegetation despite periodic mowing or other management; structures that have been known to support listed species (example: bridges), and 2) surface water or groundwater. Several species inhabit rights-of-ways, and you should carefully consider effects to surface water or groundwater, which often extend outside of a project’s immediate footprint.
4. Adequacy of Information & Surveys - Agencies may base their determinations on the best evidence that is available or can be developed during consultation. Agencies must give the benefit of any doubt to the species when there are any inadequacies in the information. Inadequacies may include uncertainty in any step of the analysis. To provide adequate information on which to base a determination, it may be appropriate to conduct surveys to determine whether listed species or their habitats are present in the action area. Please contact our office for more information or see the survey guidelines that the Service has made available in IPaC.

May Effect Determinations for Listed Species

1. If the species habitat is present within the action area and survey data is unavailable or inconclusive: assume the species is present or plan and implement surveys and interpret results in coordination with our office. If assuming species present or surveys for the species are positive continue with the may affect determination process. May affect, with respect to a species, is the appropriate conclusion when a species might be exposed to a consequence of a federal action and could respond to that exposure. For critical habitat, ‘may affect’ is the appropriate conclusion if the action area overlaps with mapped areas of critical habitat and an essential physical or biological feature may be exposed to a consequence of a federal action and could change in response to that exposure.
2. Identify stressors or effects to the species and to the essential physical and biological features of critical habitat that overlaps with the action area. Consider all consequences of the action and assess the potential for each life stage of the species that occurs in the action area to be exposed to the stressors. Deconstruct the action into its component parts to be sure that you do not miss any part of the action that could cause effects to the species or physical and biological features of critical habitat. Stressors that affect species’ resources may have consequences even if the species is not present when the project is implemented.
3. If no listed or proposed species will be exposed to stressors caused by the action, a ‘no effect’ determination may be appropriate – be sure to separately assess effects to critical habitat, if any overlaps with the action

area. If you determined that the proposed action or other activities that are caused by the proposed action may affect a species or critical habitat, the next step is to describe the manner in which they will respond or be altered. Specifically, to assess whether the species/critical habitat is "not likely to be adversely affected" or "likely to be adversely affected."

4. Determine how the habitat or the resource will respond to the proposed action (for example, changes in habitat quality, quantity, availability, or distribution), and assess how the species is expected to respond to the effects to its habitat or other resources. Critical habitat analyses focus on how the proposed action will affect the physical and biological features of the critical habitat in the action area. If there will be only beneficial effects or the effects of the action are expected to be insignificant or discountable, conclude "may affect, not likely to adversely affect" and submit your finding and supporting rationale to our office and request concurrence.
5. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, check IPaC for species-specific Section 7 guidance and conservation measures to determine whether there are any measures that may be implemented to avoid or minimize the negative effects. If you modify your proposed action to include conservation measures, assess how inclusion of those measures will likely change the effects of the action. If you cannot conclude that the effects of the action will be wholly beneficial, insignificant, or discountable, contact our office for assistance.
6. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

For additional information on completing Section 7 Consultation including a Glossary of Terms used in the Section 7 Process, information requirements for completing Section 7, and example letters visit the Midwest Region Section 7 Consultations website at: https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance.

You may find more specific information on completing Section 7 on communication towers and transmission lines on the following websites:

- Incidental Take Beneficial Practices: Power Lines - https://www.fws.gov/story/incidental-take-beneficial-practices-power-lines
- Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning. - https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation

Tricolored Bat Update

On September 14, 2022, the Service published a proposal in the Federal Register to list the tricolored bat (Perimyotis subflavus) as endangered under the Endangered Species Act (ESA). The Service has up to 12-months from the date the proposal published to make a final determination, either to list the tricolored bat under the Act or to withdraw the proposal. The Service determined the bat faces extinction primarily due to the rangewide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across North America. Because tricolored bat populations have been greatly reduced due to WNS, surviving bat populations are now more vulnerable to other stressors such as human disturbance and habitat loss. Species proposed for listing are not afforded protection under the ESA; however, as soon as a listing becomes effective (typically 30 days after publication of the final rule in the Federal Register), the prohibitions against jeopardizing its continued existence and “take” will apply. Therefore, if your future or existing project has the potential to adversely affect tricolored bats after the potential new listing goes into effect, we recommend that the effects of the project on tricolored bat and their habitat be analyzed to determine whether authorization under ESA section 7 or 10 is necessary. Projects with an existing section 7 biological opinion may require

reinitiation of consultation, and projects with an existing section 10 incidental take permit may require an amendment to provide uninterrupted authorization for covered activities. Contact our office for assistance.

Other Trust Resources and Activities

Bald and Golden Eagles

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act, as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, please contact our office for further coordination. For more information on permits and other eagle information visit our website https://www.fws.gov/library/collections/bald-and-golden-eagle-management.
We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2024-0016976
Project Name: Ament Road Build Area Extension
Project Type: Power Gen - Solar
Project Description: Proposed project is a commercial solar project and attendant features. Creek Corridor will be avoided. Low quality farmed wetlands will be avoided
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.593254099999996,-88.44709934482674,14z



Counties: Kendall County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Bald and Golden Eagle Protection Act of 1940.
2. The Migratory Birds Treaty Act of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

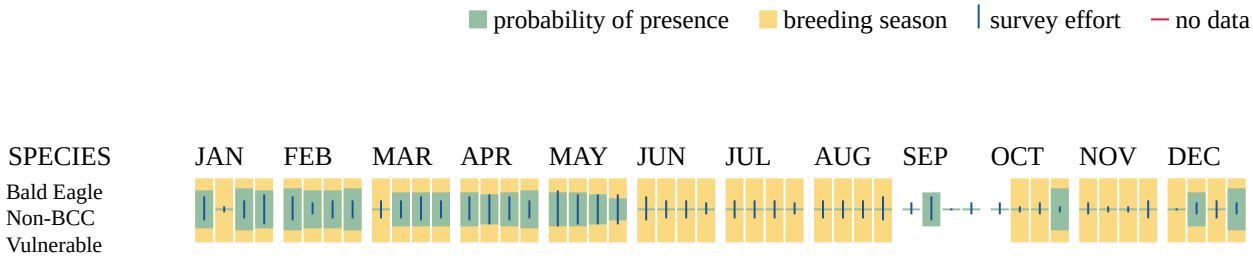
Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management

- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover *Pluvialis dominica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Cerulean Warbler *Dendroica cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 21 to Jul 20
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9443	Breeds Apr 20 to Aug 20
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper *Calidris melanotos* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Upland Sandpiper *Bartramia longicauda* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9294	Breeds May 1 to Aug 31
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read the supplemental information and specifically the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

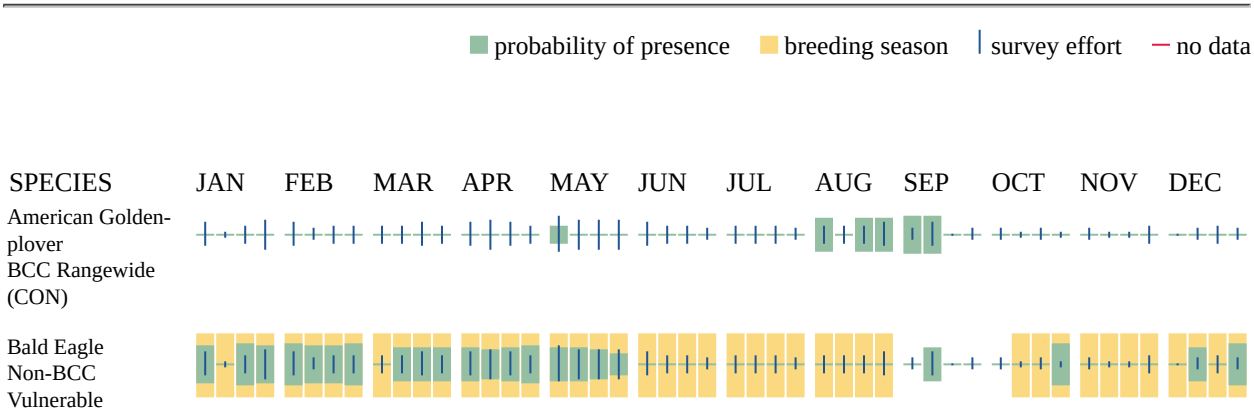
Probability of Presence (■)

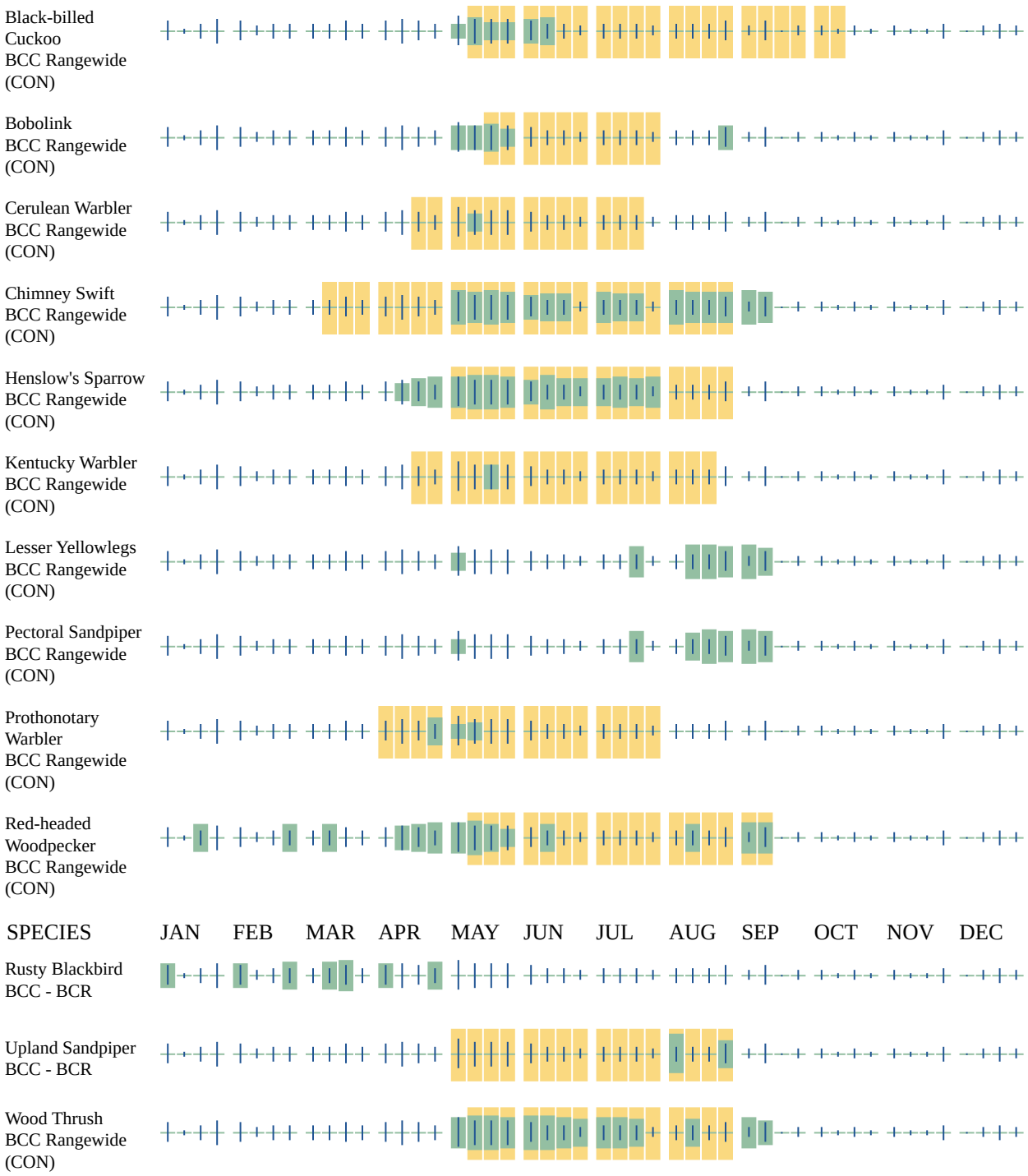
Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (–)
A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds

- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

WETLANDS

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Robert Van Herik
Address: [redacted]
City: [redacted]
State: [redacted]
Zip: [redacted]
[redacted]
Phone: [redacted]

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

IDNR EcoCAT Natural Resources Review Results & Termination Letter

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: ENCAP, Inc.
Contact: Robert Van Herik, Jr.
Address: [redacted]

IDNR Project Number: 2406936
Date: 11/16/2023
Alternate Number: 23-0519B

Project: Ament Road Build Area Extension
Address: Ament Road, Yorkville

Description: Commercial Solar Development with attendant features. Creek corridor will be avoided.

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, 16
36N, 7E, 17
36N, 7E, 20
36N, 7E, 21



IL Department of Natural Resources Contact
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kendall County Planning, Building, & Zoning
Matt Asselmeier,
masselmeier@kendallcountyil.gov
111 West Fox Street
Yorkville, Illinois 60560

Disclaimer

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

Terms of Use

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

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.

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

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

Privacy

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

IDNR Project Number: 2406936

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2406936

APPLICANT	DATE
ENCAP, Inc. Robert Van Herik, Jr. [redacted]	11/16/2023

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Floristic Quality Data Sheets

SITE: Ament Road Build Area Extension
LOCALE: Wetland 1 / Intermittent Creek
BY: S. DeDina & R. Van Herik
NOTES: 11.08.2023

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.41	SPECIES RICHNESS (ALL)	48
MEAN C (ALL SPECIES)	1.60	SPECIES RICHNESS (NATIVE)	32
MEAN C (NATIVE TREES)	2.00	% NON-NATIVE	0.33
MEAN C (NATIVE SHRUBS)	2.67	WET INDICATOR (ALL)	-0.10
MEAN C (NATIVE HERBACEOUS)	2.47	WET INDICATOR (NATIVE)	-0.22
FQAI (NATIVE SPECIES)	13.61	% HYDROPHYTE (MIDWEST)	0.75
FQAI (ALL SPECIES)	11.11	% NATIVE PERENNIAL	0.60
ADJUSTED FQAI	19.65	% NATIVE ANNUAL	0.06
% C VALUE 0	0.44	% ANNUAL	0.06
% C VALUE 1-3	0.33	% PERENNIAL	0.88
% C VALUE 4-6	0.23		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
ACENEG	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple	0	FAC	FAC	0	Tree	Perennial	Native
ACESAI	Acer saccharinum	Acer saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
AEGPOD	Aegopodium podagraria	AEGOPODIUM PODAGRARIA	Bishop's Goutweed	0	FAC	FAC	0	Forb	Perennial	Adventive
AGEALT	Ageratina altissima	Eupatorium rugosum	White Snakeroot	3	FACU	FACU	1	Forb	Perennial	Native
AMBTRI	Ambrosia trifida	Ambrosia trifida	Great Ragweed	0	FAC	FAC	0	Forb	Annual	Native
APOCAN	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp	2	FAC	FAC	0	Forb	Perennial	Native
ARCMIN	Arctium minus	ARCTIUM MINUS	Lesser Burrdock	0	FACU	FACU	1	Forb	Biennial	Adventive
BIDFRO	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork	1	FACW	FACW	-1	Forb	Annual	Native
BROINE	Bromus inermis	BROMUS INERMIS	Smooth Brome	0	FACU	UPL	1	Grass	Perennial	Adventive
CXBLAN	Carex blanda	Carex blanda	Eastern Woodland Sedge	1	FAC	FAC	0	Sedge	Perennial	Native
CELOCC	Celtis occidentalis	Celtis occidentalis	Common Hackberry	2	FAC	FAC	0	Tree	Perennial	Native
CONMAC	Conium maculatum	CONIUM MACULATUM	Poison-Hemlock	0	FACW	FACW	-1	Forb	Biennial	Adventive
CORALB	Cornus alba	Cornus stolonifera; Cornus baileyi; Cornus sericea	Red Osier	5	FACW	FACW	-1	Shrub	Perennial	Native
CORRAC	Cornus racemosa	Cornus racemosa	Gray Dogwood	1	FAC	FAC	0	Shrub	Perennial	Native
ELYRIP	Elymus riparius	Elymus riparius	River-Bank Wild Rye	5	FACW	FACW	-1	Grass	Perennial	Native
SOLGRA	Euthamia graminifolia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia nuttallii	Flat-Top Goldentop	4	FACW	FAC	-1	Forb	Perennial	Native

FRAPEN	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash	4	FACW	FACW	-1 Tree	Perennial	Native
GEUCAN	Geum canadense	Geum canadense	White Avens	1	FAC	FAC	0 Forb	Perennial	Native
GEULAC	Geum laciniatum	Geum laciniatum	Rough Avens	3	FACW	FACW	-1 Forb	Perennial	Native
GLYSTR	Glyceria striata	Glyceria striata var. stricta	Fowl Manna Grass	4	OBL	OBL	-2 Grass	Perennial	Native
HELGRO	Helianthus grosseserratus	Helianthus grosseserratus	Saw-Tooth Sunflower	4	FACW	FACW	-1 Forb	Perennial	Native
LAPCAN	Laportea canadensis	Laportea canadensis	Canadian Wood-Nettle	5	FACW	FACW	-1 Forb	Perennial	Native
LONTAT	Lonicera tatarica	LONICERA TATARICA	Twinsisters	0	FACU	FACU	1 Shrub	Perennial	Adventive
MORALB	Morus alba	MORUS ALBA VAR. TATARICA	White Mulberry	0	FAC	FACU	0 Tree	Perennial	Adventive
NASOFF	Nasturtium officinale	NASTURTIUM OFFICINALE	Watercress	0	OBL	OBL	-2 Forb	Perennial	Adventive
PASSAT	Pastinaca sativa	PASTINACA SATIVA	Parsnip	0	UPL	UPL	2 Forb	Biennial	Adventive
PHAARU	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0	FACW	FACW	-1 Grass	Perennial	Adventive
PHRAUSU	Phragmites australis ssp. australis	PHRAGMITES AUSTRALIS	Common Reed	0	FACW	FACW	-1 Grass	Perennial	Adventive
POPDEL	Populus deltoides	Populus deltoides	Eastern Cottonwood	0	FAC	FAC	0 Tree	Perennial	Native
RHACAT	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0	FAC	FAC	0 Shrub	Perennial	Adventive
RIBMIS	Ribes missouriense	Ribes missouriense	Missouri Gooseberry	2	UPL	UPL	2 Shrub	Perennial	Native
ROSBLA	Rosa blanda	Rosa blanda	Smooth Rose	4	FACU	FACU	1 Shrub	Perennial	Native
RUBOCC	Rubus occidentalis	Rubus occidentalis	Black Raspberry	0	UPL	UPL	2 Shrub	Perennial	Native
RUDLAC	Rudbeckia laciniata	Rudbeckia laciniata	Green-Head Coneflower	4	FACW	FACW	-1 Forb	Perennial	Native
RUMALT	Rumex altissimus	Rumex altissimus	Pale Dock	1	FACW	FACW	-1 Forb	Perennial	Native
RUMCRI	Rumex crispus	RUMEX CRISPUS	Curly Dock	0	FAC	FAC	0 Forb	Perennial	Adventive
SALNIG	Salix nigra	Salix nigra	Black Willow	5	OBL	OBL	-2 Tree	Perennial	Native
SAMCAN	Sambucus nigra ssp. canadensis	Sambucus canadensis	Black Elder	4	FAC	FACW	-1 Shrub	Perennial	Native
SANODO	Sanicula odorata	Sanicula gregaria	Clustered Black-Snakeroot	3	FAC	FAC	0 Forb	Perennial	Native
SOLDUL	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0	FAC	FAC	0 Vine	Perennial	Adventive
SOLALT	Solidago altissima	Solidago altissima	Tall Goldenrod	1	FACU	FACU	1 Forb	Perennial	Native
SYMDRU	Symphyotrichum drummondii	Aster sagittifolius drummondii	Drummond's Aster	3	UPL	UPL	2 Forb	Perennial	Native
TAROFF	Taraxacum officinale	TARAXACUM OFFICINALE	Common Dandelion	0	FACU	FACU	1 Forb	Perennial	Adventive
TOXRAD	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2	FAC	FAC	0 Vine	Perennial	Native
TRIHYB	Trifolium hybridum	TRIFOLIUM HYBRIDUM	Alsike Clover	0	FACU	FACU	1 Forb	Perennial	Adventive
VERURT	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2	FAC	FAC	0 Forb	Perennial	Native
VIBOPU	Viburnum opulus var. opulus	VIBURNUM OPULUS	Highbush-Cranberry	0	FAC	FACW	0 Shrub	Perennial	Adventive
XANSTR	Xanthium strumarium	Xanthium strumarium var. canadense; Xanthium strumarium var. glabratum	Rough Cockleburr	0	FAC	FAC	0 Forb	Annual	Native

USACE Wetland Determination Data Forms – Midwest Region

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road Build Area Extension City/County: Unincorporated/Kendall Sampling Date: 11/08/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: A

Investigator(s) S. DeDina & R. Van Herik Section, Township, Range: Sec. 17, T36N, R7E

Landform (hillslope, terrace, etc.): Agricultural field Local Relief (concave, convex, none): Concave

Slope (%): 3% *Lat: 41.595242 *Long: -88.448686 Datum: Investigated Area 1

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐ **Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. The sample point is located in an agricultural field that has been tiled, tilled, planted with corn (*Zea mays*), and harvested.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays** stubble	60	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 10
*The agricultural field and sample point was dominated by planted corn (*Zea mays*) that had recently been harvested; however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point A

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					SiCL	
8-15	10YR 2/1	94	10YR 5/3	5	C	M	SiCL	
			10YR 5/8	1	C	M		
15-24	10YR 2/1	88	10YR 5/3	10	C	M	SiC	
			10YR 5/8	2	C	M		
24-28	10YR 5/1	50	10YR 5/3	15	C	M	SiC	
			10YR 5/8	15	C	M		
			10YR 2/1	20	n/a	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 1 of 5 (20%) reviewed historic aerial photographs with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road Build Area Extension City/County: Unincorporated/Kendall Sampling Date: 11/08/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: B

Investigator(s) S. DeDina & R. Van Herik Section, Township, Range: Sec. 17, T36N, R7E

Landform (hillslope, terrace, etc.): Agricultural field Local Relief (concave, convex, none): Concave

Slope (%): 2% *Lat: 41.594917 *Long: -88.448194 Datum: Investigated Area 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐ **Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. The Sample Point is located in an agricultural field that has been tiled, tilled, planted with corn (*Zea mays*), and harvested.

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays** stubble	65	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	65	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 11
*The agricultural field and sample point was dominated by planted corn (*Zea mays*) that had recently been harvested; however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point B

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 2/1	92	10YR 5/4	5	C	M	SiCL	
			10YR 5/1	3	D	M		
15-24	10YR 2/1	73	10YR 5/1	15	D	M	SiC	
			10YR 5/4	10	C	M		
			10YR 5/8	2	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 1 of 5 (20%) reviewed historic aerial photographs with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road Build Area Extension City/County: Unincorporated/Kendall Sampling Date: 11/08/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: C

Investigator(s) S. DeDina & R. Van Herik Section, Township, Range: Sec. 17, T36N, R7E

Landform (hillslope, terrace, etc.): Toe Slope, Creekbed Local Relief (concave, convex, none): Concave

Slope (%): 10% *Lat: 41.594073 *Long: -88.448824 Datum: Wetland 1 / Intermittent Creek

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. The Sample Point is located in an incised creek channel with a wooded buffer.

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Celtis occidentalis*	25	Y	FAC
2. *Tilia americana*	25	Y	FACU
3.			
4.			
5.			
	50	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Rubus occidentalis*	20	Y	UPL
2. *Sambucus canadensis*	15	Y	FAC
3. *Lonicera tatarica*	10	Y	FACU
4.			
5.			
	45	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	40	Y	FACW
2. *Rudbeckia laciniata*	20	Y	FACW
3. *Bromus inermis*	15	N	FACU
4. *Aegopodium podagraria*	10	N	FAC
5. *Solanum dulcamara*	8	N	FAC
6. *Rumex altissimus*	3	N	FACW
7.			
8.			
9.			
10.			
	96	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)
Total Number of Dominant Species Across All Strata: 7 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 57% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☒ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 1

SOIL

Sampling Point C

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/1	80	10YR 5/8	10	C	M	SiL	with sand
			10YR 5/4	10	C	M		
8-10	10YR 4/1	85	10YR 5/4	15	C	M	SiL	With gravel

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: **Gravel / Rock**

Depth: **10"**

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☒ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 6"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 3"

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road Build Area Extension City/County: Unincorporated/Kendall Sampling Date: 11/08/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: D

Investigator(s) S. DeDina & R. Van Herik Section, Township, Range: Sec. 17, T36N, R7E

Landform (hillslope, terrace, etc.): Creek Terrace Local Relief (concave, convex, none): None

Slope (%): 0% *Lat: 41.594190 *Long: -88.448709 Datum: Wetland 1 / Intermittent Creek - Upland

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	
Hydric Soils Present?	Yes ☐ No ☒	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Tilia americana*	60	Y	FACU
2. *Celtis occidentalis*	15	N	FAC
3.			
4.			
5.			
	75	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera tatarica*	25	Y	FACU
2. *Rubus occidentalis*	15	Y	UPL
3. *Cornus alba*	5	N	FACW
4.			
5.			
	45	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Bromus inermis*	99	Y	FACU
2. *Cirsium arvense*	1	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS (A)		(B)	

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 2

SOIL

Sampling Point _____

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 3/1	100					SiCL	
18-20	10YR 3/1	85	10YR 4/3	15	C	M	SiCL	
20-24	10YR 4/3	80	10YR 5/4	15	C	M	SiCL	
			10YR 3/1	5	n/a	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Ament Road Build Area Extension City/County: Unincorporated/Kendall Sampling Date: 11/08/2023

Applicant/Owner: New Leaf Energy State: IL Sampling Point: E

Investigator(s) S. DeDina & R. Van Herik Section, Township, Range: Sec. 17, T36N, R7E

Landform (hillslope, terrace, etc.): Agricultural field Local Relief (concave, convex, none): Concave

Slope (%): 3% *Lat: 41.590806 *Long: -88.445576 Datum: Farmed Wetland 1

Soil Map Unit Name: Libson silt loam, 0 to 2 percent slopes (59A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes** ☐ **No** ☐

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. The Sample Point is located in an agricultural field that has been tiled, tilled, planted with corn (*Zea mays*), and harvested.

*Coordinates obtained from Site Photograph.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Zea mays** stubble	60	N	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	0	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 0 (B)
Percent of Dominant Species That are OBL, FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1	
FACW species		x 2	
FAC species		x 3	
FACU species		x 4	
UPL species		x 5	
TOTALS	(A)		(B)

Prevalence Index (B/A) =

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation
☐ Dominance Test is >50%
☐ Prevalence Index is ≤ 3.0[1]
☐ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic Vegetation Present? Yes ☐ **No** ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 9
*The agricultural field and sample point were dominated by planted corn (*Zea mays*) that had recently been harvested; however, the corn is not included in the overall dominance calculation since it is an unnatural planted crop.

SOIL

Sampling Point E

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	100					SiCL	
10-18	10YR 4/1	75	10YR 5/6	20	C	M	SiCL	
			10YR 2/1	5	n/a	M		
18-24	10YR 4/1	53	10YR 4/6	40	C	M	SiCL	
			10YR 5/6	5	C	M		
			10YR 2/1	2				

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

- ☐ Histosol (A1)
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- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☒ Depleted below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
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- ☐ Depleted Matrix (F3)
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- ☐ Coast Prairie Redox (A16)
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- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3] Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
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- ☐ Saturation (A3)
- ☐ Water Marks (B1)
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- ☐ Algal Mat or Crust (B4)
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- ☐ True Aquatic Plants (B14)
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- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
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- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: This area displayed wetland signatures during 3 of 5 (60%) reviewed historic aerial photographs with normal precipitation.

Site Photographs

PHOTOGRAPH 1	
DESCRIPTION: Wetland 1 / Intermittent Creek Sample Point C Facing Northwest	

PHOTOGRAPH 2	
DESCRIPTION: Wetland 1 / Intermittent Creek Upland Sample Point D Facing North	

PHOTOGRAPH 3

DESCRIPTION:

Wetland 1 / Intermittent Creek

Pipe Under Ament Road



PHOTOGRAPH 4

DESCRIPTION:

Wetland 1 / Intermittent Creek

Overview



PHOTOGRAPH 5

DESCRIPTION:

Wetland 1 /
Intermittent Creek

Overview



PHOTOGRAPH 6

DESCRIPTION:

Wetland 1 /
Intermittent Creek

Off-site Overview



PHOTOGRAPH 7

DESCRIPTION:

Wetland 1 /
Intermittent Creek

Buffer Overview



PHOTOGRAPH 8

DESCRIPTION:

Wetland 1 /
Intermittent Creek

Piped Crossing at
Property Border



PHOTOGRAPH 9	
DESCRIPTION: Farmed Wetland 1 Sample Point E	

PHOTOGRAPH 10	
DESCRIPTION: Investigated Area 1 Sample Point A Facing South	

PHOTOGRAPH 11	
DESCRIPTION: Investigated Area 2 Sample Point B Facing South	

PHOTOGRAPH 12	
DESCRIPTION: Site Overview Facing Southwest	

PHOTOGRAPH 13

DESCRIPTION:

Site Overview



PHOTOGRAPH 14

DESCRIPTION:

Southern Site Boundary Overview



PHOTOGRAPH 15

DESCRIPTION:

Site Overview



PHOTOGRAPH 16

DESCRIPTION:

North Site
Boundary Overview



PHOTOGRAPH 17

DESCRIPTION:

North Site Boundary Overview



PHOTOGRAPH 18

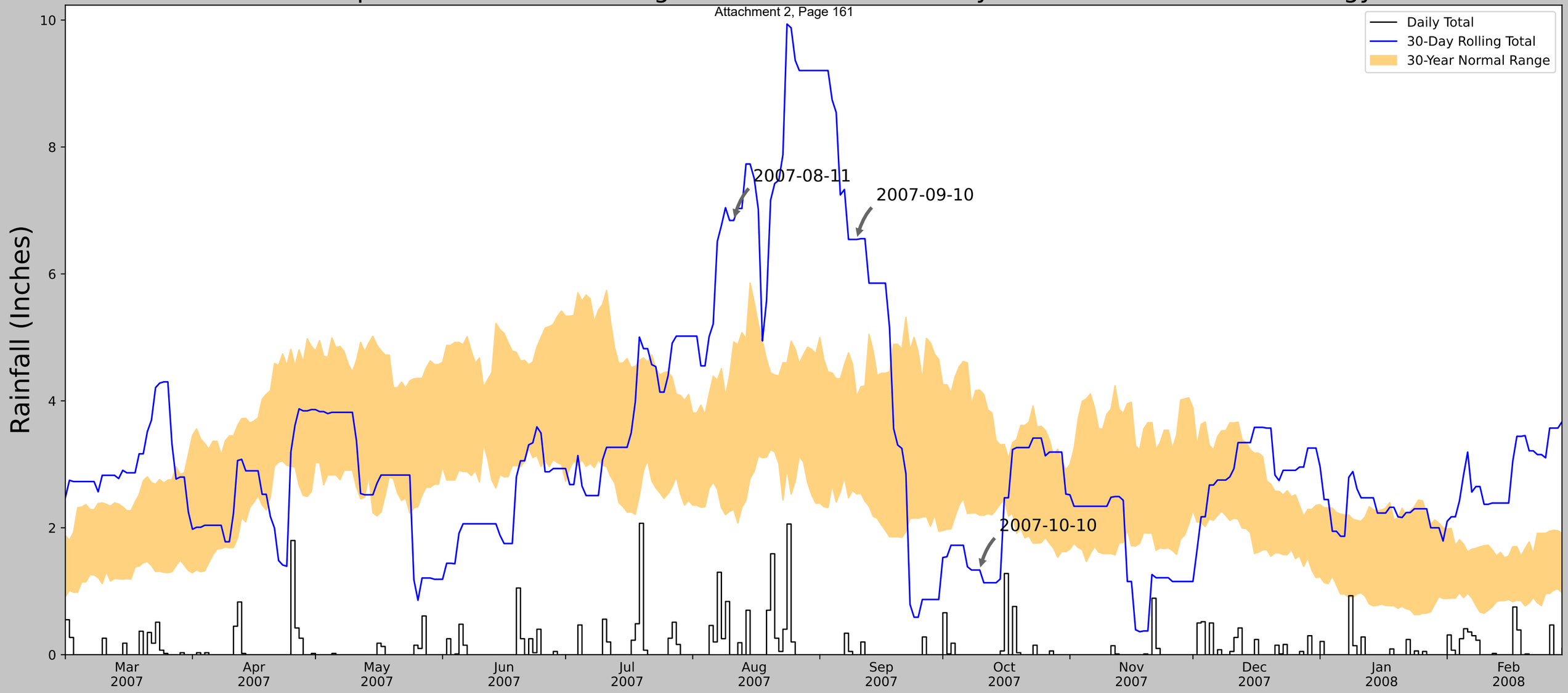
DESCRIPTION:

Pipe From Roadside Ditch Located Across Ament Road



USACE Antecedent Precipitation Tool Figure & Tables (2007, 2009, 2010, 2011, 2015, 2018, 11.08.2023)

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2007-10-10
Elevation (ft)	709.834
Drought Index (PDSI)	Moderate wetness
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2007-10-10	2.19685	4.170473	1.334646	Dry	1	3	3
2007-09-10	2.53189	4.063386	6.543307	Wet	3	2	6
2007-08-11	2.286614	4.928347	6.84252	Wet	3	1	3
Result							Normal Conditions - 12

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11024	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2009-06-27
Elevation (ft)	709.834
Drought Index (PDSI)	Extreme wetness
WebWIMP H_2O Balance	Dry Season

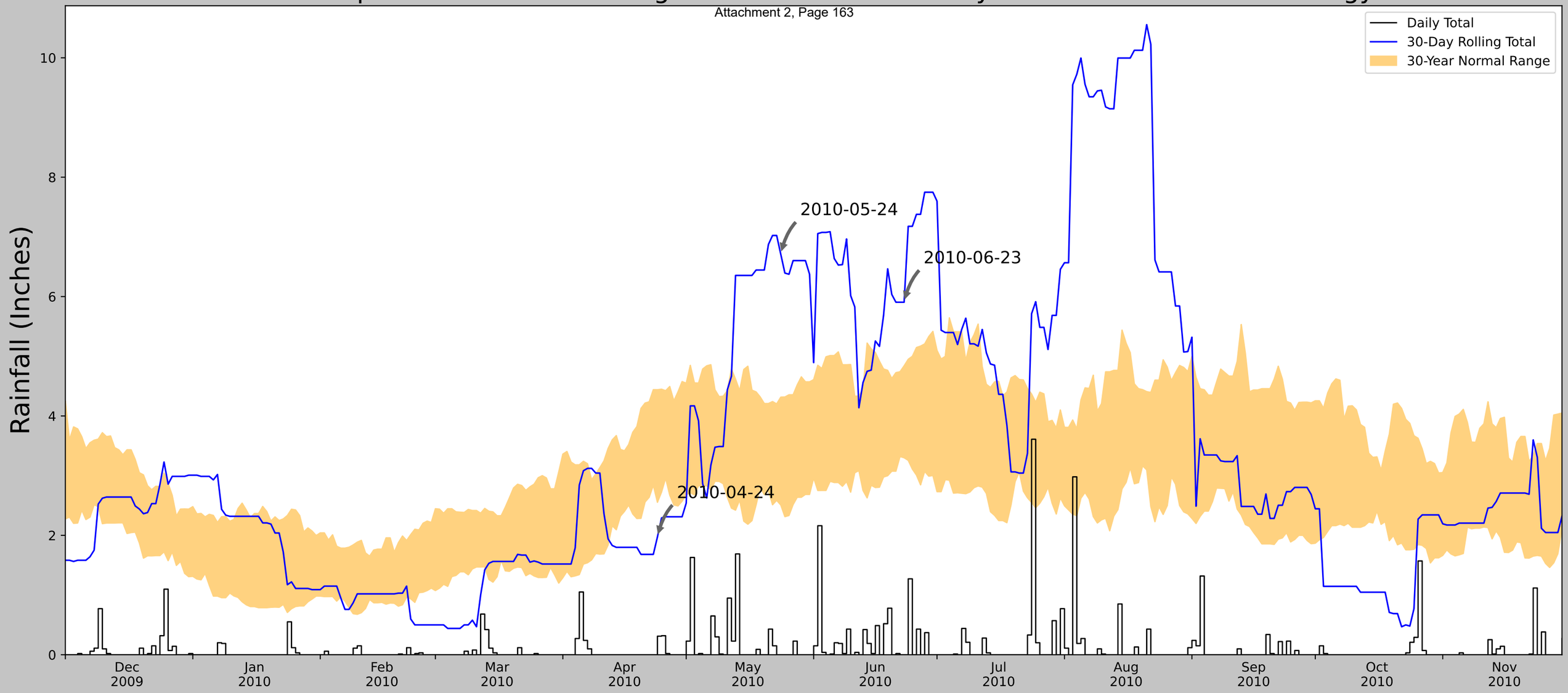
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2009-06-27	2.845276	5.170473	3.889764	Normal	2	3	6
2009-05-28	2.637795	4.520866	4.393701	Normal	2	2	4
2009-04-28	2.509843	4.611024	7.031496	Wet	3	1	3
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2010-06-23
Elevation (ft)	709.834
Drought Index (PDSI)	Severe wetness
WebWIMP H_2O Balance	Dry Season

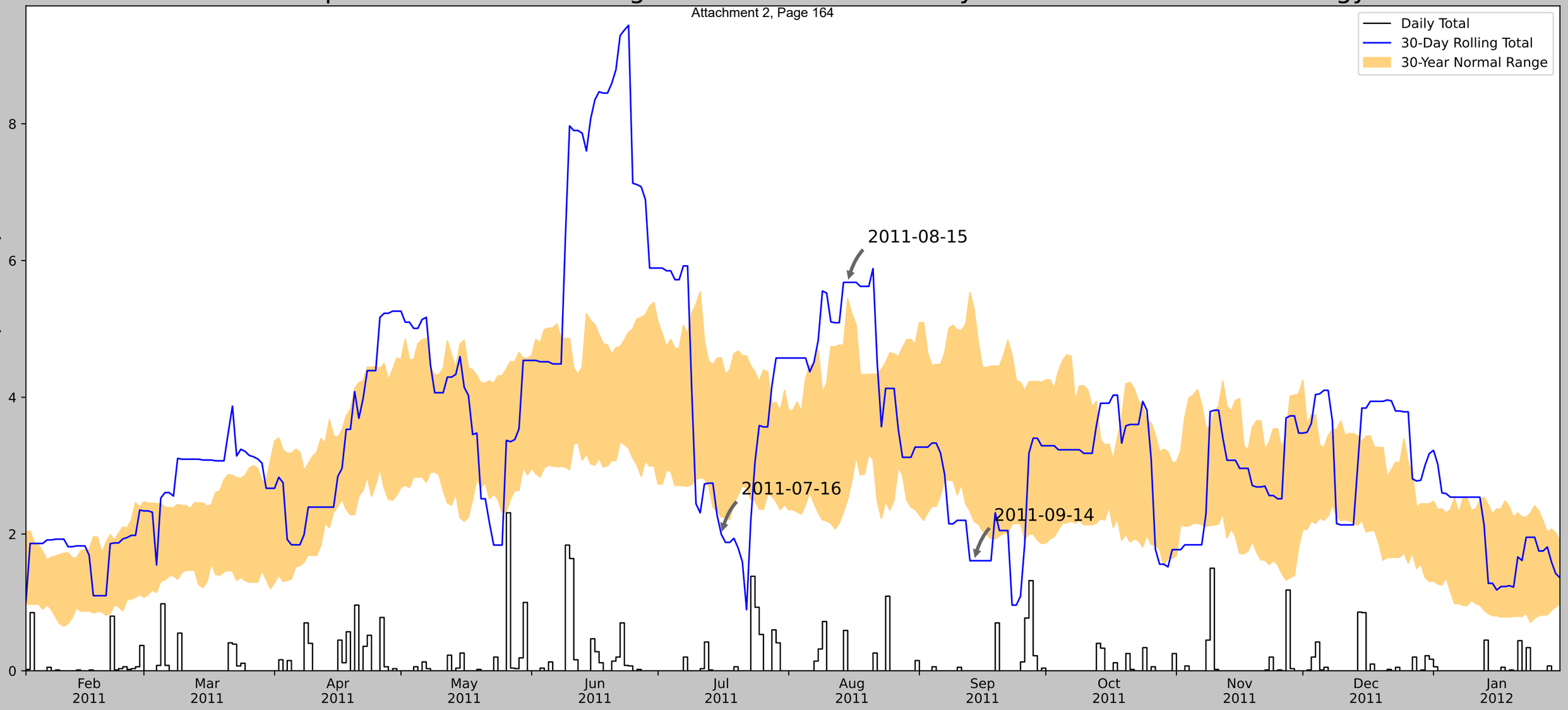
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2010-06-23	3.299606	4.840158	5.905512	Wet	3	3	9
2010-05-24	2.508661	4.315354	6.712599	Wet	3	2	6
2010-04-24	2.553543	4.43937	1.972441	Dry	1	1	1
Result							Wetter than Normal - 16

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

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U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2011-09-14
Elevation (ft)	709.834
Drought Index (PDSI)	Severe wetness
WebWIMP H_2O Balance	Wet Season

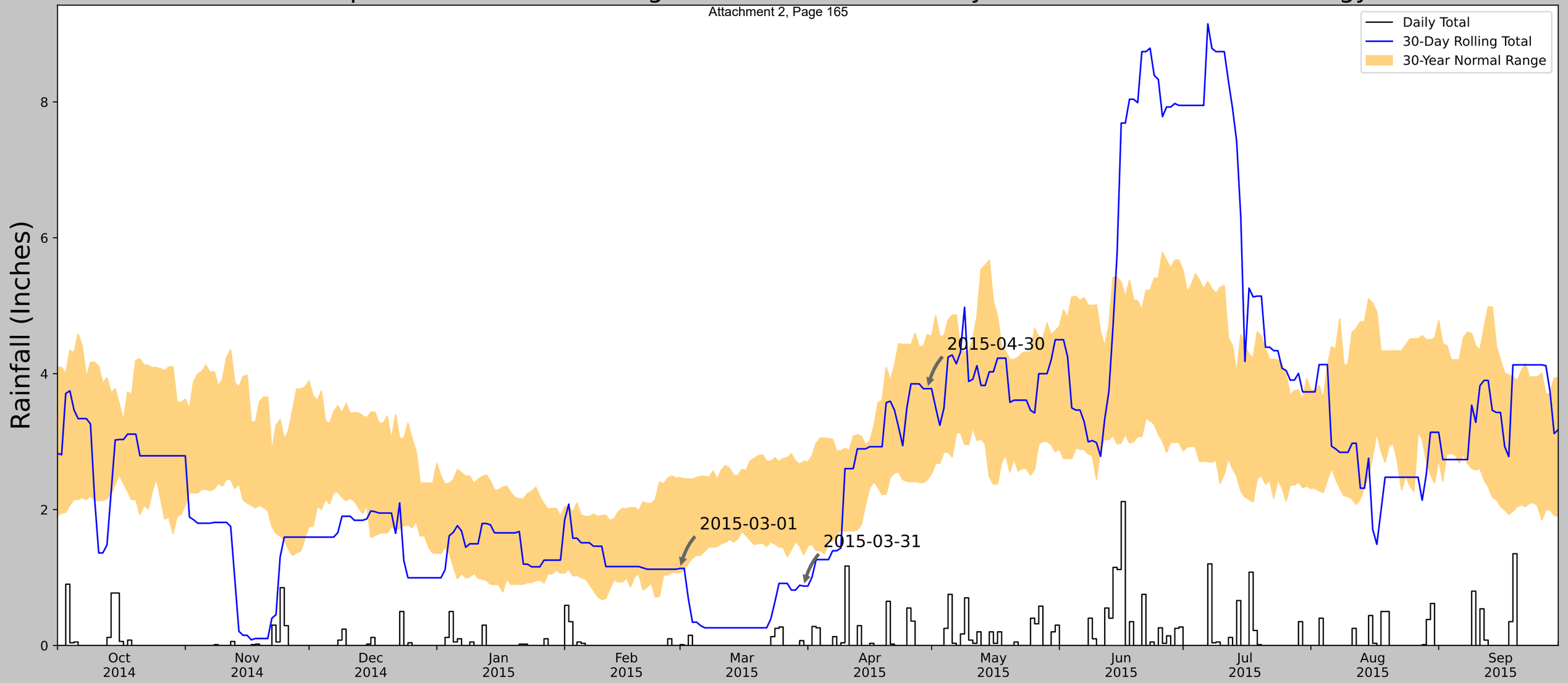
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2011-09-14	2.181102	5.291732	1.610236	Dry	1	3	3
2011-08-15	2.509843	5.438977	5.681103	Wet	3	2	6
2011-07-16	2.247638	4.580709	1.996063	Dry	1	1	1
Result							Normal Conditions - 10

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11025	90
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	292	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2015-04-30
Elevation (ft)	709.834
Drought Index (PDSI)	Incipient wetness
WebWIMP H_2O Balance	Wet Season

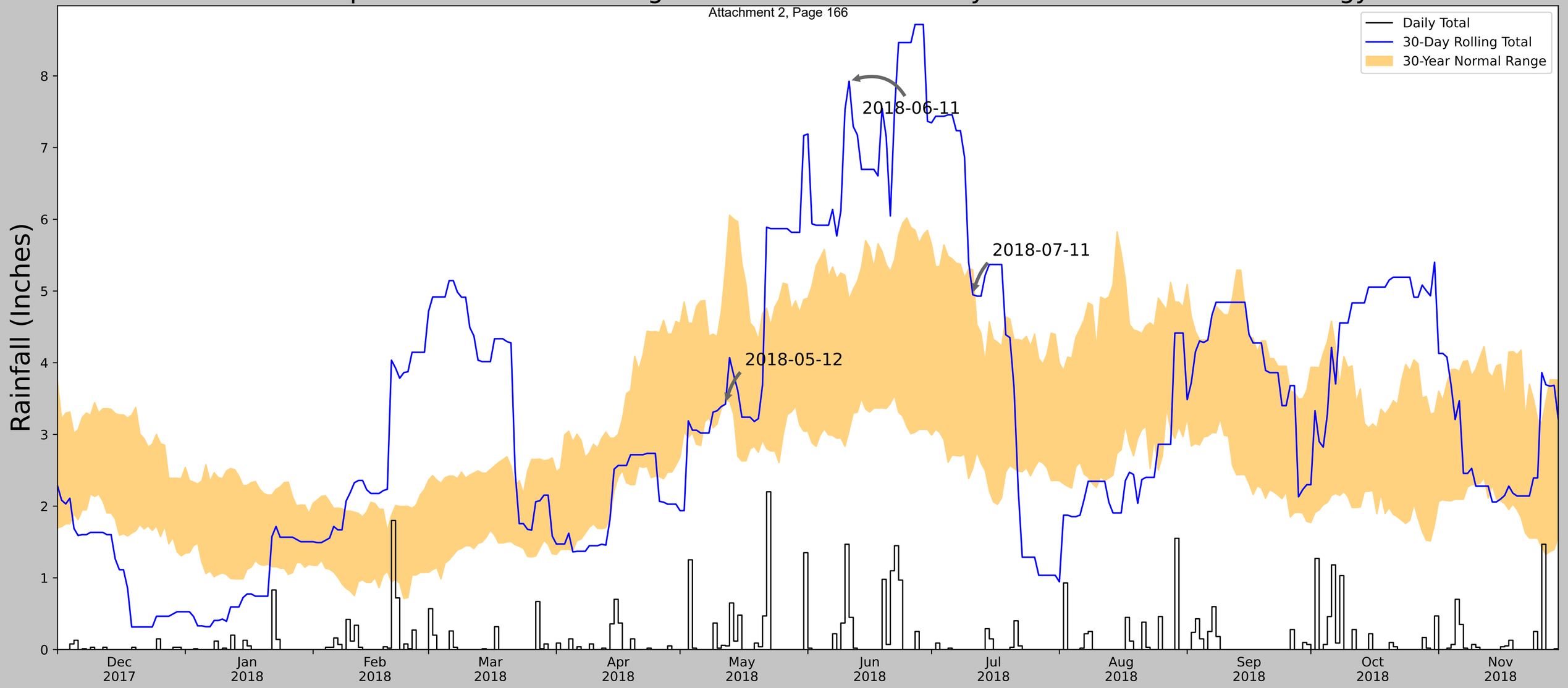
30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-04-30	2.440551	4.576378	3.779528	Normal	2	3	6
2015-03-31	1.335433	2.711024	0.874016	Dry	1	2	2
2015-03-01	1.075197	2.470866	1.133858	Normal	2	1	2
Result							Normal Conditions - 10

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

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U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11080	90
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	1	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	230	0
JOLIET BRANDON RD DAM	41.5033, -88.1033	542.979	21.893	117.126	12.416	31	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.593804, -88.444237
Observation Date	2018-07-11
Elevation (ft)	709.834
Drought Index (PDSI)	Moderate wetness
WebWIMP H_2O Balance	Dry Season

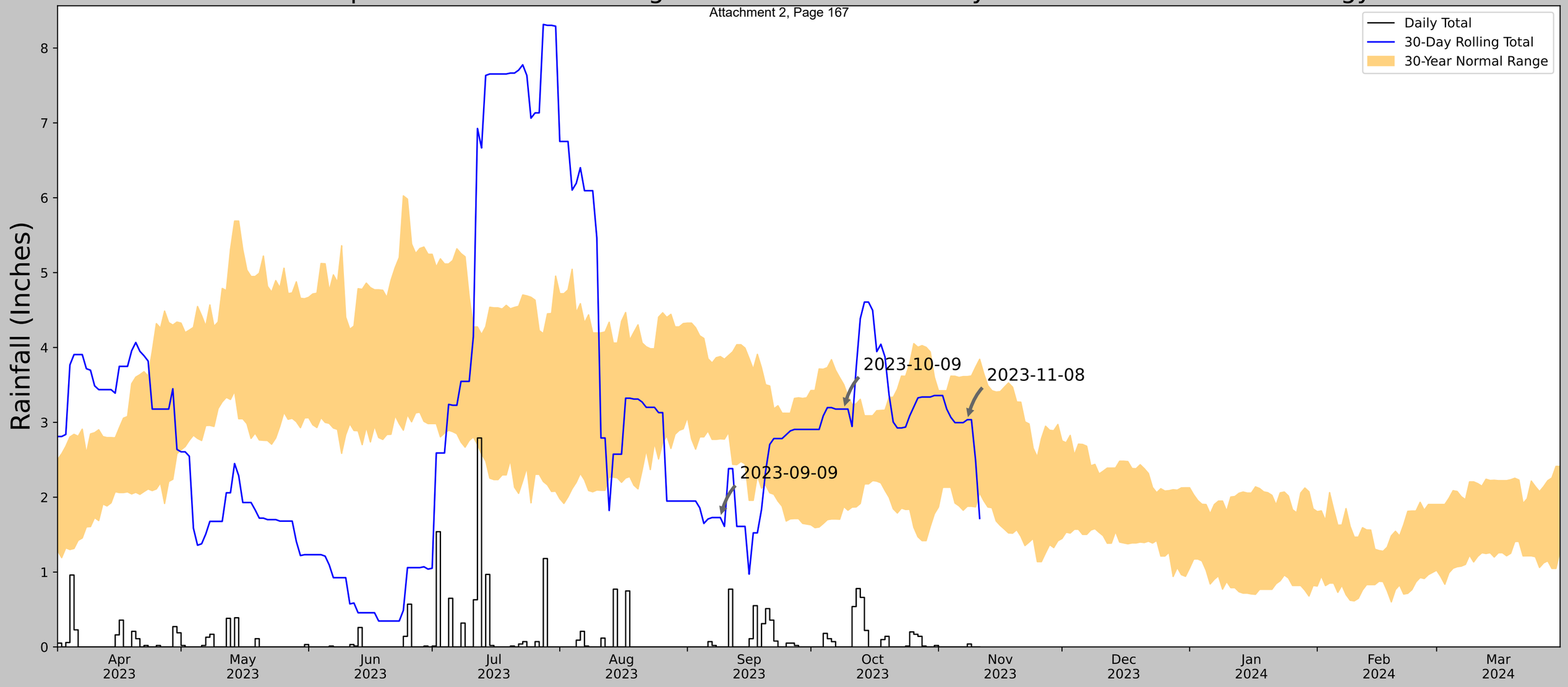
30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2018-07-11	2.525984	5.298032	4.948819	Normal	2	3	6
2018-06-11	3.050787	4.883071	7.925197	Wet	3	2	6
2018-05-12	3.46378	5.31811	3.42126	Dry	1	1	1
Result							Normal Conditions - 13

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
AURORA	41.7803, -88.3092	660.105	14.649	49.729	7.321	11110	90
AURORA 3.4 W	41.7723, -88.3577	689.961	2.559	29.856	1.228	6	0
NORTH AURORA 1.5 NE	41.8163, -88.3068	719.16	2.49	59.055	1.268	2	0
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	8.894	41.011	4.367	5	0
WHEATON 3 SE	41.8128, -88.0728	680.118	12.382	20.013	5.82	230	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	41.594760, -88.447141
Observation Date	2023-11-08
Elevation (ft)	709.415
Drought Index (PDSI)	Incipient wetness (2023-10)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-11-08	1.87874	3.611811	3.035433	Normal	2	3	6
2023-10-09	1.875591	3.503937	3.177165	Normal	2	2	4
2023-09-09	2.779528	3.879134	1.728347	Dry	1	1	1
Result							Normal Conditions - 11

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

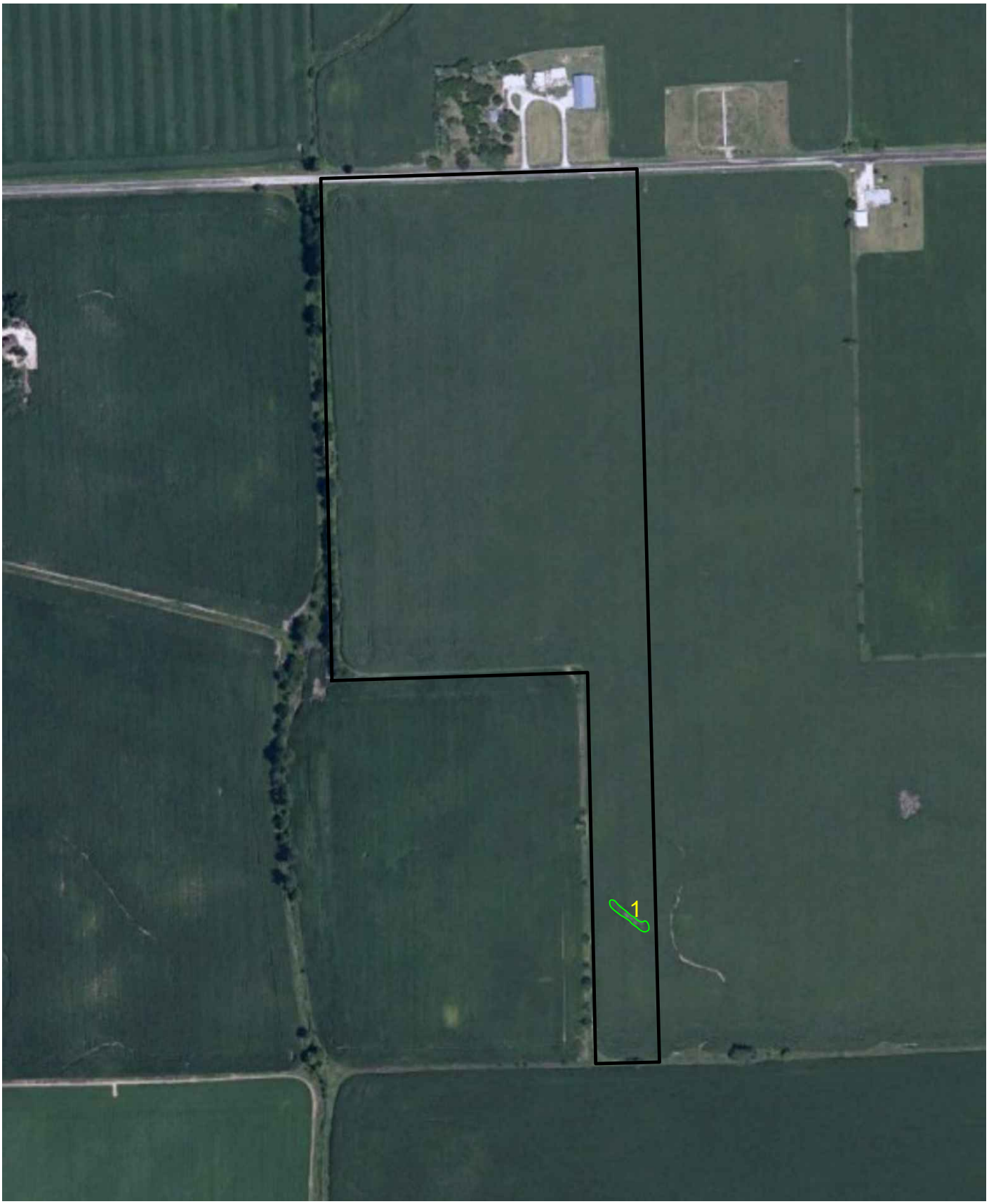
Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
CHICAGO AURORA MUNI AP	41.7714, -88.4814	701.116	12.332	8.299	5.652	9066	90
SUGAR GROVE 0.7 NE	41.7762, -88.4478	714.895	1.763	13.779	0.818	29	0
SUGAR GROVE 1.4 ENE	41.7787, -88.4343	688.976	2.479	12.14	1.146	2	0
AURORA 3.1 WSW	41.7565, -88.3518	704.068	6.758	2.952	3.061	1	0
AURORA	41.7803, -88.3092	660.105	8.894	41.011	4.367	2212	0
WHEATON 3 SE	41.8128, -88.0728	680.118	21.242	20.998	10.005	42	0

Historical Aerial Photographs: 2007, 2009, 2010-WET, 2011, 2015, 2018

Map data: Google, USDA/FPAC/GEO

Year: 2007



0 200 400 800

SCALE: 1"=400'

N

Map data: Google, USDA/FPAC/GEO

Year: 2009



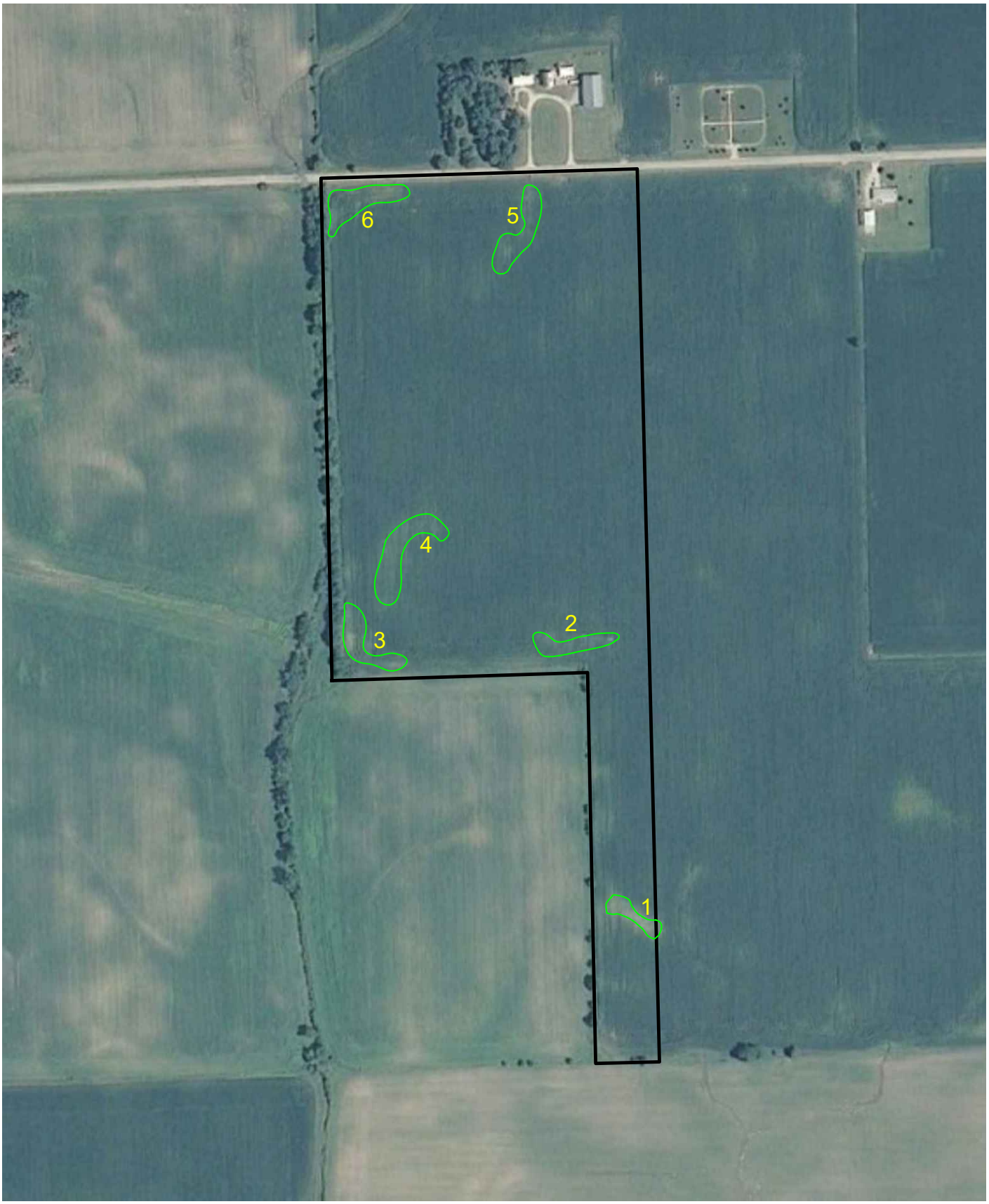
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SCALE: 1"=400'

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Map data: Google, USDA/FPAC/GEO

Year: 2010 WET



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SCALE: 1"=400'

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Map data: Google, USDA/FPAC/GEO

Year: 2011



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SCALE: 1"=400'

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Map data: Google, Maxar Technologies

Year: 2015



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SCALE: 1"=400'

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Map data: Google, Maxar Technologies

Year: 2018

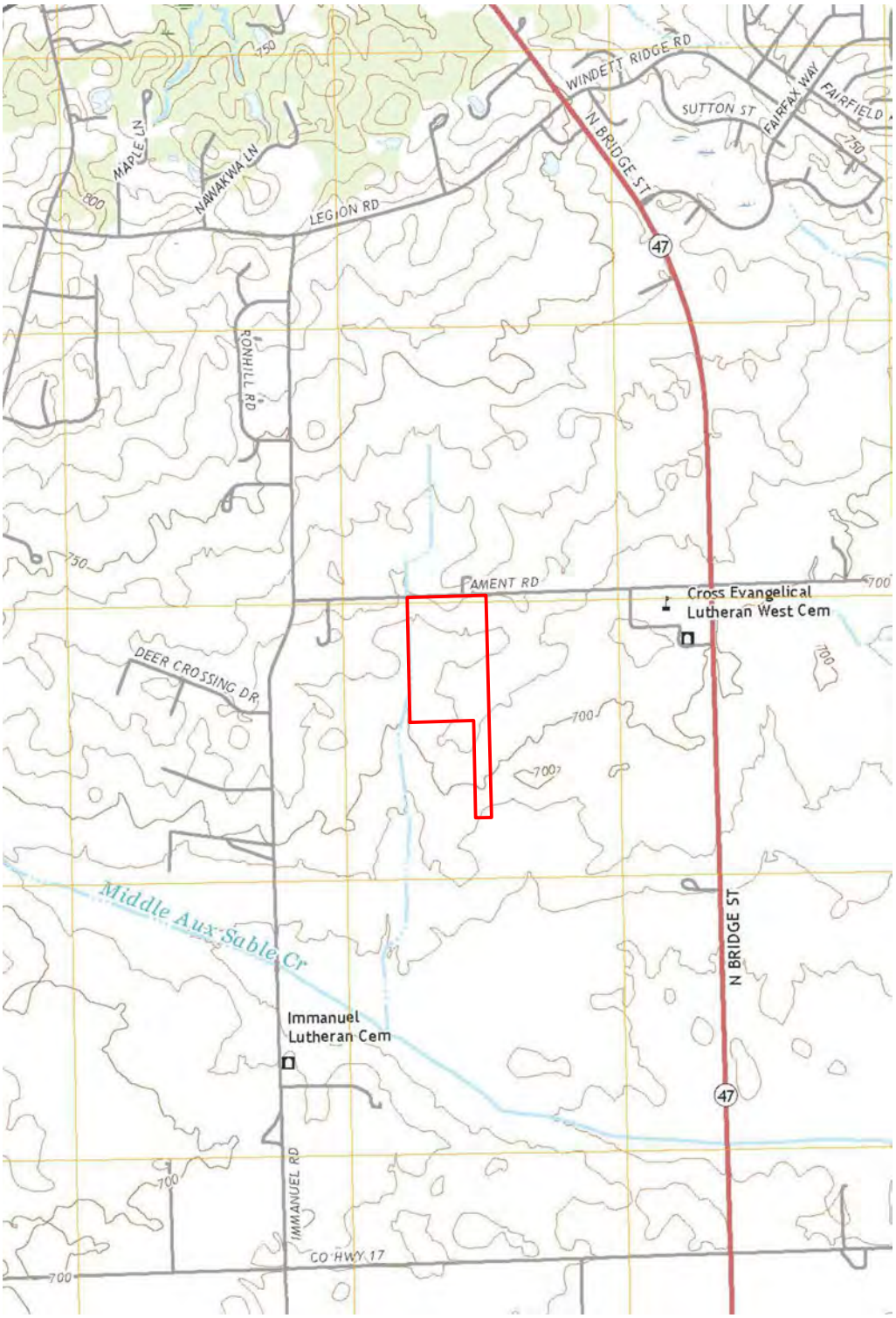


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SCALE: 1"=400'

N

Exhibits A - G



ENCAP INCORPORATED

LEGEND:

Project Area

Location Map

Source: U.S. Geological Survey
Section 17 T36N R7E
Latitude: 41.594760 Longitude: -88.447141

Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

0 1000 2000 4000

SCALE: 1"= 2000'

NORTH

Exhibit A



ENCAP INCORPORATED

LEGEND:

Project Area

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

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SCALE: 1"=400'

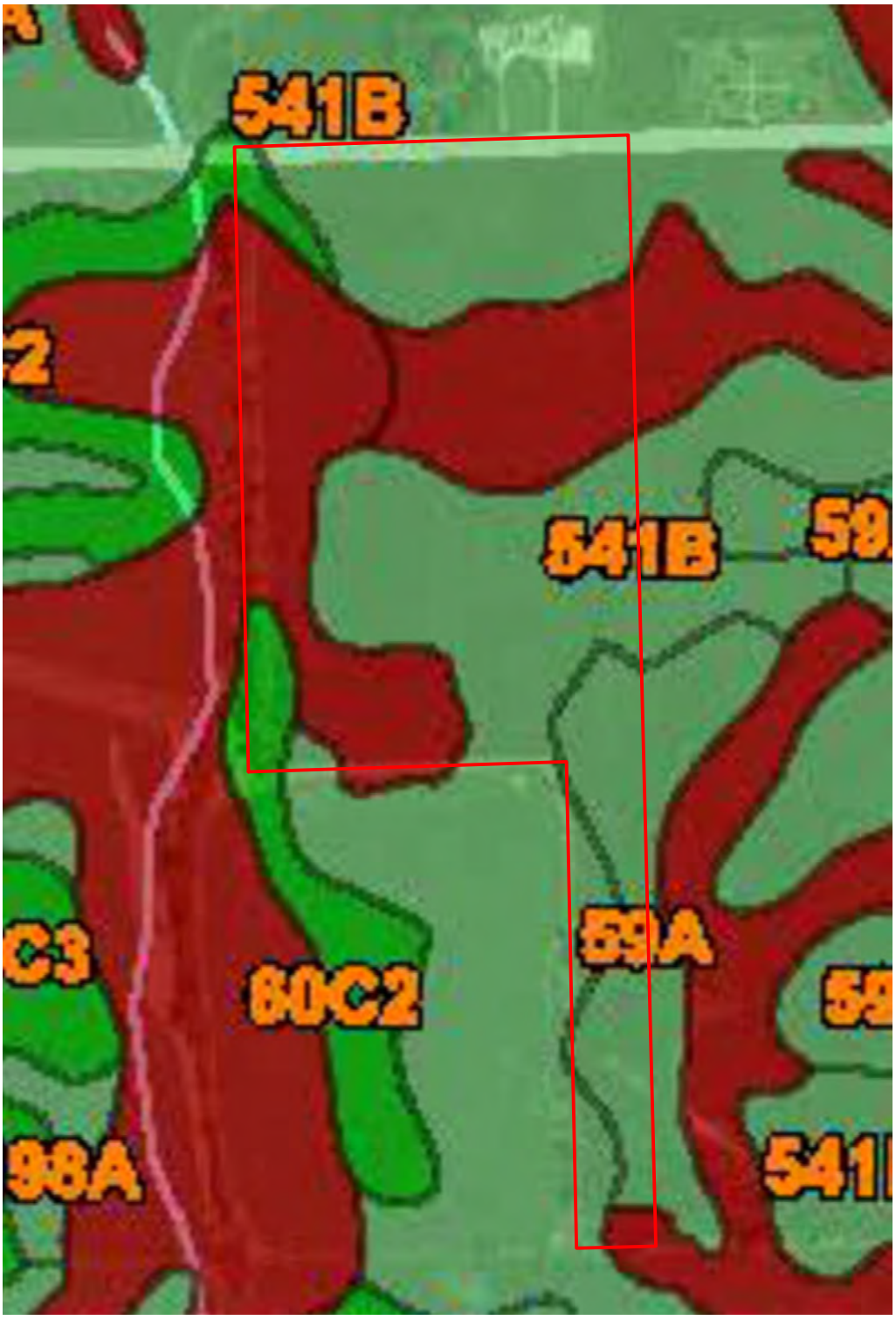
NORTH

Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

Exhibit B



ENCAP INCORPORATED

LEGEND:

Project Area

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

0 200 400 800

SCALE: 1"=400'

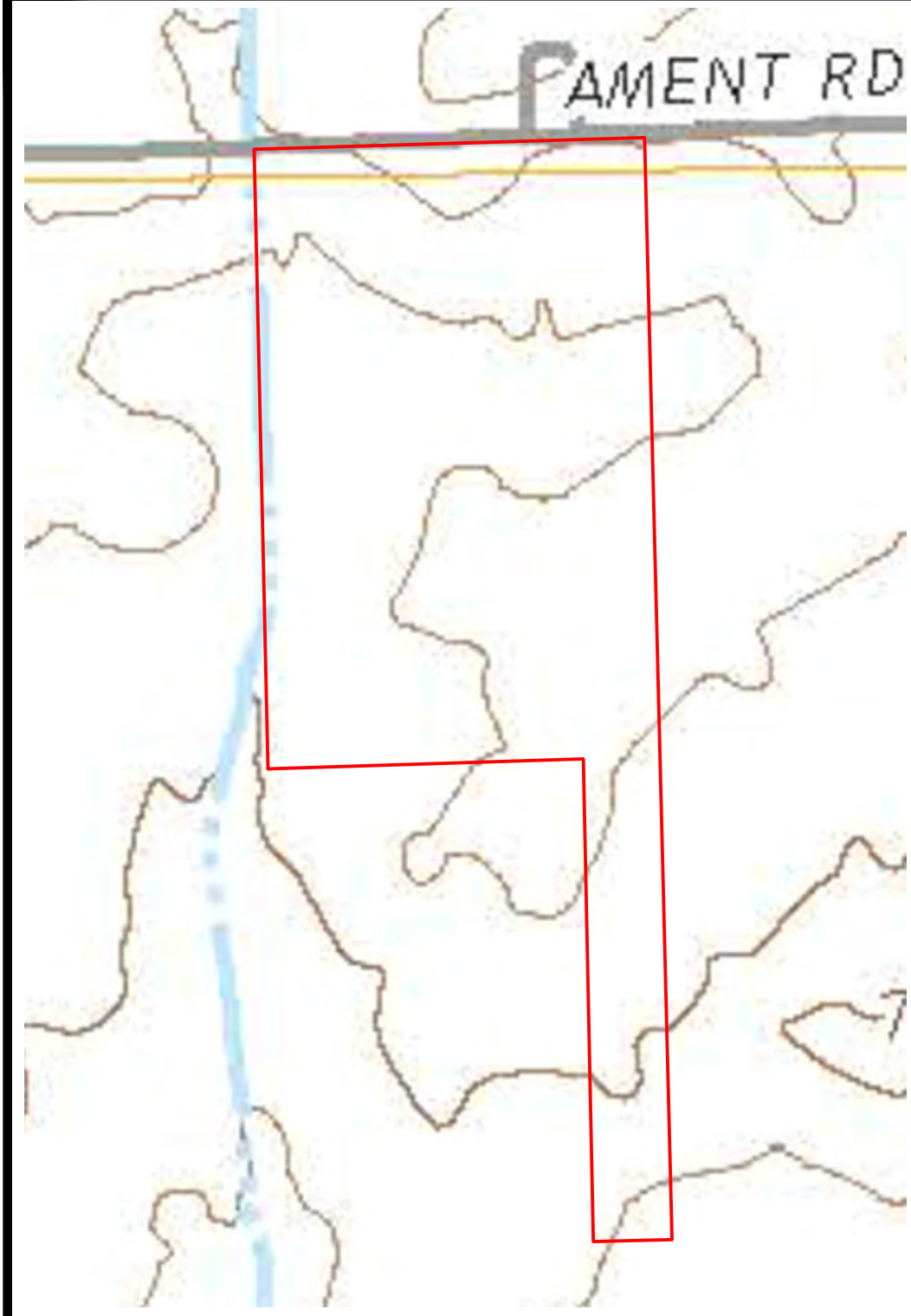
NORTH

Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

Exhibit C



ENCAP INCORPORATED

LEGEND:

Project Area

RIVERS, LAKES, AND CANALS
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

SUBMERGED AREAS AND BOGS
- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation

VEGETATION
- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove
- Land subject to inundation

2021 USGS Topographic Map

Source: U.S. Geological Survey
Quadrangle: Platville, IL

0 200 400 800
SCALE: 1"=400'

NORTH

Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

Exhibit D



ENCAP INCORPORATED

LEGEND:

Project Area



Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
Panel Number: 1709C0125G
Effective Date: Febraury 4, 2009

Ament Road Build Area Extension

Project Number: 23-0815A

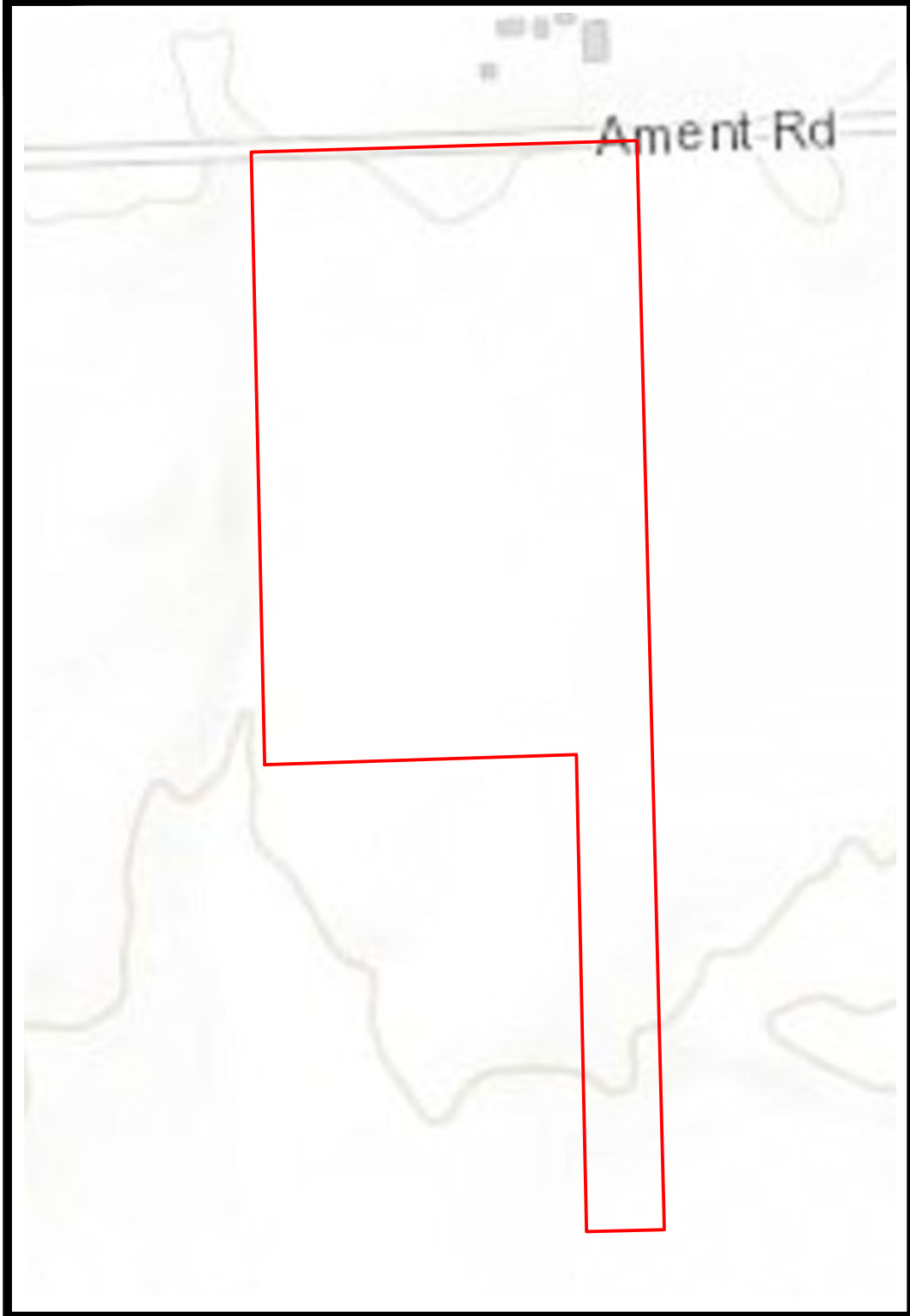
New Leaf Energy

0 200 400 800

SCALE: 1"=400'

NORTH

Exhibit E



ENCAP INCORPORATED

LEGEND:

Project Area

National Register Properties

- Part of a NR Historic District
- Determined eligible for the NR
- Part of a NR Historic District - contributing
- Entered in the NR
- Undetermined
- Other

Historic Architectural Resources Geographic Information System

Source: Illinois State Historic Preservation Office

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SCALE: 1"=400'

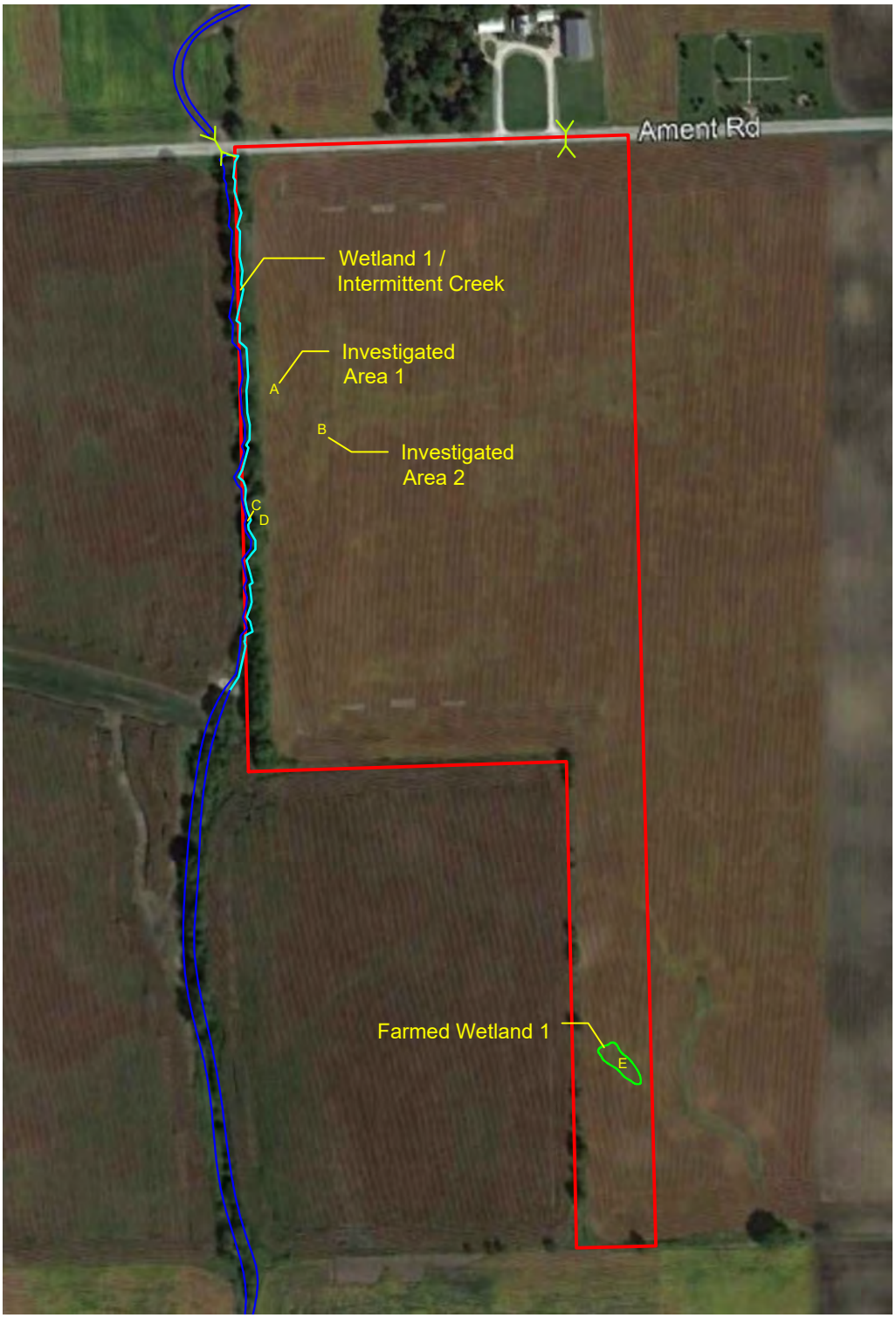
NORTH

Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

Exhibit F



ENCAP INCORPORATED

LEGEND:

- Project Area
- Approximate Staked Wetland Boundary
- Approximate Off-site Wetland Boundary
- Farmed Wetland Boundary
- Culvert
- Sample Points A-E

WL Delineation Field Work Completed 11.08.2023

Aerial Photograph

Map data: ©2023Google
Image Date: 2017

0 200 400 800
SCALE: 1"=400'

NORTH

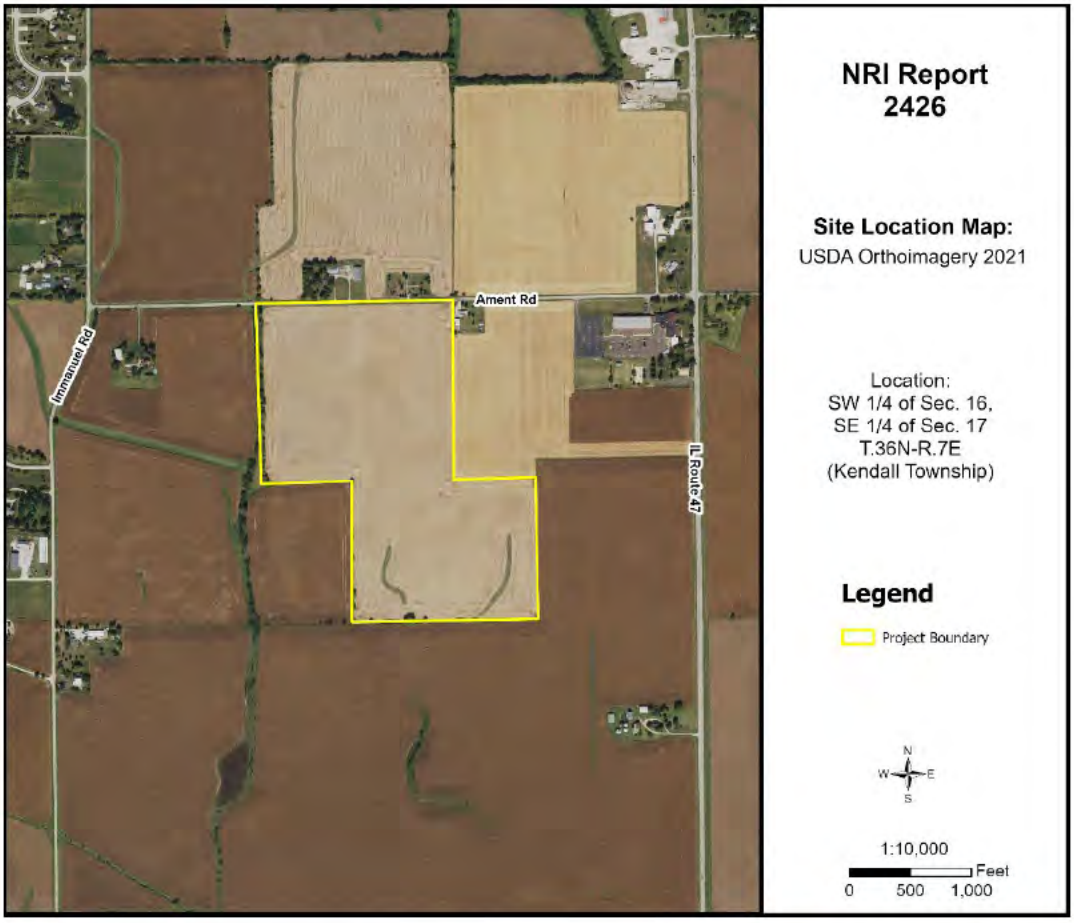
Ament Road Build Area Extension

Project Number: 23-0815A

New Leaf Energy

Exhibit G

NATURAL RESOURCES INFORMATION (NRI) REPORT: #2426



Aug 2024

Petitioner: Ament Solar 1, LLC
Contact: Nicholas Bellone (New Leaf Energy)

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INFORMATION (NRI) REPORT

Natural Resources Information Report Number	2426
Date District Board Reviews Application	August 2024
Applicant's Name	Ament Solar 1, LLC
Size of Parcel	(+/-) 95.07 acres
Current Zoning & Use	A-1 Agricultural District (Kendall County), R-1 Single-Family Residence (City of Yorkville); Agricultural land
Proposed Zoning & Use	A-1 Agricultural Special Use; Solar Facility
Parcel Index Number(s)	05-16-300-006 and 05-17-400-005
Contact Person	Nicholas Bellone (New Leaf Energy)

Copies of this report or notification of the proposed land-use change was provided to:	**Yes**	**No**
The Applicant	X	
The Applicant's Legal Representation		X
The Local/Township Planning Commission	X	
The Village/**City**/County Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

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

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EXECUTIVE SUMMARY

Natural Resources Information Report Number	2426
Petitioner	Ament Solar 1, LLC
Contact Person	Nicholas Bellone (New Leaf Energy)
County or Municipality the Petition is Filed With	United City of Yorkville
Location of Parcel	Southwest ¼ of Section 16, Southeast ¼ of Section 17, Township 36 North, Range 7 East (Kendall Township) of the 3rd Principal Meridian
Project or Subdivision Name	Ament Solar 1, LLC
Existing Zoning & Land Use	A-1 Agricultural District (Kendall County), R-1 Single-Family Residence (City of Yorkville); Agricultural land
Proposed Zoning & Land Use	A-1 Agricultural Special Use; Solar Facility
Proposed Water Source	Not applicable
Proposed Type of Sewage Disposal System	Not applicable
Proposed Type of Storm Water Management	Not indicated
Size of Site	(+/-) 95.07 acres
Land Evaluation Site Assessment (LESA) Score	Land Evaluation: 96; Site Assessment: N/A

NATURAL RESOURCE CONSIDERATIONS

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this project area contains the soil types shown in Figure 1 and Table 1. Please note this does not replace the need for or results of onsite soil testing. If completed, please refer to onsite soil test results for planning/engineering purposes.

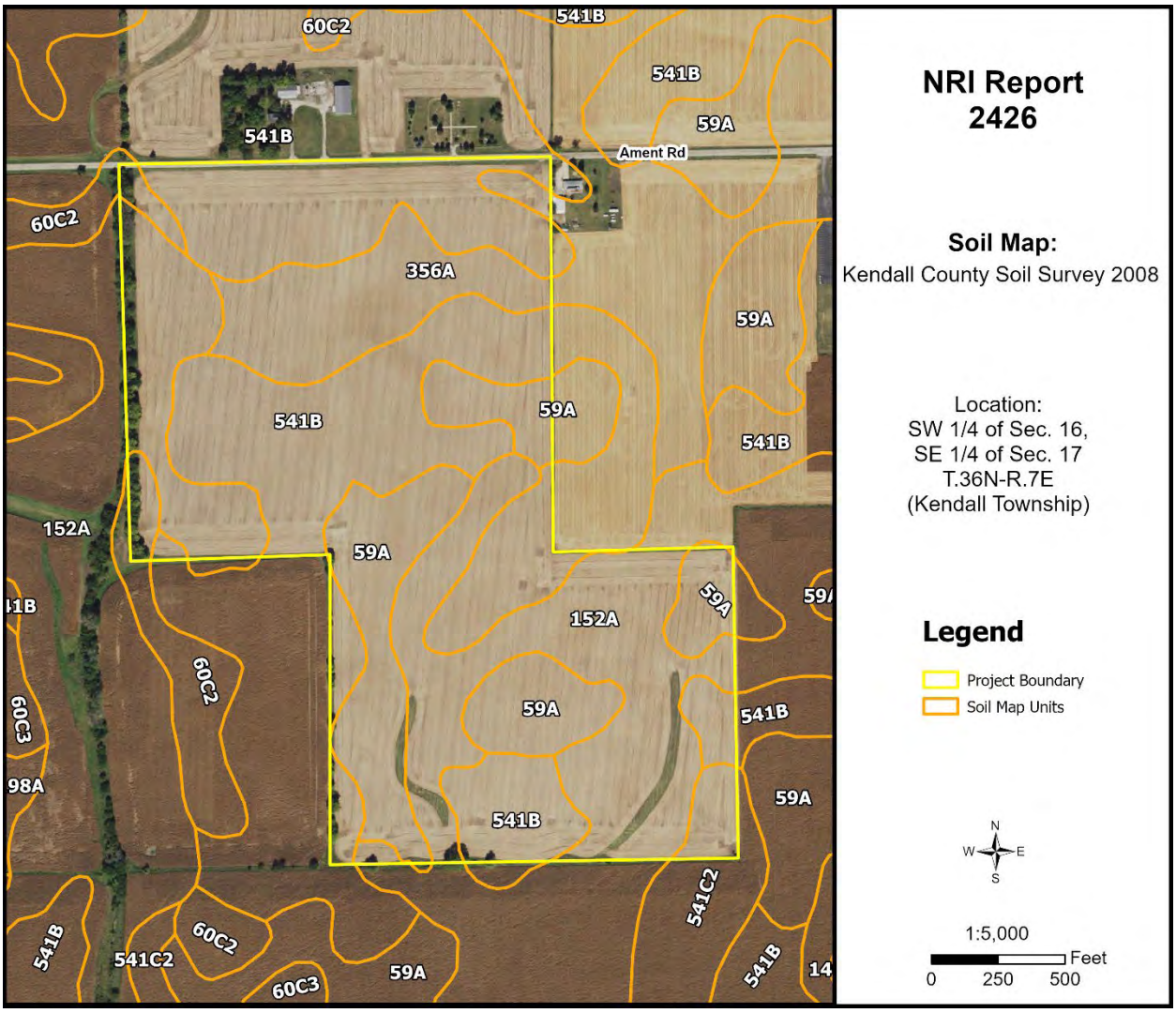


Figure 1: Soil Map

Table 1: Soils Information

Soil Type	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation	Acres	% Area
59A	Lisbon silt loam, 0-2% slopes	Somewhat Poorly Drained	C/D	Non-Hydric with Hydric Inclusions	Prime Farmland	16.3	17.1%
60C2	La Rose silt loam, 5-10% slopes	Moderately Well Drained	C	Non-Hydric	Farmland of Statewide Importance	1.7	1.8%
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	27.4	28.8%
356A	Elpaso silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if Drained	9.8	10.3%
541B	Graymont silt loam, 2-5% slopes	Moderately Well Drained	C	Non-Hydric with Hydric Inclusions	Prime Farmland	38.6	40.5%
541C2	Graymont silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-Hydric with Hydric Inclusions	Farmland of Statewide Importance	1.4	1.5%

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

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

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, two are classified as hydric soil (152A Drummer silty clay loam and 356A Elpaso silty clay loam), one is classified as non-hydric soil (60C2 La Rose silt loam), and three are classified as non-hydric soil with hydric inclusions likely (59A Lisbon silt loam, 541B Graymont silt loam, and 541C2 Graymont silt loam).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, two are designated as prime farmland (59A Lisbon silt loam and 541B Graymont silt loam), two are designated as prime farmland if drained (152A Drummer silty clay loam and 356A Elpaso silty clay loam), and two are designated as farmland of statewide importance (60C2 La Rose silt loam and 541C2 Graymont silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings, small commercial buildings, solar arrays, shallow excavations, lawns/landscaping, local roads and streets, etc. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets
59A	Very Limited	Very Limited	Somewhat Limited	Very Limited
60C2	Somewhat Limited	Very Limited	Somewhat Limited	Somewhat Limited
152A	Very Limited	Very Limited	Very Limited	Very Limited
356A	Very Limited	Very Limited	Very Limited	Very Limited
541B	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
541C2	Very Limited	Very Limited	Somewhat Limited	Very Limited

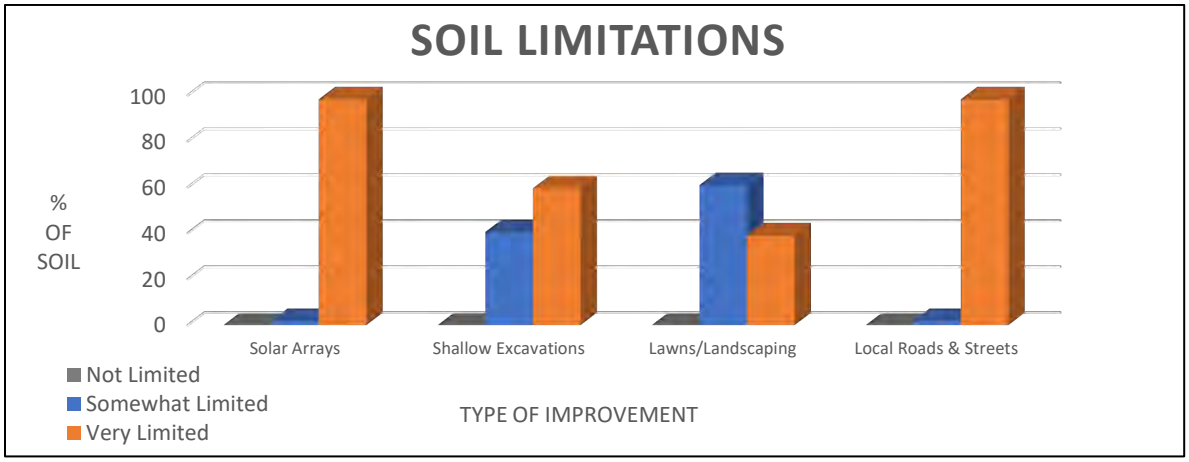


Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land.

The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
    - The Land Evaluation score for this site is **96 out of 100**, indicating that the soils are **well suited** for agricultural uses.
- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
  Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.
    - The Site Assessment score for this site is **not applicable**.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetlands Inventory map indicates the presence of wetland(s)/waters on or near the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands. Water Resources Delineation Reports dated July 13, 2023 and June 18, 2024, were prepared by ENCAP, Inc. The results of their review indicated the presence of two farmed wetlands and one intermittent creek on the site.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0125G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the site does not appear to contain areas of regulated floodplain or floodway.

SEDIMENT AND EROSION CONTROL

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

STORMWATER POLLUTION

A National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

ECOLOGICAL CONSIDERATIONS

Developers of solar project sites are encouraged to plant native groundcover. Native shrubs, grasses, and wildflowers offer benefits such as improved erosion control, pesticide avoidance, stormwater infiltration, wildlife habitat, and reduced overall maintenance. Naturalized areas, once established, are more drought tolerant, require little to no fertilization, and only need to be mowed once or twice a year. Native fruiting and flowering plants also provide a food source and habitat for native pollinators which offer the ecological service of pollinating our agricultural crops.

The District recognizes two potential sources of water pollution from solar farms including cracked panels and oil leaks or spills from transformers. Cracked panels can leach toxic materials if many broken panels are exposed to precipitation over a long period of time. To prevent this issue, solar farm operators should regularly inspect for cracked panels. Cracked or broken panels must be immediately stored under protective cover and should be periodically transported offsite for recycling or proper offsite storage.

Electrical transformers are used to increase output voltage from solar farms to the electrical grid. These transformers contain oil, which can leak or spill resulting in environmental damage. To reduce environmental damage, biodegradable oil can be used in the transformers. Larger transformers typically use mineral-based oil unless biodegradable oil is specifically requested. Leaks and spills of biodegradable oil must still be prevented, but the risk for groundwater contamination would be reduced and clean-up efforts simplified in the event of a release. Secondary containment systems such as trays, membranes, or vaults can also be used in the event of a leak or spill. Containment systems must be designed to manage stormwater so adequate containment volume is maintained. This would be the responsibility of the solar developer.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed site plans for petitioner Ament Solar 1, LLC. The petitioner is requesting a change in zoning from R-1 Single Family Residence to A-1 Agricultural Special Use from the United City of Yorkville on two parcels (Parcel Index Numbers 05-16-300-006 and 05-17-400-005), totaling approximately 95.07 acres. The petitioner plans to construct a solar facility within Sections 16 and 17 of Kendall Township (T.36N – R.7E) in Kendall County, IL. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that prime farmland soils should be preserved whenever feasible due to their highly productive qualities for growing agriculturally important crops in our community. Of the soils found onsite, 96.7% are designated as prime farmland or prime farmland if drained. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 96 out of a possible 100 points indicating that the soils are well suited for agricultural uses. A site assessment (SA) was not completed on this parcel. When a parcel is located within municipal planning boundaries, the site assessment scoring factors, utilizing the Kendall County LESA system, are not applicable.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 98.2% are considered very limited for supporting solar arrays and local roads & streets, 59.5% are considered very limited for supporting shallow excavations, and 39.1% are considered very limited for supporting lawns/landscaping. The remaining soils are considered somewhat limited for these types of developments/uses. This information is based on the soil in an undisturbed state.

This site is located within the Upper Illinois River watershed and the Middle Aux Sable Creek sub watershed (HUC 12 – 071200050103). The sub watershed comprises approximately 16,397 acres covering parts of Yorkville and Minooka.

This development should include a soil erosion and sediment control plan to be implemented during construction. It is critical to have vegetative cover during and after construction to protect the soil from erosion. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

The Kendall County SWCD strongly recommends the use of native ground cover, specifically plant varieties beneficial to pollinator species, be used to vegetate the site. Native vegetation benefits soil health, creates habitat, provides resiliency to drought and prolonged wet conditions, and reduces maintenance needs after successful establishment.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

8-12-24

Date

PARCEL LOCATION

Southwestern ¼ of Section 16, Southeastern ¼ of Section 17, Township 36 North, Range 7 East (Kendall Township). This site is approximately 95 acres and is located on the south side of Ament Road, north of the Middle Aux Sable Creek, west of Illinois Route 47, and east of Immanuel Road in Yorkville, IL.

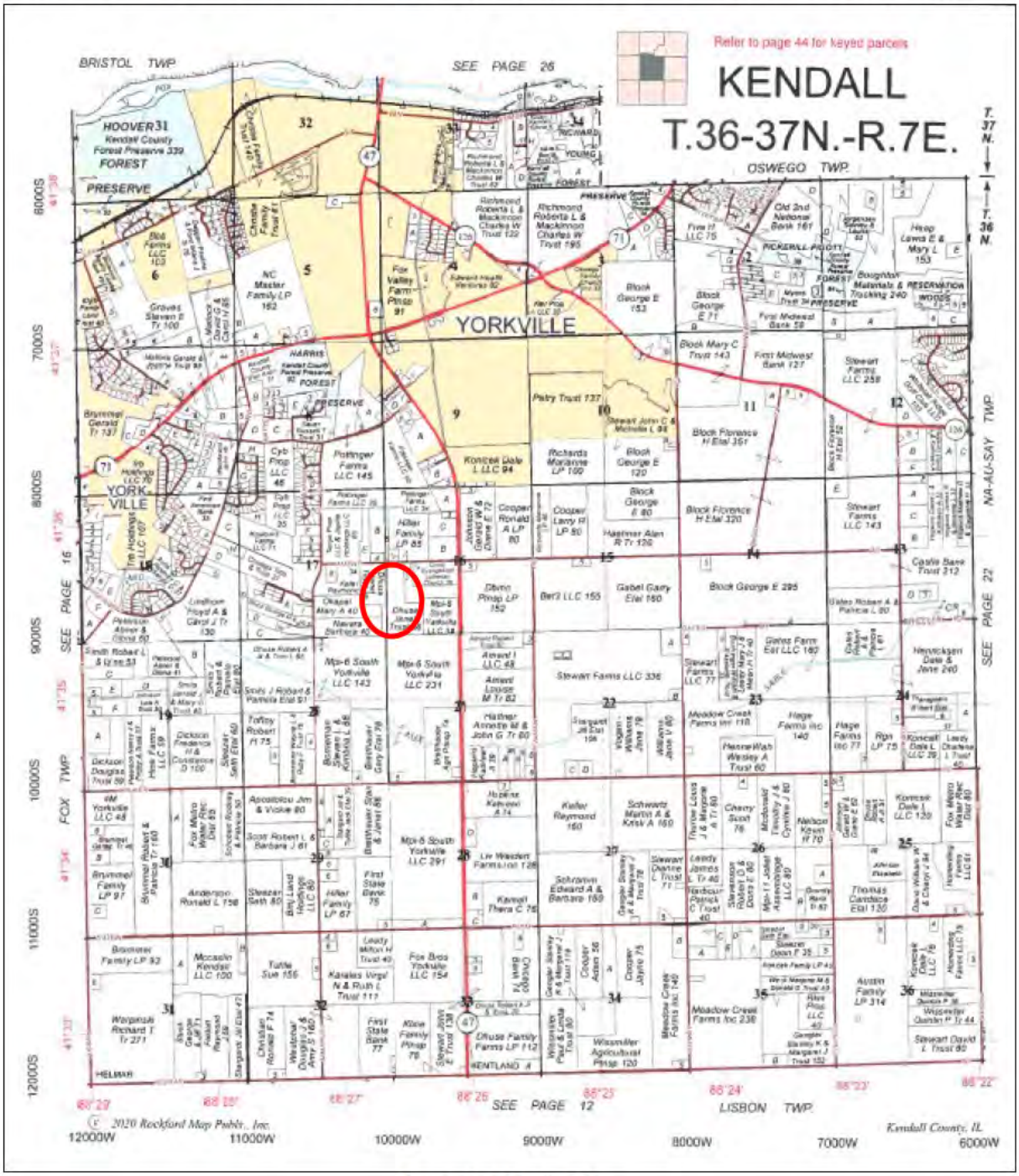


Figure 3: 2021 Plat Map

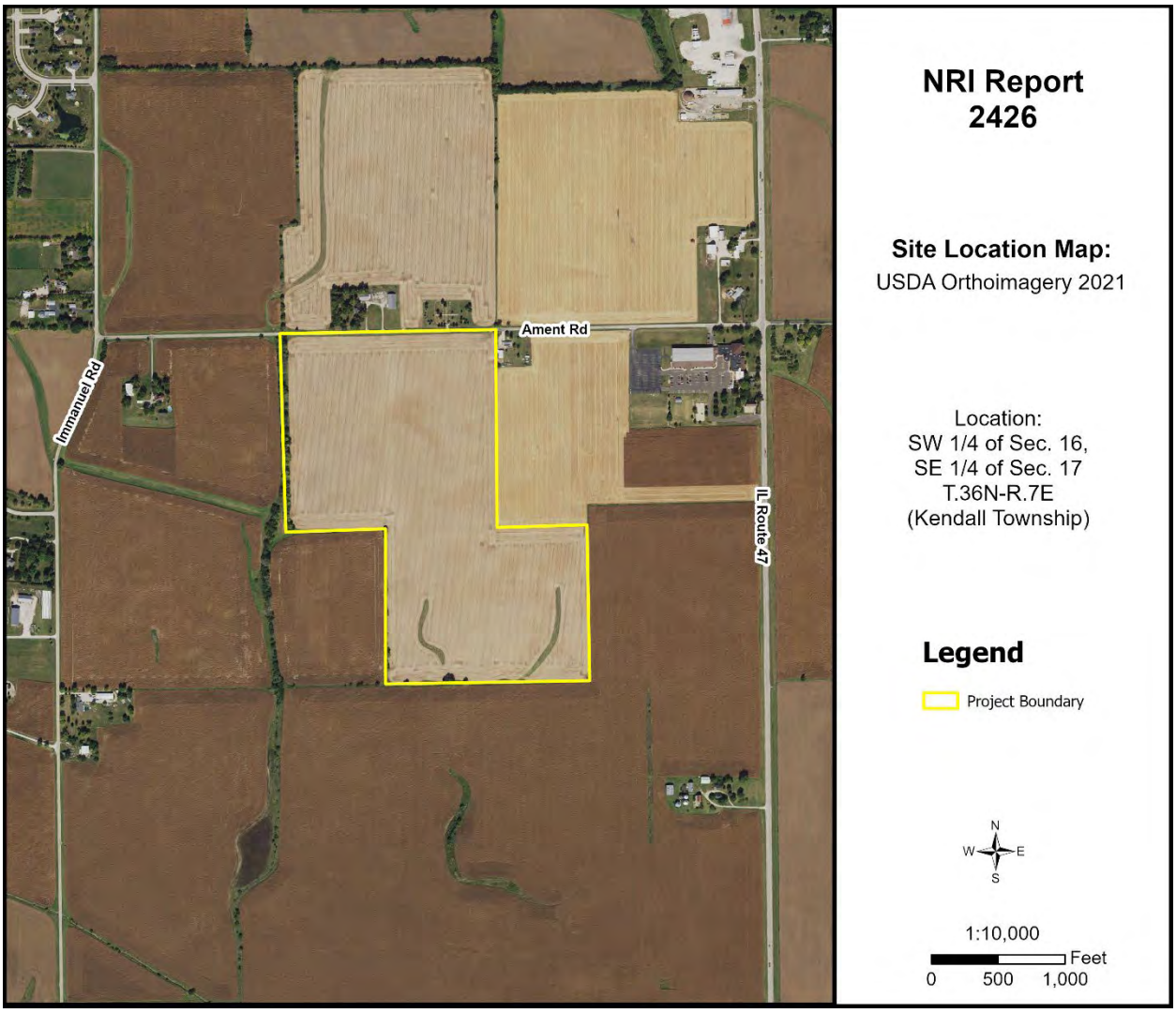


Figure 4: Aerial Map with NRI Project Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois State Historic Preservation Office has not been notified of the proposed land use change by the Kendall County SWCD. There may be historic features in the area. The applicant may need to contact them according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

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

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

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

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

Office maps indicate that there are no nature preserves in the vicinity of the parcel in question (PIQ). The parcel does contain ecologically sensitive areas, however. An unnamed tributary to Middle Aux Sable Creek flows along the western project boundary.

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

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

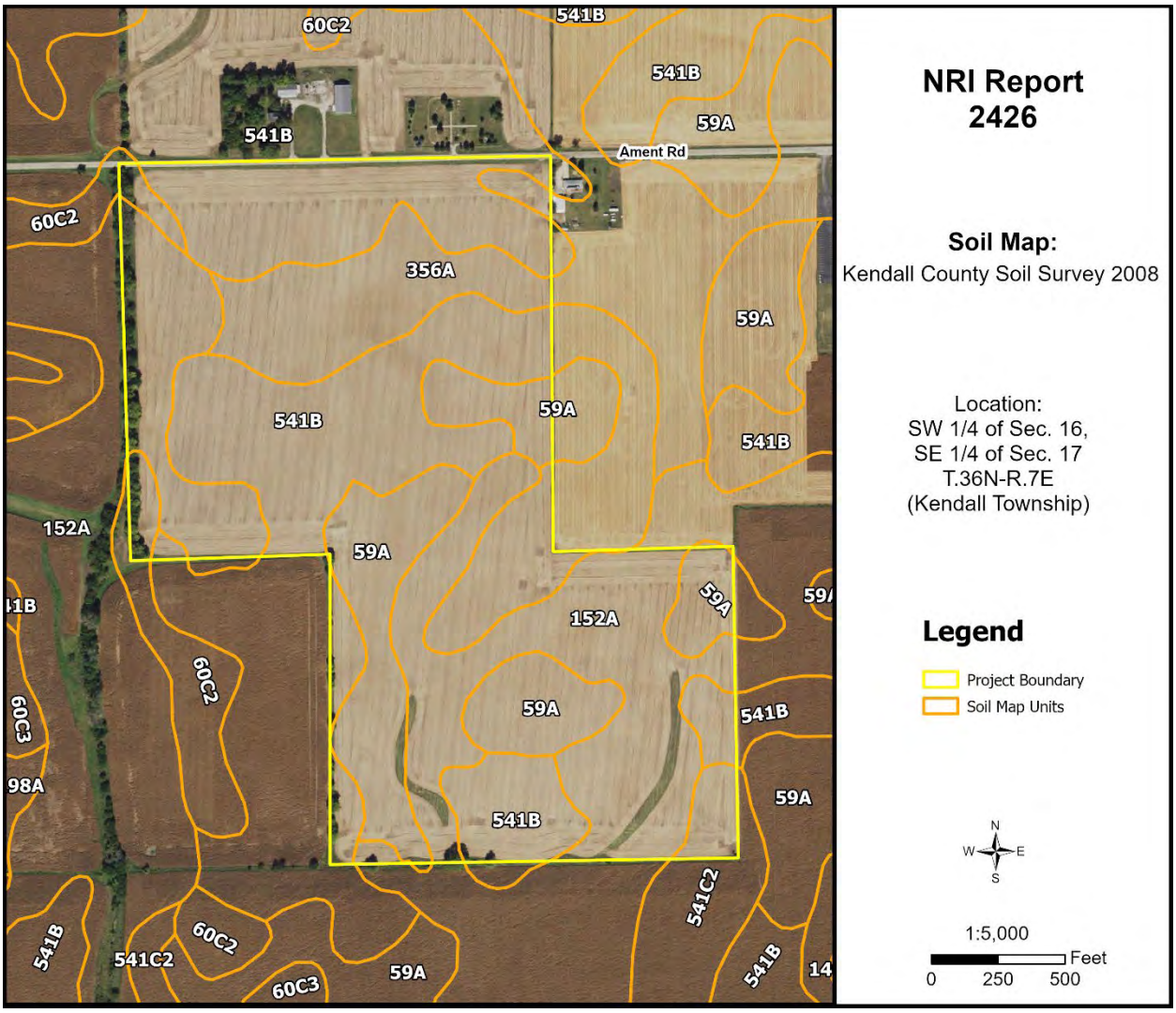


Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Soil Type	Soil Name	Acres	Percent
59A	Lisbon silt loam, 0-2% slopes	16.3	17.1%
60C2	La Rose silt loam, 5-10% slopes	1.7	1.8%
152A	Drummer silty clay loam, 0-2% slopes	27.4	28.8%
356A	Elpaso silty clay loam, 0-2% slopes	9.8	10.3%
541B	Graymont silt loam, 2-5% slopes	38.6	40.5%
541C2	Graymont silt loam, 5-10% slopes, eroded	1.4	1.5%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

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

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Solar Arrays, Soil-Penetrating Anchor Systems – Ground-based solar arrays are sets of photovoltaic panels that are not situated on a building or pole. These installations consist of a racking system that holds the panel in the desired orientation and the foundation structures that hold the racking system to the ground. Two basic methods are used to hold the systems to the ground, based on site conditions and cost. One method employs driven piles, screw augers, or concrete piers that penetrate the soil to provide a stable foundation.

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

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

Local Roads and Streets – They have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material, a base of gravel, crushed rock or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete) or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity.

Table 4: Building Limitations

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Acres	%
59A	**Very Limited**: Frost action Low strength Steel corrosion Depth to saturated zone Shrink-swell Ponding	**Very Limited**: Depth to saturated zone Dense layer Dusty Unstable excavation walls Ponding	**Somewhat Limited**: Depth to saturated zone Dusty	**Very Limited:** Frost action Low strength Depth to saturated zone Shrink-swell Ponding	16.3	17.1%
60C2	**Somewhat Limited**: Steel corrosion Frost action Low strength Hillslope position Depth to saturated zone	**Very Limited**: Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited**: Depth to saturated zone Dusty	**Somewhat Limited:** Frost action Low strength Depth to saturated zone	1.7	1.8%
152A	**Very Limited**: Ponding Depth to saturated zone Frost action Low strength Steel corrosion Shrink-swell	**Very Limited**: Ponding Depth to saturated zone Dusty Unstable excavation walls Too clayey	**Very Limited**: Ponding Depth to saturated zone Dusty	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	27.4	28.8%
356A	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Steel corrosion Shrink-swell	**Very Limited:** Ponding Depth to saturated zone Dusty Unstable excavation walls Too clayey	**Very Limited:** Ponding Depth to saturated zone Dusty	**Very Limited:** Ponding Depth to saturated zone Frost action Low strength Shrink-swell	9.8	10.3%

Soil Type	Solar Arrays	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Acres	%
541B	**Very Limited**: Frost action Low strength Steel corrosion Shrink-swell Hillslope position Ponding Depth to saturated zone	**Somewhat Limited**: Depth to saturated zone Dusty Unstable excavation walls	**Somewhat Limited**: Dusty	**Very Limited:** Frost action Low strength Shrink-swell Ponding Depth to saturated zone	38.6	40.5%
541C2	**Very Limited:** Frost action Low strength Steel corrosion Shrink-swell Hillslope position Ponding Depth to saturated zone	**Very Limited:** Depth to saturated zone Dusty Unstable excavation walls Ponding	**Somewhat Limited:** Dusty	**Very Limited:** Frost action Low strength Shrink-swell Ponding Depth to saturated zone	1.4	1.5%
% Very Limited	**98.2%**	**59.5%**	**39.1%**	**98.2%**		

Figure 6A: Map of Building Limitations - Solar Arrays & Roads/Streets



Figure 6B: Map of Building Limitations - Shallow Excavations

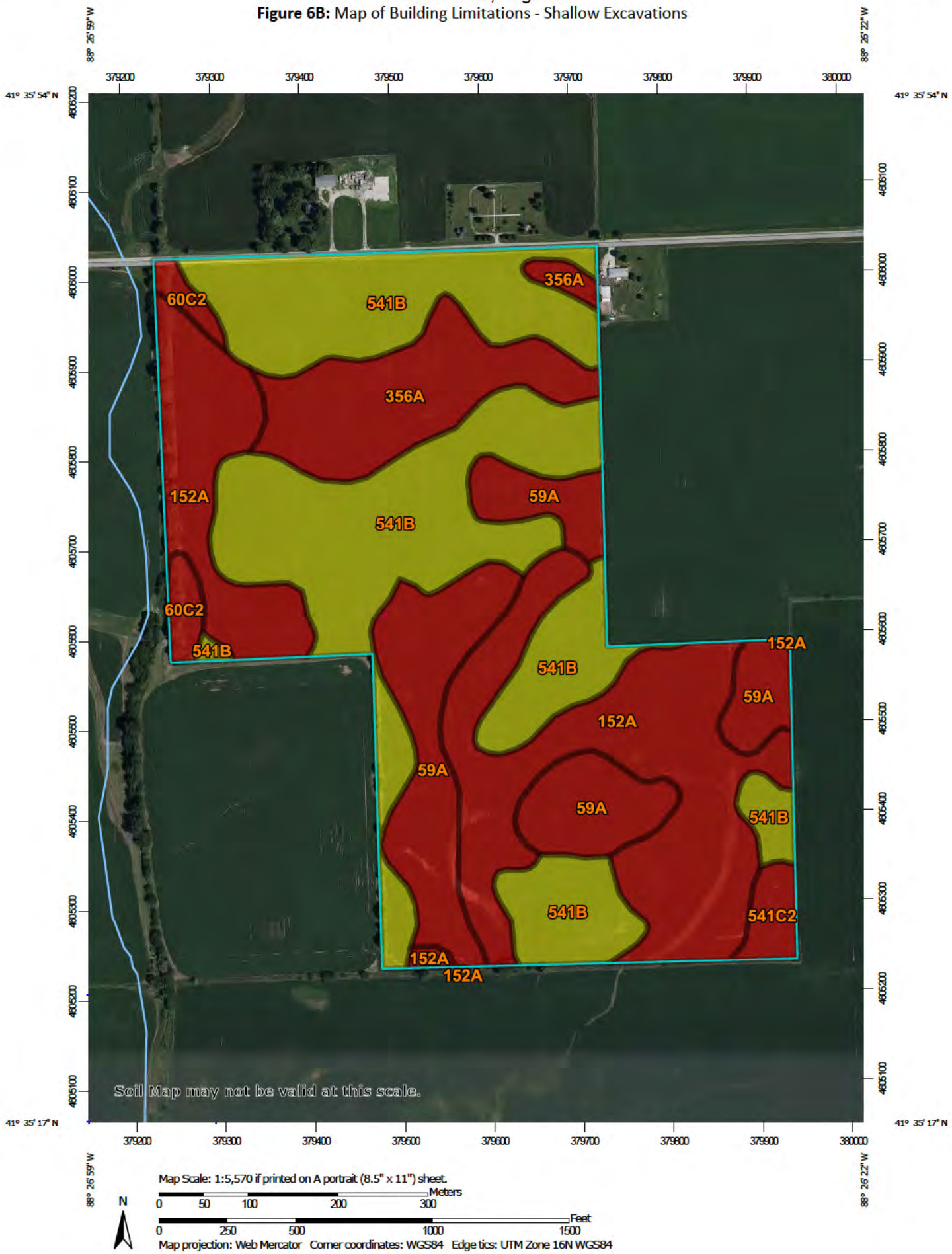
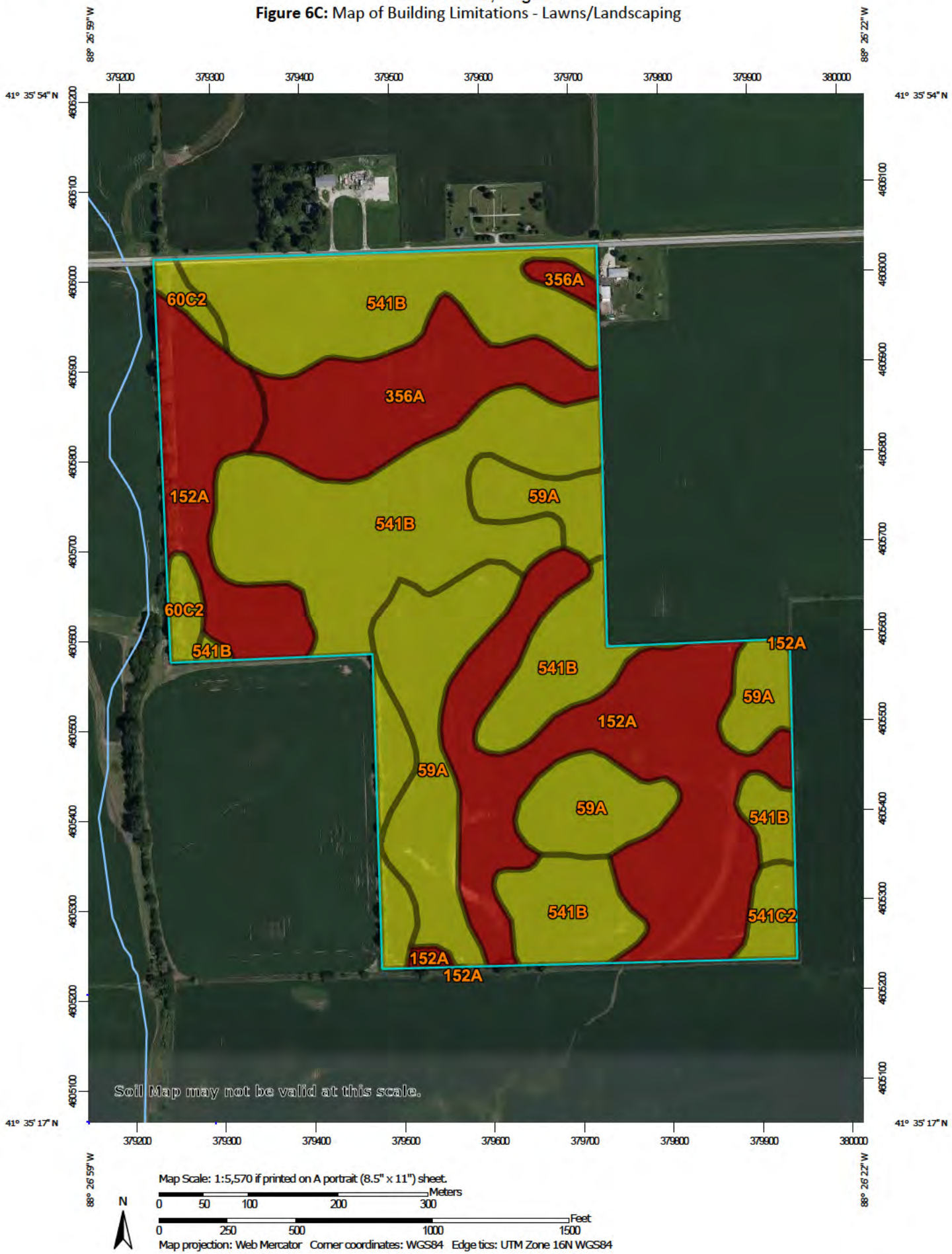


Figure 6C: Map of Building Limitations - Lawns/Landscaping



SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

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

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

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

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

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

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

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

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and *frequent* means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

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

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Soil Type	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
59A	C/D	Low	January – May **Upper Limit:** 1.0’-2.0’ **Lower Limit:** 2.0’-4.0’	January – December **Frequency**: None	January – December **Frequency**: None
60C2	C	High	February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.0’	January – December **Frequency**: None	January – December **Frequency**: None
152A	B/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’	January – May **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
356A	B/D	Negligible	January – May **Upper Limit:** 0.0’-1.0’ **Lower Limit:** 6.0’	January – May **Surface Water Depth**: 0.0’-0.5’ **Duration**: Brief (2-7 days) **Frequency**: Frequent	January – December **Frequency**: None
541B	C	Low	February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’	January – December **Frequency**: None	January – December **Frequency**: None
541C2	C	Medium	February – April **Upper Limit:** 2.0’-3.5’ **Lower Limit:** 2.2’-4.3’	January – December **Frequency**: None	January – December **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing/diverting flow from exposed areas, storing flows, or limiting runoff from exposed areas
- Staging construction to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting, and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby. Additionally, a National Pollutant Discharge Elimination System (NPDES) permit (Permit No. ILR10) from the Illinois Environmental Protection Agency (IEPA) is required for stormwater discharges from construction sites that will disturb 1 or more acres of land. Conditions of the NPDES ILR10 permit require the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) to reduce stormwater pollutants on the construction site before they can cause environmental issues.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Project Area
59A	0-2%	Slight	16.3	17.1%
60C2	5-10%	Moderate	1.7	1.8%
152A	0-2%	Slight	27.4	28.8%
356A	0-2%	Slight	9.8	10.3%
541B	2-5%	Slight	38.6	40.5%
541C2	5-10%	Moderate	1.4	1.5%

PRIME FARMLAND SOILS

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

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

Table 7: Prime Farmland Soils

Soil Type	Prime Designation	Acreage	Percent
59A	Prime Farmland	16.3	17.1%
60C2	Farmland of Statewide Importance	1.7	1.8%
152A	Prime Farmland if Drained	27.4	28.8%
356A	Prime Farmland if Drained	9.8	10.3%
541B	Prime Farmland	38.6	40.5%
541C2	Farmland of Statewide Importance	1.4	1.5%
% Prime Farmland	**96.7%**		

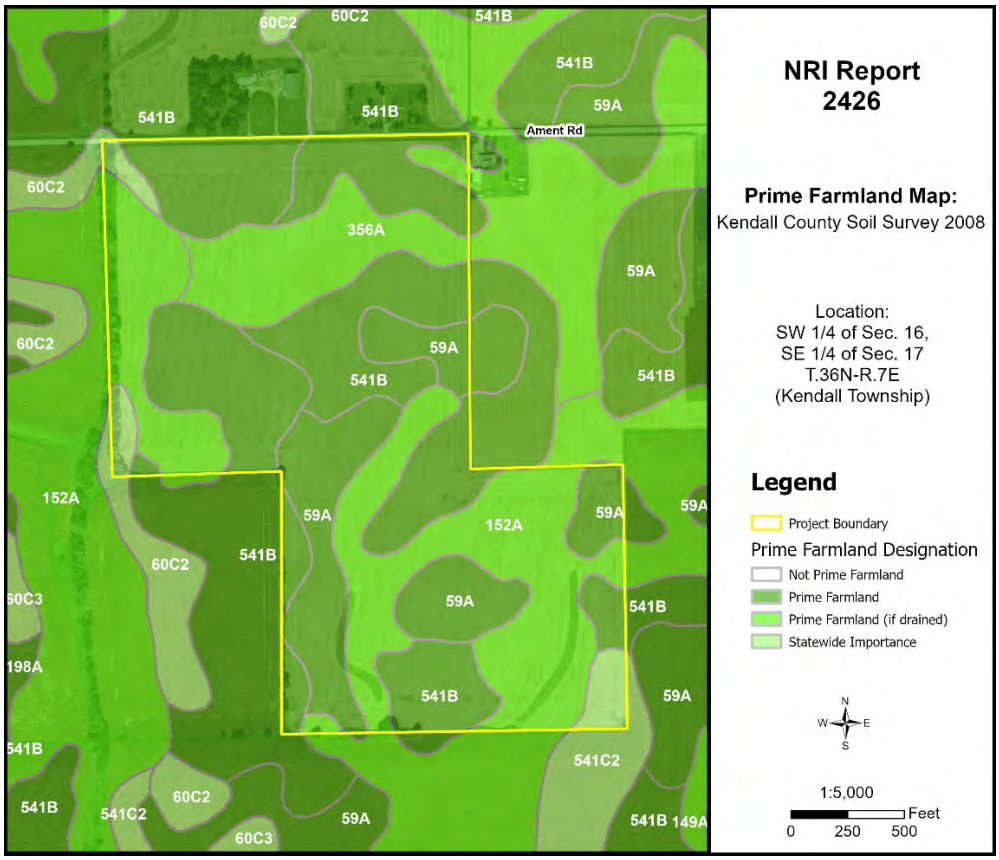


Figure 7: Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

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

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres*	Product (Relative Value x Acres)
59A	2	94	16.3	1,532.2
60C2	5	82	1.7	139.4
152A	1	100	27.4	2,740.0
356A	1	100	9.8	980.0
541B	2	94	38.6	3,628.4
541C2	5	82	1.4	114.8
			95.2	**9,134.8**
LE Calculation			(Product of relative value / Total Acres) 9,134.8 / 95.2 = 95.9	
LE Score			**LE = 96**	

*Acreage listed in this chart provides a generalized representation and may not precisely reflect exact acres of each soil type.

The Land Evaluation (LE) score for this site is 96 out of 100, indicating that the soils are well suited for agricultural uses since the score is at or above 80. A Site Assessment (SA) score was not calculated for this site. Since the site is located within municipal planning boundaries, the scoring factors, utilizing the Kendall County LESA scoring system, are not applicable.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact United City of Yorkville for information regarding their comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?
Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "○" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses, such as a subdivision, calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

Flood Insurance Rate Maps (FIRMs), produced by the Federal Emergency Management Agency (FEMA), define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. This is to correctly determine the parcel location and floodplain location. The FIRM map has three (3) zones. Zone A includes the 100-year flood (1% annual chance flood), Zone B or Zone X (shaded) is the 100 to 500-year flood (between limits of the 1% and the 0.2% annual chance flood), and Zone C or Zone X (unshaded) is outside the floodplain (outside the 0.2% annual chance flood).

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

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

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

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDNR-OWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainage ways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

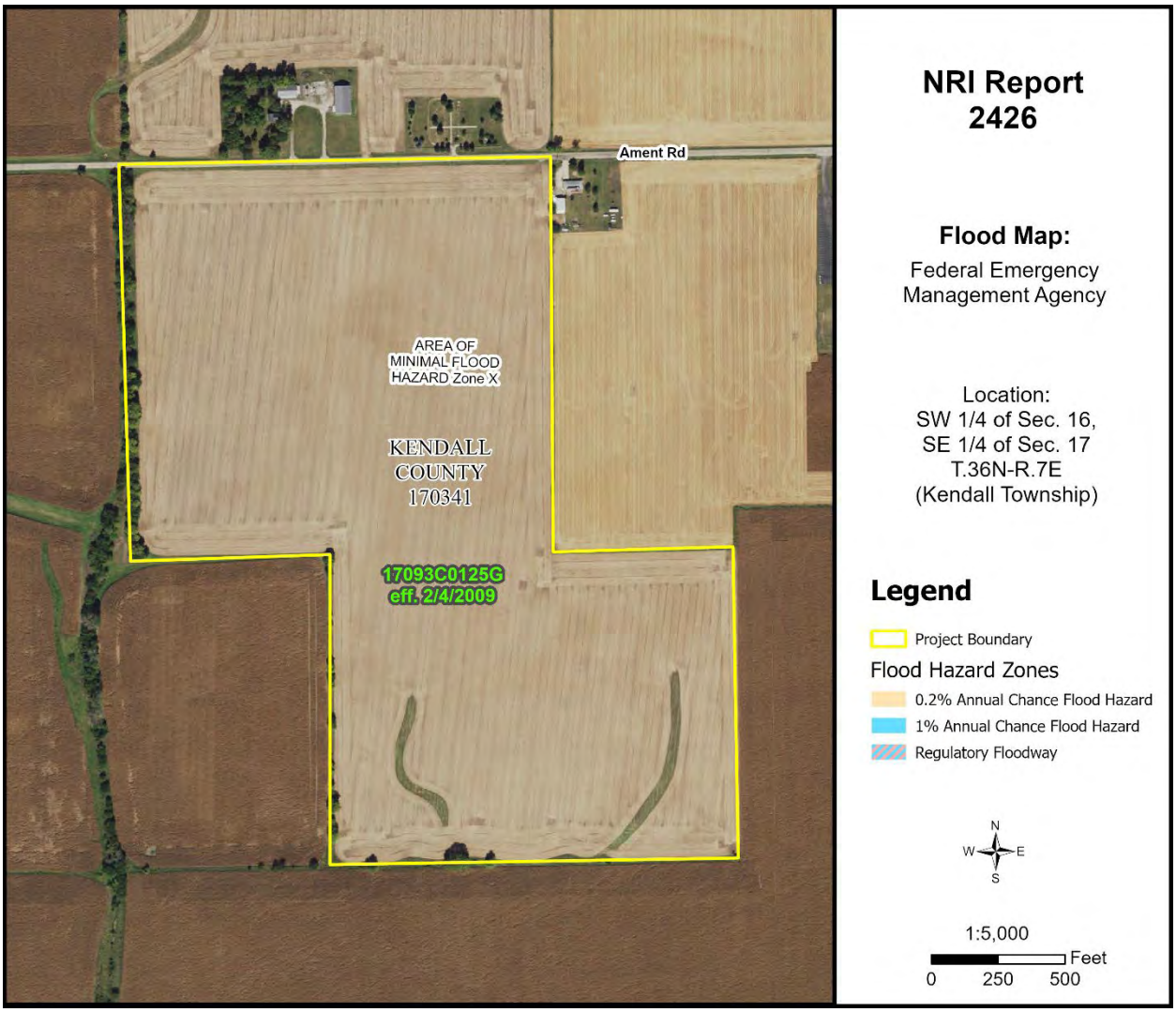


Figure 8: Flood Map

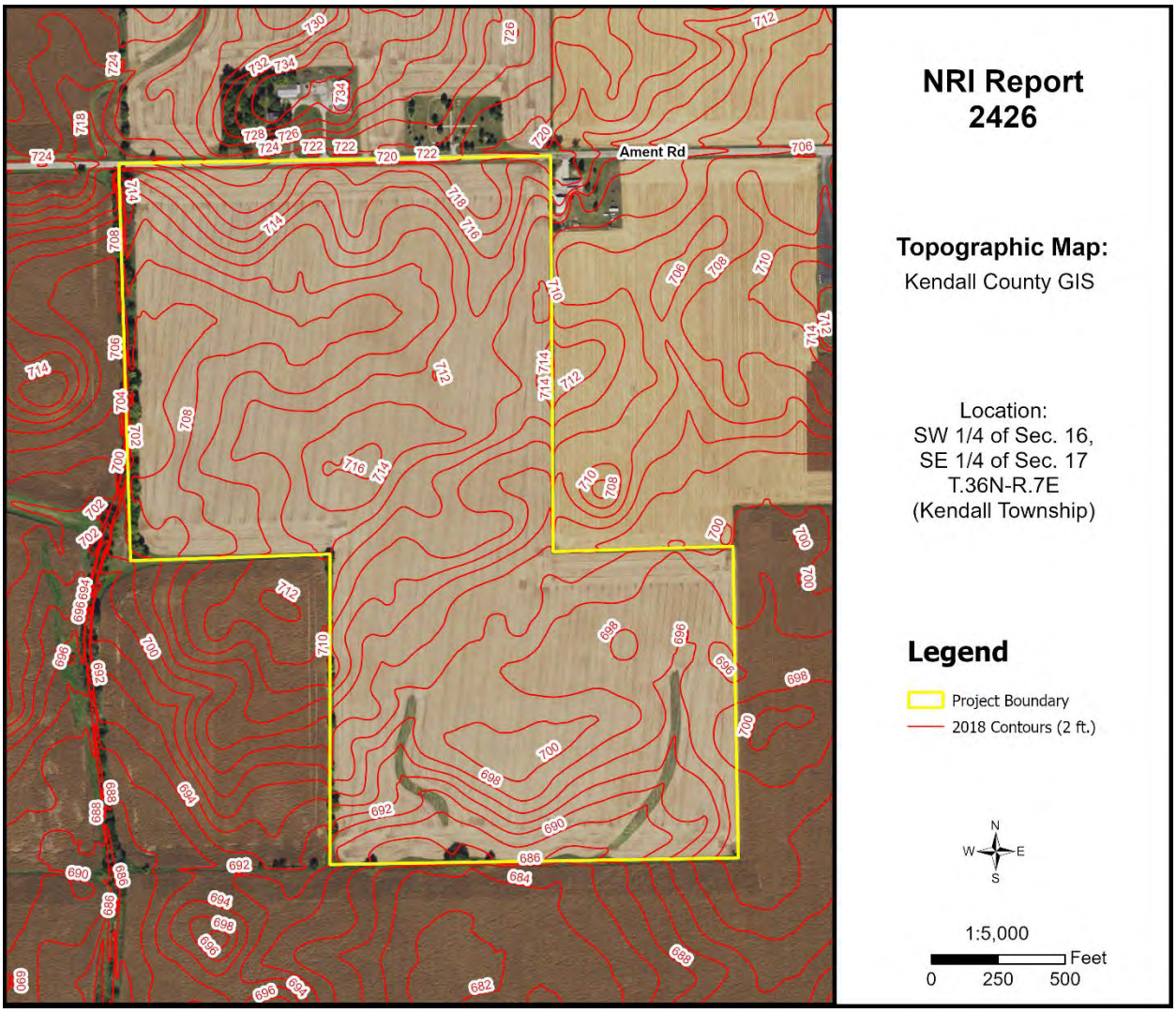


Figure 9: Topographic Map

This parcel contains slopes of 0% to 10% with an elevation range of approximately 684'-720' above sea level. The highest point is in the northern portion of the site, and the lowest point is in the southern portion. According to the FEMA Flood Map (Figure 8), the parcel does not appear to contain areas of regulated floodplain or floodway. The parcel is mapped as Zone X (unshaded), an area of minimal flood hazard determined to be outside of the 0.2% annual chance floodplain.

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed: Preserve open space; maintain wetlands as part of development; use natural water management; prevent soil from leaving a construction site; protect subsurface drainage; use native vegetation; retain natural features; mix housing styles and types; decrease impervious surfaces; reduce area disturbed by mass grading; shrink lot size and create more open space; maintain historical and cultural resources; treat water where it falls; preserve views; and establish and link trails.

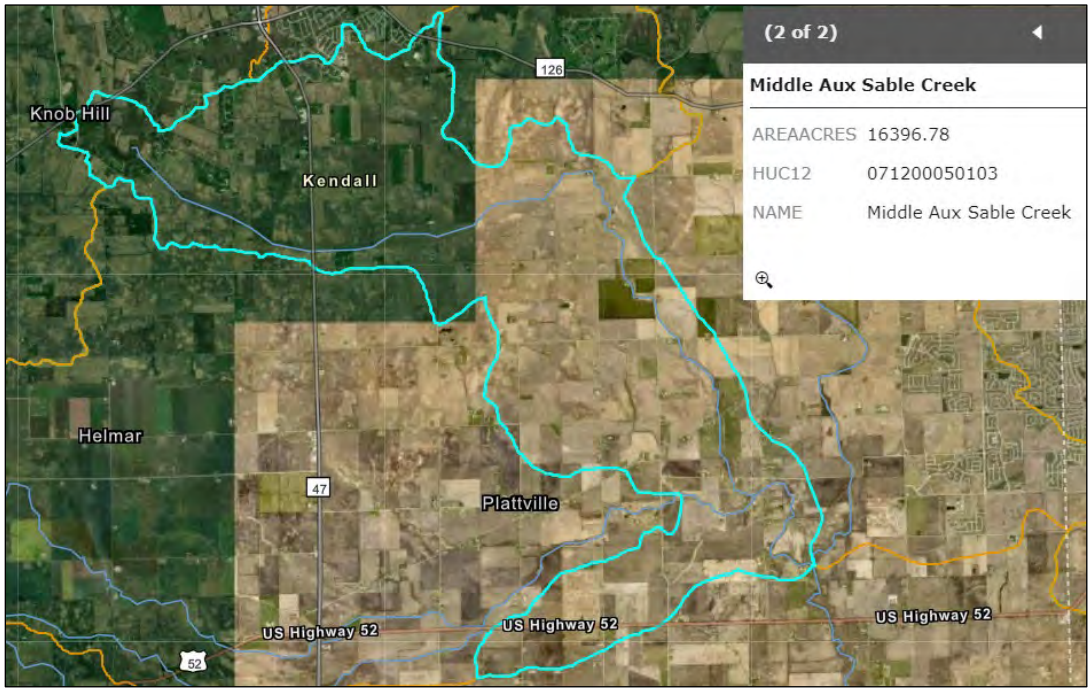


Figure 10: Sub Watershed Map

This parcel is located within the Upper Illinois River watershed and the Middle Aux Sable Creek sub watershed (HUC 12 – 071200050103). The sub watershed comprises approximately 16,397 acres covering parts of Yorkville and Minooka.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

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

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

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

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

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

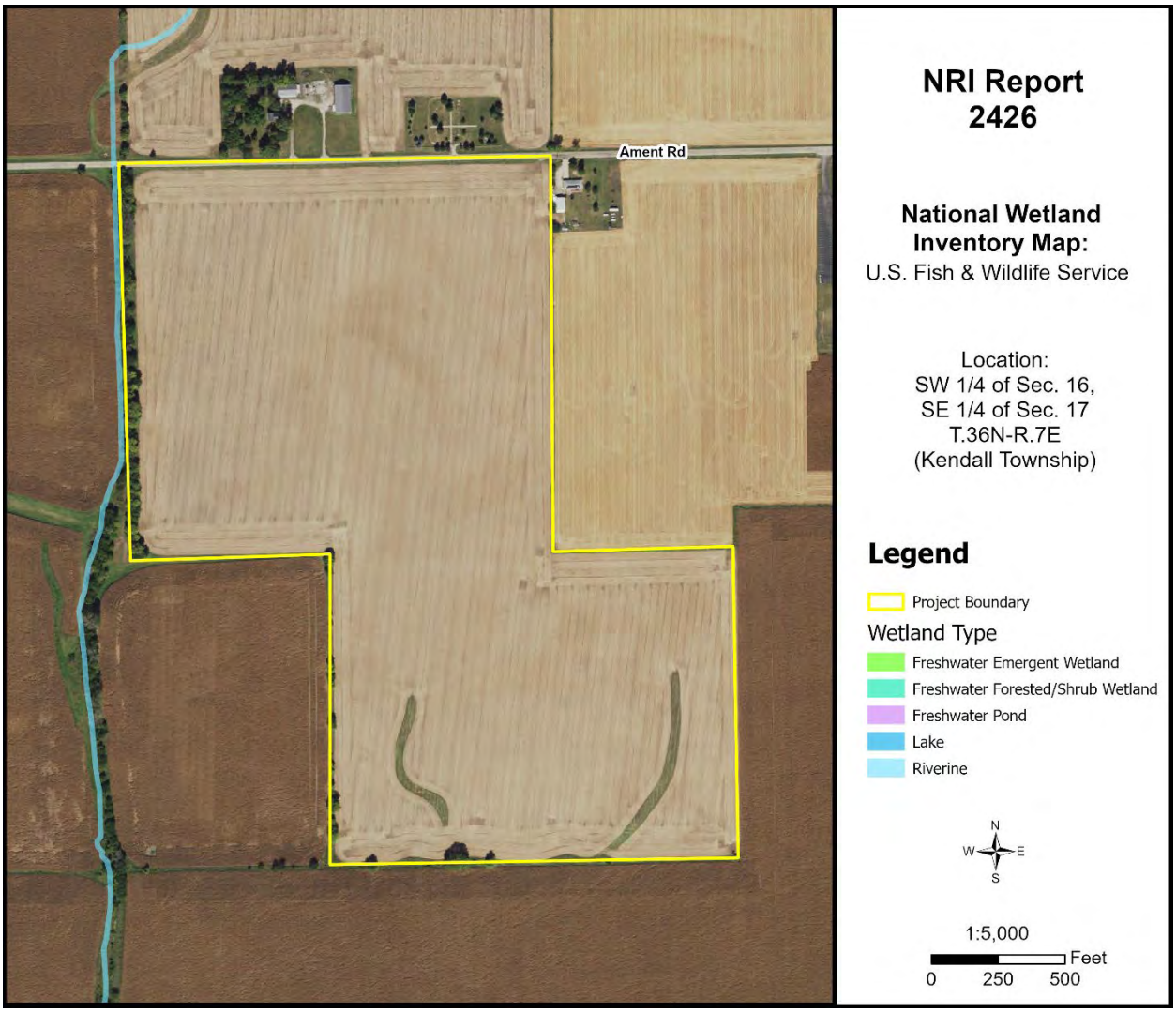


Figure 11: Wetland Map

Office maps indicate that mapped wetlands/waters are present on or near the parcel in question (PIQ). To determine the presence of wetlands, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands. Water Resources Delineation Reports dated July 13, 2023 and June 18, 2024, were prepared by ENCAP, Inc. The results of their review indicated the presence of two farmed wetlands and one intermittent creek on the site. Please see their report for more details.

HYDRIC SOILS

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

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

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

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

Table 9: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Hydric Rating %	Acreage	Percent
59A	Somewhat Poorly Drained	Non-Hydric	Yes	8%	16.3	17.1%
60C2	Moderately Well Drained	Non-Hydric	No	0%	1.7	1.8%
152A	Poorly Drained	Hydric	N/A	100%	27.4	28.8%
356A	Poorly Drained	Hydric	N/A	100%	9.8	10.3%
541B	Moderately Well Drained	Non-Hydric	Yes	5%	38.6	40.5%
541C2	Moderately Well Drained	Non-Hydric	Yes	3%	1.4	1.5%

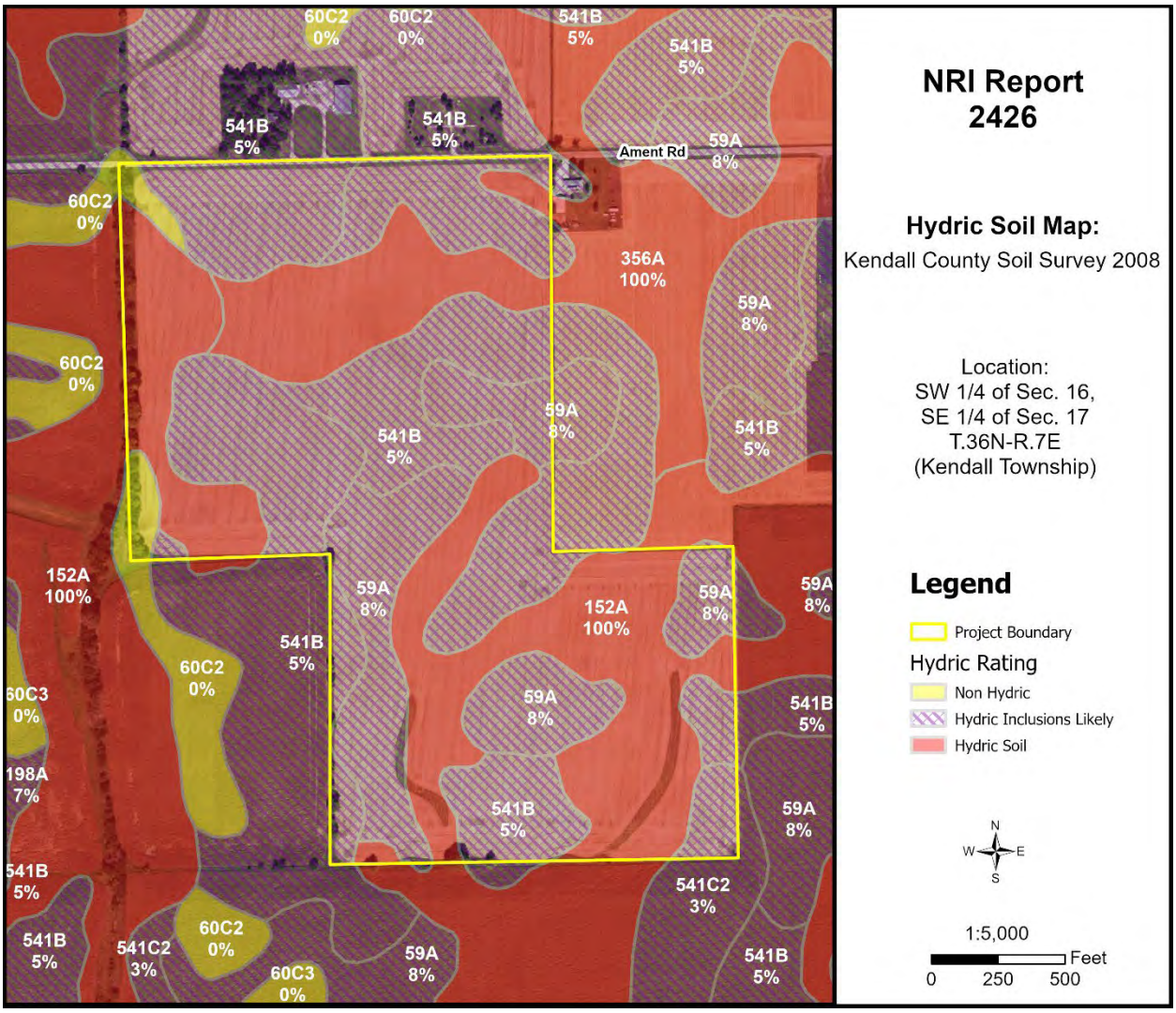


Figure 12: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, Chicago District, 231 South LaSalle Street, Suite 1500, Chicago, IL 60604. Phone: (312) 846-5530
- **Floodplains**: Illinois Department of Natural Resources - Office of Water Resources, One Natural Resources Way, Springfield, IL 62702-1270. Phone: (217) 782-6302
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, IL 62794-9276. Phone: (217) 782-3397

COORDINATION

We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbors Appropriation Act of 1899 or Section 404 of the Clean Water Act are subject to fines ranging up to $16,000 per day of violation, with a maximum cap of $187,500 in any single enforcement action, as well as criminal enforcement.

GLOSSARY

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

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

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

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

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

- **Water table, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Water table, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Water table, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

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

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

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

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

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

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

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

PIQ - Parcel in question

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

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

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

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

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

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

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

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

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

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

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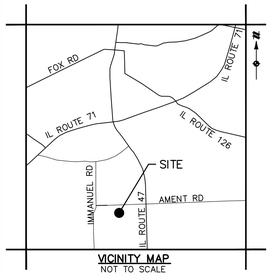
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ALTA/NSPS LAND TITLE SURVEY

OF

PART OF SECTIONS 16 & 17 TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

811 UTILITIES – TICKET NO.: X242501362–00X				
OWNER	RESPONDED	PLOTTED	MARKED	NOTES
BP PIPELINES	NO	NO	NO	NO RESPONSE
ANR PIPELINE COMPANY (TC ENERGY)	9/6/2024	NO	NO	UTILITY MAP PROVIDED (NO LINES IN AREA)
ATT/DISTRIBUTION	NO	NO	NO	NO RESPONSE
UTILITY NAME	NO	NO	NO	NO RESPONSE
COMED	9/9/2024	YES	NO	UTILITY MAP PROVIDED
COMCAST	NO	NO	NO	NO RESPONSE
GUARDIAN PIPELINE	9/9/2024	NO	NO	UTILITY MAP PROVIDED (NO LINES IN AREA)
ENBRIDGE ENERGY PARTNERS LP	NO	NO	NO	NO RESPONSE
NICOR GAS	9/10/2024	NO	NO	UTILITY MAP PROVIDED (NO LINES IN AREA)

SURVEYOR'S TITLE RESPONSE TO SURVEY RELATED SCHEDULE B PART II EXCEPTIONS WITHIN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 23000373393–02, COMMITMENT DATE: AUGUST 5, 2024

SCHEDULE B PART II EXCEPTIONS NUMBERS 1–9 ARE NOT SURVEY RELATED MATTERS AND INTENTIONALLY NOT LISTED BELOW.

10. UNRECORDED EASEMENT OR RIGHT–OF–WAY FOR TRANSMISSION LINES RUNNING THROUGH THE SUBJECT PROPERTY AS EVIDENCED BY KENDALL COUNTY ASSESSOR'S MAP. NOTE: THERE IS NO DOCUMENTATION OF RECORD FOR THIS EASEMENT OR RIGHT–OF–WAY OTHER THAN THE ASSESSOR'S MAP. (PARCEL 1)

RESPONSE: NOT PLOTTED. THE PROVIDED TAX MAP DOES NOT DEPICT AN UNRECORDED EASEMENT OR RIGHT–OF–WAY FOR TRANSMISSION LINES. NO EVIDENCE OF A TRANSMISSION LINE RUNNING THROUGH THE SITE OBSERVED AT TIME OF FIELD WORK.

11. UNRECORDED EASEMENT OR RIGHT–OF–WAY FOR TRANSMISSION LINES RUNNING THROUGH THE SUBJECT PROPERTY AS EVIDENCED BY KENDALL COUNTY ASSESSOR'S MAP. NOTE: THERE IS NO DOCUMENTATION OF RECORD FOR THIS EASEMENT OR RIGHT–OF–WAY OTHER THAN THE ASSESSOR'S MAP. (PARCEL 2)

RESPONSE: NOT PLOTTED. THE PROVIDED TAX MAP DOES NOT DEPICT AN UNRECORDED EASEMENT OR RIGHT–OF–WAY FOR TRANSMISSION LINES. NO EVIDENCE OF A TRANSMISSION LINE RUNNING THROUGH THE SITE OBSERVED AT TIME OF FIELD WORK.

12. PLAT OF RIGHT–OF–WAY DATED MARCH 27, 1990, AND RECORDED MARCH 27, 1990 AS DOCUMENT NO. 901890, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. THE LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT. (FLAT FILE FF2–4 REFERENCED WITHIN RECORDED DOCUMENT NOT PROVIDED.)

13. SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES BY AND BETWEEN ILLINOIS BELL TELEPHONE COMPANY AS GRANTOR AND THE PEOPLE OF THE STATE OF ILLINOIS AS GRANTEE DATED JANUARY 7, 1991, AND RECORDED FEBRUARY 14, 1991 AS DOCUMENT NO. 910891, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY. (SUBORDINATION FOR IL 47)

14. SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AS GRANTOR AND THE PEOPLE OF THE STATE OF ILLINOIS AS GRANTEE DATED FEBRUARY 1, 1991, AND RECORDED FEBRUARY 14, 1991 AS DOCUMENT NO. 910893, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY. (SUBORDINATION FOR IL 47)

15. SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AS GRANTOR AND THE PEOPLE OF THE STATE OF ILLINOIS AS GRANTEE DATED FEBRUARY 1, 1991, AND RECORDED FEBRUARY 14, 1991 AS DOCUMENT NO. 910894, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY. (SUBORDINATION FOR IL 47)

16. SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES BY AND BETWEEN NORTHERN ILLINOIS GAS COMPANY AS GRANTOR AND THE PEOPLE OF THE STATE OF ILLINOIS AS GRANTEE DATED MARCH 12, 1993, AND RECORDED MARCH 16, 1993 AS DOCUMENT NO. 9302247, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY. (SUBORDINATION FOR IL 47)

17. AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AND PLANNED UNIT DEVELOPMENT AGREEMENT, ORDINANCE NO. 2007–24, DATED FEBRUARY 27, 2007, AND RECORDED MAY 15, 2007 AS DOCUMENT NO. 200700015755, PUBLIC RECORDS OF KENDALL COUNTY, STATE OF ILLINOIS. (PARCEL 1)

RESPONSE: NOT PLOTTED. NOT ON SURVEYED PROPERTY.

ALTA TABLE A NOTES:
(CORRESPONDING NUMBERS COINCIDE WITH TABLE A ITEMS)

1. MONUMENTS TO BE SET AT ALL CORNERS OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
2. SITE ADDRESS: AMENT ROAD, YORKVILLE, IL 60560.
3. SURVEYED PARCELS ARE IN "ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)" PER FLOOD INSURANCE RATE MAP NUMBER 17093C0125G WITH EFFECTIVE DATE FEBRUARY 4, 2009.
4. THE MEASURED ACREAGE OF EACH PARCEL IS AS SHOWN HEREON.
6. A ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR.
7. THE EXTERIOR PORTION OF THE SHED SHOWN ON SURVEYED PROPERTY DIMENSIONED ON SHEET 2.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.

11a. NO PLANS AND/OR REPORTS OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY PROVIDED BY CLIENT. UNDERGROUND UTILITIES ARE SHOWN PER MAPS PROVIDED THROUGH AN 811 DESIGN STAGE TICKET (NUMBER X242501362–00X). SEE 811 UTILITIES TABLE FOR DETAILED INFORMATION REGARDING STATUS OF RESPONSES TO ONE CALL TICKET.

ADDITIONALLY, SURFACE EVIDENCE OF UTILITIES LYING WITHIN THE SURVEYED PROPERTY WERE LOCATED WHILE CONDUCTING THIS SURVEY AND ARE DEPICTED.

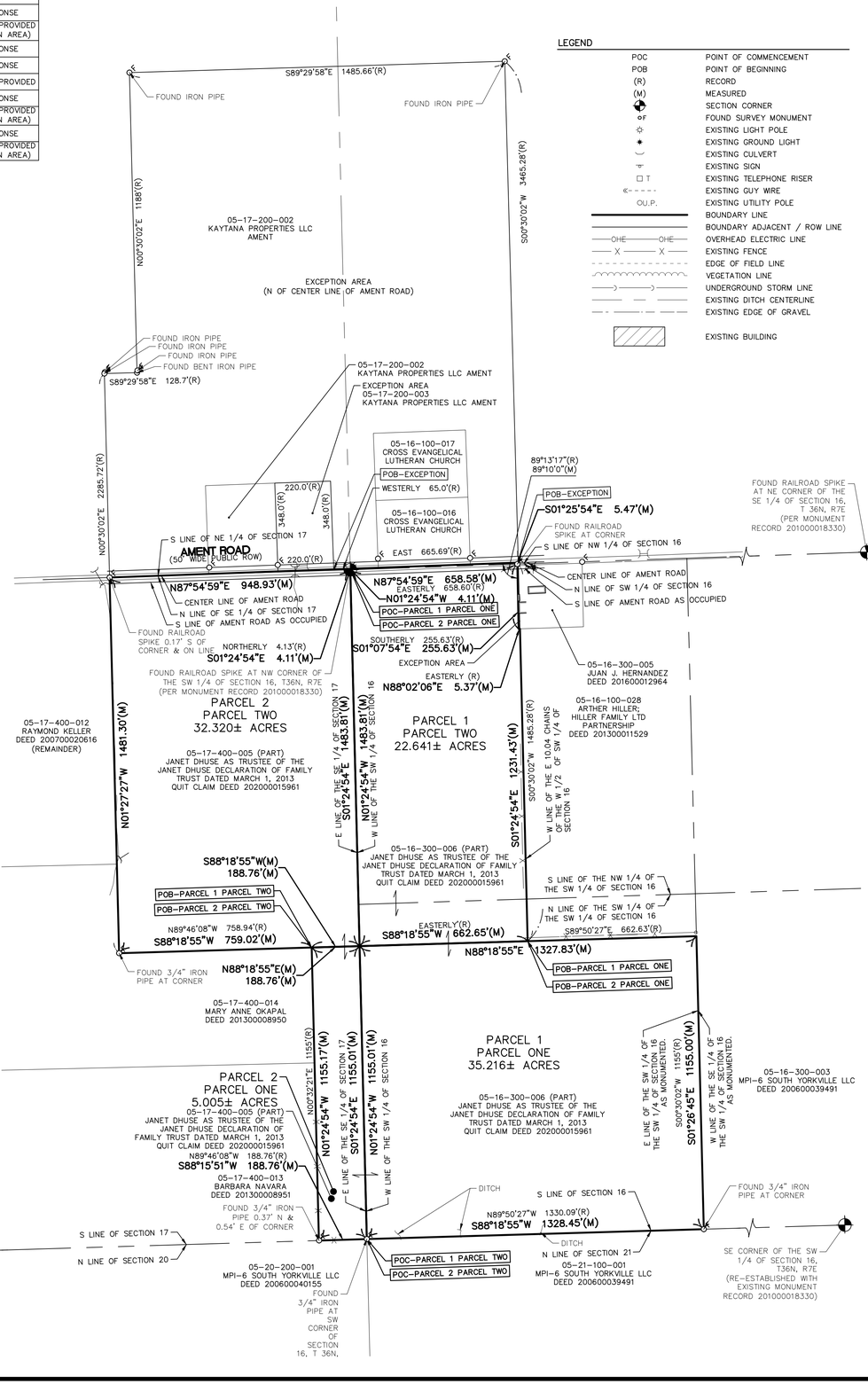
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UNMARKED AND/OR BURIED UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED.

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS OR ADJOINING LANDS ARE SHOWN HEREON.
14. THE NORTHWEST CORNER OF THE SURVEYED PROPERTY IS LOCATED 1380' EAST OF THE INTERSECTION OF AMENT ROAD WITH IMMANUEL ROAD.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
17. THERE WAS NO INFORMATION OF PROPOSED CHANGES IN STREET RIGHT OF WAYS PROVIDED AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. PROFESSIONAL LIABILITY INSURANCE IN THE REQUESTED AMOUNT OF HAS BEEN OBTAINED THROUGH THE DURATION OF THIS PROJECT.

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKS IN FIELD AND PROVIDED MAPS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
(M)	MEASURED
	SECTION CORNER
	FOUND SURVEY MONUMENT
	EXISTING LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING CULVERT
	EXISTING SIGN
T	EXISTING TELEPHONE RISER
	EXISTING GUY WIRE
	EXISTING UTILITY POLE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
OHE	OVERHEAD ELECTRIC LINE
X	EXISTING FENCE
	EDGE OF FIELD LINE
	VEGETATION LINE
	UNDERGROUND STORM LINE
	EXISTING DITCH CENTERLINE
	EXISTING EDGE OF GRAVEL
	EXISTING BUILDING

250 0 250 500 750

GRAPHIC SCALE
SCALE: 1"=250'

BASIS OF BEARING:
ILLINOIS STATE PLANE
EAST ZONE (NAD83)
2011 ADJUSTMENT

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER: 23000373393–02, COMMITMENT DATE: AUGUST 5, 2024

VESTED IN: JANET DHUSE AS TRUSTEE OF THE JANET DHUSE DECLARATION OF FAMILY TRUST DATED MARCH 1, 2013

PARCEL 1:

PARCEL ID NO.: 05–16–300–006

58.0 ACRES, MORE OR LESS, BEING OUT OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, AND BEING A PART OF THAT CERTAIN 93.4 ACRES, MORE OR LESS, OF LAND, AND SAID 58.0 ACRES BEING ALL OF THE 93.4 ACRES, MORE OR LESS, THAT LIES WITHIN THE LATERAL BOUNDARIES OF SAID SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 93.4 ACRES, MORE OR LESS, OF THE FOLLOWING DESCRIBED PARCELS 1 AND 2, SAID ACREAGE LYING SOUTH OF A LINE BEING THE CENTER OF AMENT ROAD:
*"SURVEYOR'S NOTE: THIS PORTION OF THE LEGAL DESCRIPTION IS NOT FOUND WITHIN A VESTING DEED.

PARCEL ONE

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE DUE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 665.69 FEET TO THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16; THENCE SOUTH 0° 30' 2" WEST ALONG SAID WEST LINE 1485.28 FEET TO A LINE DRAWN PARALLEL WITH AND 1155 FEET NORTH OF, AS MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE SOUTH 89° 50' 27" EAST ALONG SAID PARALLEL LINE 662.63 FEET TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE SOUTH 0° 30' 2" WEST ALONG SAID EAST LINE 1155 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 89° 50' 27" WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 1330.09 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 46' 8" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 188.76 FEET; THENCE NORTH 0° 32' 21" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 1155 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE WEST HALF OF SECTION 16 AND PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89° 46' 8" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 188.76 FEET; THENCE NORTH 0° 32' 21" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 17, 1155 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89° 46' 8" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17, 758.94 FEET; THENCE NORTH 0° 30' 2" EAST PARALLEL WITH THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16, 2285.72 FEET; THENCE SOUTH 89° 29' 58" EAST 128.7 FEET; THENCE NORTH 0° 30' 2" EAST PARALLEL WITH THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16, 1188 FEET; THENCE SOUTH 89° 29' 58" EAST 1485.66 FEET TO THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16; THENCE SOUTH 0° 30' 2" WEST ALONG SAID WEST LINE 3465.28 FEET TO A LINE DRAWN PARALLEL WITH AND 1155 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS MEASURED ALONG THE EAST LINE OF SAID QUARTER QUARTER; THENCE WESTERLY TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 4.13 FEET TO THE CENTER LINE OF AMENT ROAD; THENCE WESTERLY ALONG SAID CENTER LINE, 65.0 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CENTER LINE, 220.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID CENTER LINE, 348.0 FEET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE, 220.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 348.0 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS; AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 658.60 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LINE OF A FENCE WHICH FORMS AN ANGLE OF 89° 13' 17" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER–CLOCKWISE THEREFROM) 255.63 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE TO THE WEST LINE OF THE EASTERLY 10.04 CHAINS OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

PARCEL ID NO.: 05–17–400–005

35.4 ACRES, MORE OR LESS, BEING OUT OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, AND BEING A PART OF THAT CERTAIN 93.4 ACRES, MORE OR LESS, OF LAND, AND SAID 35.4 ACRES BEING ALL OF THE 93.4 ACRES, MORE OR LESS, THAT LIES WITHIN THE LATERAL BOUNDARIES OF SAID SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 93.4 ACRES, MORE OR LESS, OF THE FOLLOWING DESCRIBED PARCELS1 AND 2, SAID ACREAGE LYING SOUTH OF A LINE BEING THE CENTER OF AMENT ROAD:
*"SURVEYOR'S NOTE: THIS PORTION OF THE LEGAL DESCRIPTION IS NOT FOUND WITHIN A VESTING DEED.

PARCEL ONE

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE DUE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 665.69 FEET TO THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16; THENCE SOUTH 0° 30' 2" WEST ALONG SAID WEST LINE 1485.28 FEET TO A LINE DRAWN PARALLEL WITH AND 1155 FEET NORTH OF, AS MEASURED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE SOUTH 89° 50' 27" EAST ALONG SAID PARALLEL LINE 662.63 FEET TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE SOUTH 0° 30' 2" WEST ALONG SAID EAST LINE 1155 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 89° 50' 27" WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 1330.09 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 46' 8" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 188.76 FEET; THENCE NORTH 0° 32' 21" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 1155 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

PARCEL TWO

THAT PART OF THE WEST HALF OF SECTION 16 AND PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89° 46' 8" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 188.76 FEET; THENCE NORTH 0° 32' 21" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 17, 1155 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89° 46' 8" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 17, 758.94 FEET; THENCE NORTH 0° 30' 2" EAST PARALLEL WITH THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16, 2285.72 FEET; THENCE SOUTH 89° 29' 58" EAST 128.7 FEET; THENCE NORTH 0° 30' 2" EAST PARALLEL WITH THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16, 1188 FEET; THENCE SOUTH 89° 29' 58" EAST 1485.66 FEET TO THE WEST LINE OF THE EAST 10.04 CHAINS OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 16; THENCE SOUTH 0° 30' 2" WEST ALONG SAID WEST LINE 3465.28 FEET TO A LINE DRAWN PARALLEL WITH AND1155 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS MEASURED ALONG THE EAST LINE OF SAID QUARTER QUARTER; THENCE WESTERLY TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 4.13 FEET TO THE CENTER LINE OF AMENT ROAD; THENCE WESTERLY ALONG SAID CENTER LINE, 65.0 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID CENTER LINE, 220.0 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO SAID CENTER LINE, 348.0 FEET; THENCE EASTERLY PARALLEL WITH SAID CENTERLINE, 220.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 348.0 FEET TO THE POINT OF BEGINNING, IN KENDALL TOWNSHIP, KENDALL COUNTY, ILLINOIS; AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16,TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 658.60 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE LINE OF A FENCE WHICH FORMS AN ANGLE OF 89° 13' 17" WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER–CLOCKWISE THEREFROM) 255.63 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE TO THE WEST LINE OF THE EASTERLY 10.04 CHAINS OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID WEST LINE TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING ,ALL IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO: STEWART TITLE GUARANTY COMPANY;
AMENT ROAD SOLAR 1, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SUR

ALTA/NSPS LAND TITLE SURVEY

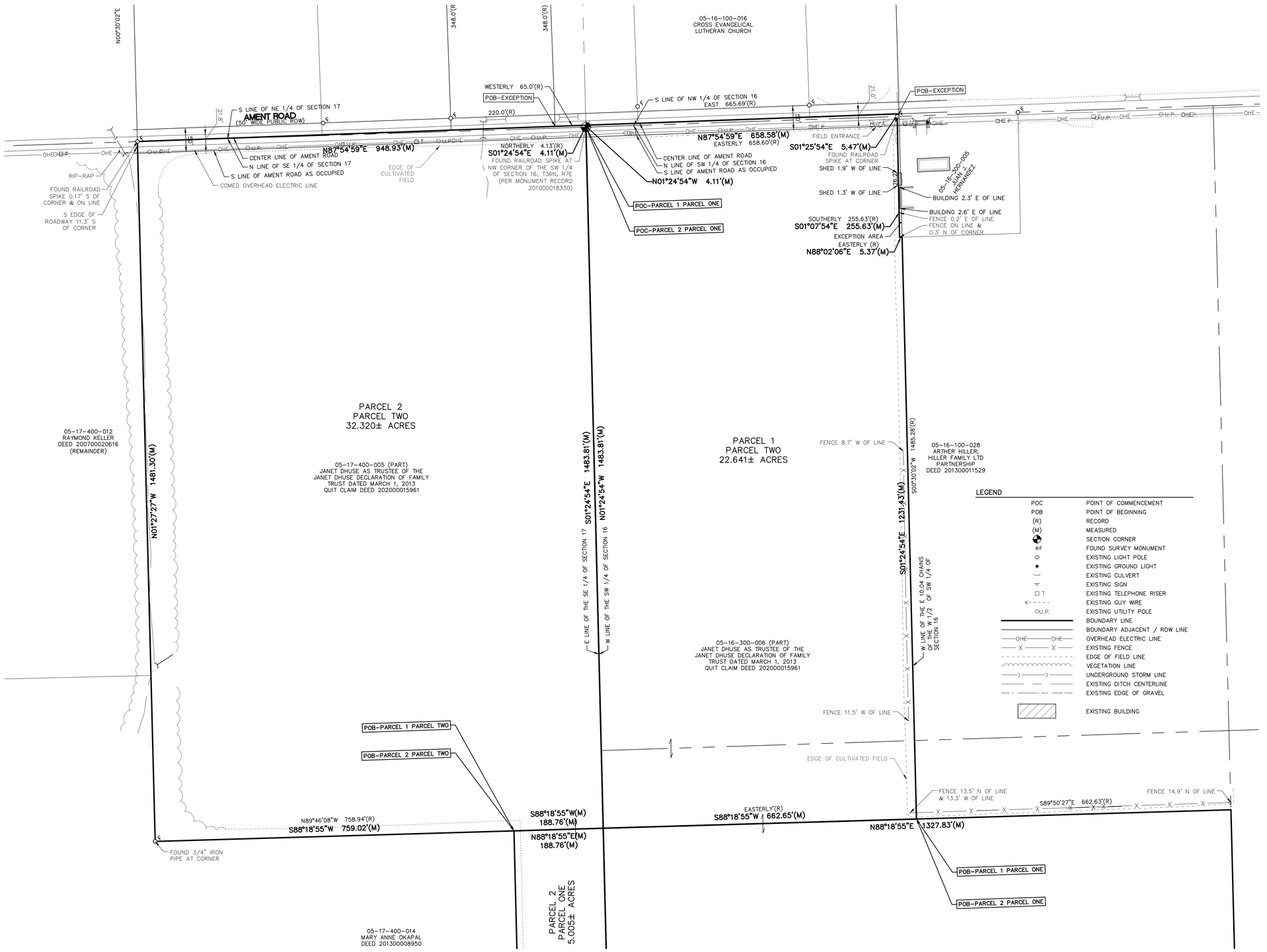
OF

PART OF SECTIONS 16 & 17 TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS

100 0 100 200 300

GRAPHIC SCALE
SCALE: 1"=100'

BASIS OF BEARING:
ILLINOIS STATE PLANE
EAST ZONE (NAD83)
2011 ADJUSTMENT



SEE SHEET 3

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
(M)	MEASURED
	SECTION CORNER
OF	FOUND SURVEY MONUMENT
	EXISTING LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING CULVERT
	EXISTING SIGN
T	EXISTING TELEPHONE RISER
	EXISTING GUY WIRE
O.U.P.	EXISTING UTILITY POLE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
OHE OHE	OVERHEAD ELECTRIC LINE
X X	EXISTING FENCE
	EDGE OF FIELD LINE
	VEGETATION LINE
	UNDERGROUND STORM LINE
	EXISTING DITCH CENTERLINE
	EXISTING EDGE OF GRAVEL
	EXISTING BUILDING

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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ATWELL
866.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005876

SECTION 16 & 17
TOWN 36 NORTH, RANGE 7 EAST
KENDALL TOWNSHIP
KENDALL COUNTY, ILLINOIS

CLIENT
AMENT ROAD SOLAR 1, LLC

ALTA/NSPS LAND TITLE SURVEY
AMENT ROAD

DATE
10/7/2024

REVISIONS
10/17/2024 CLIENT COMMENTS
--
--

SCALE 0 50 100
1" = 100 FEET
DR. MJF | CH. BDE
P.M. S. ADAMS
BOOK 319
JOB 23002398AS-01
SHEET NO.
2 OF 3

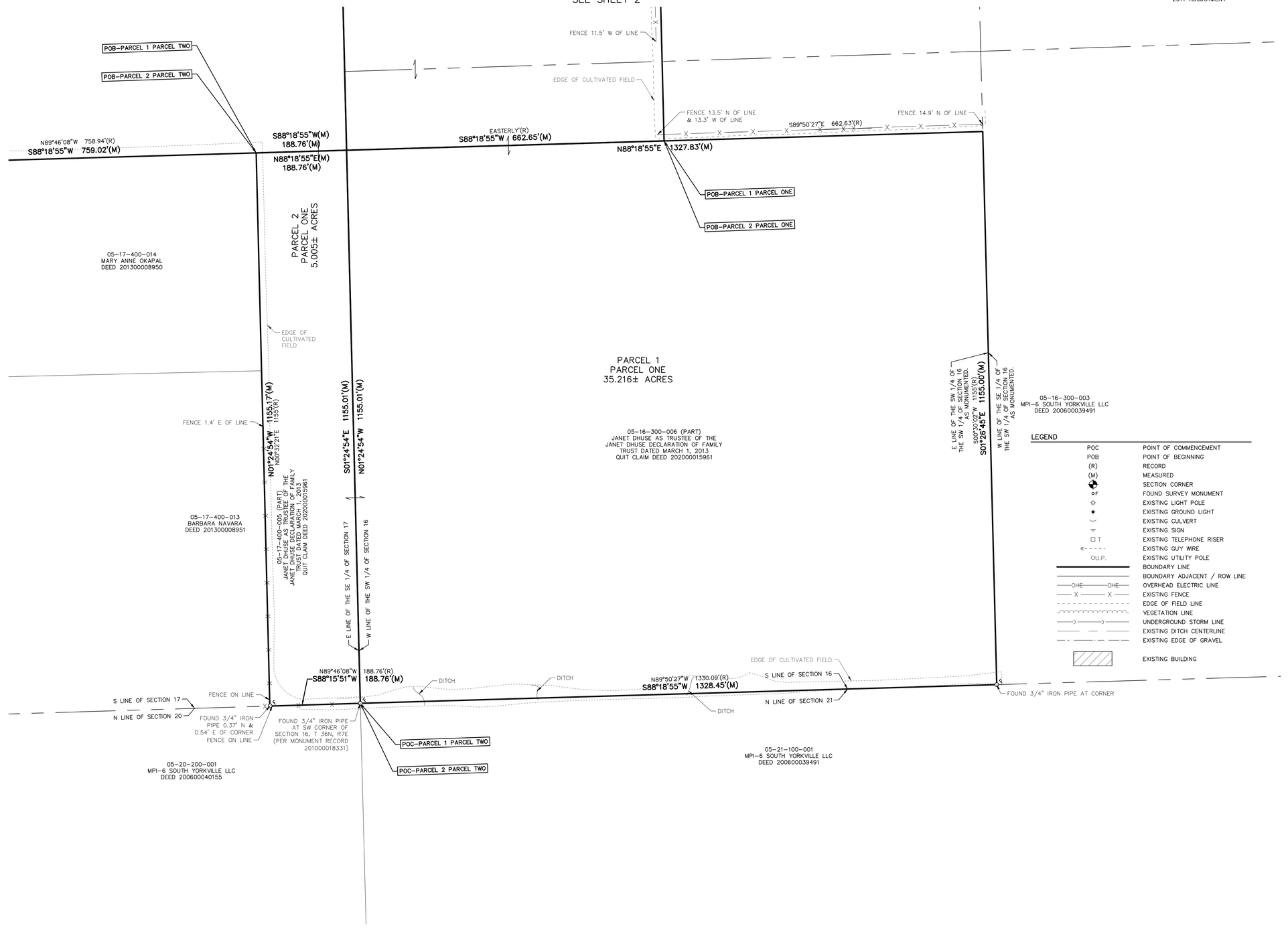
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ALTA/NSPS LAND TITLE SURVEY

OF

PART OF SECTIONS 16 & 17 TOWNSHIP 36 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS



LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(R)	RECORD
(M)	MEASURED
	SECTION CORNER
O F	FOUND SURVEY MONUMENT
	EXISTING LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING CULVERT
	EXISTING SIGN
T	EXISTING TELEPHONE RISER
	EXISTING GUY WIRE
O.U.P.	EXISTING UTILITY POLE
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
OHE	OVERHEAD ELECTRIC LINE
X	EXISTING FENCE
	EDGE OF FIELD LINE
	VEGETATION LINE
	UNDERGROUND STORM LINE
	EXISTING DITCH CENTERLINE
	EXISTING EDGE OF GRAVEL
	EXISTING BUILDING

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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SECTION 16 & 17
TOWN 36 NORTH, RANGE 7 EAST
KENDALL TOWNSHIP
KENDALL COUNTY, ILLINOIS

CLIENT
AMENT ROAD SOLAR 1, LLC

ALTA/NSPS LAND TITLE SURVEY
AMENT ROAD

DATE
10/7/2024

REVISIONS
10/17/2024 CLIENT COMMENTS
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SCALE 0 50 100
1" = 100 FEET
DR. MJF | CH. BDE
P.M. S. ADAMS
BOOK 319
JOB 23002398AS-01
SHEET NO.
3 OF 3

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SPECIAL USE PERMIT SET

AMENT ROAD - KENDALL IL
KENDALL COUNTY, IL
4.990 MWAC STC RATED SOLAR ELECTRIC SYSTEM

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A GROUND MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND COM ED REQUIREMENTS.

SYSTEM DESCRIPTION

MODULES	ASTRONERGY	SYSTEM SIZE (KWAC)	4990 KWAC
STC RATING (W)	7,734 WDC	INVERTER(S)	(20) SOLECTRIA 250 XGI
RACKING	ATI DURATRACK	CEC EFFICIENCY	93.5 %
AZIMUTH	180	TILT ANGLE	52

SPECIAL INSPECTIONS

GENERAL CONSTRUCTION SPECIAL INSPECTIONS	CODE/SECTION
1. FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
2. ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FINAL	

LOCATION MAP



AERIAL VIEW



DRAWING LIST

Sheet Number	Sheet Title
T-1.0	TITLE PAGE
CIVIL	
C-0.0	CIVIL NOTES
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	GRADING AND EROSION CONTROL PLAN
C-4.0	CIVIL DETAILS IL
C-5.0	LANDSCAPE PLAN
C-5.1	LANDSCAPE NOTES & DETAILS

APPLICABLE CODES AND STANDARDS

2008 NATIONAL ELECTRICAL CODE
INTERNATIONAL BUILDING CODE
UL-1703 – SOLAR MODULES
UL-1741 – INVERTERS, COMBINER BOXES
UL-2703 – RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
AMENT ROAD SOLAR 1, LLC
PHONE: [redacted]

LAND OWNER / HOST
JANET DHUSE
[redacted]

AUTHORITY HAVING JURISDICTION
KENDALL COUNTY PLANNING, BUILDING, & ZONING DEPARTMENT
111 W FOX STREET
YORKVILLE, IL 60560

UTILITY
COM ED

CIVIL ENGINEER
FIRM: ATWELL, LLC
CONTACT: MICHAEL KEITH, P.E.
PHONE: [redacted]

GENERAL ABBREVIATIONS

(E)	EXISTING
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
APPROX	APPROXIMATE
ARY	ARRAY
BLDG	BUILDING
NLE	NEW LEAF ENERGY
CL	CENTERLINE
DAS	DATA ACQUISITION SYSTEM
DIA	DIAMETER
DO	DITTO
EW	EAST-WEST
ESS	ENERGY STORAGE SYSTEM
ESU	ENERGY STORAGE UNIT
FBO	FURNISHED BY OTHERS
FF	FORWARD FACING
GALV	GALVANIZED
HDG	HOT DIP GALVANIZED
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
MFR	MANUFACTURER
MOD	SOLAR MODULE
NS	NORTH-SOUTH
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PCS	POWER CONVERSION SYSTEM
PV	PHOTOVOLTAIC
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SS	STAINLESS STEEL
SSS	SOLAR SUPPORT STRUCTURE
STC	STANDARD TEST CONDITIONS
TBD	TO BE DETERMINED
TP	TAMPER PROOF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

REV 1.0

BASIS OF DESIGN

BOUNDARY & TOPOGRAPHIC SURVEY:
WILLIAMS AND WORKS
JUNE 2024

WETLAND STREAM AND DELINEATION REPORT:
ENCAP INCORPORATED
JULY 2023 & JUNE 2024

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SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER: 22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	08/29/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1

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T-1.0
TITLE PAGE

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GENERAL CIVIL NOTES

APPROVALS

1. SPECIAL USE PERMIT DATED: IN PROGRESS.

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM OWNER. "SUBCONTRACTOR" IS THE EPC PROVIDER'S INSTALLATION SUBCONTRACTORS (INCLUDING SITE WORK SUBCONTRACTOR) AND CIVIL ENGINEER OF RECORD (CEOR) IS THE EPC PROVIDER'S DESIGNATED CIVIL ENGINEER.
2. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY WILLIAMS & WORKS PERFORMED ON APRIL 18, 2023 UPDATED JUNE 18, 2024. BEARINGS ARE BASED ON NAD83 ILLINOIS STATE PLANE, EAST ZONE, US FOOT. DISTANCES ARE SHOWN SCALED TO GROUND. CSF = 0.99994688 1/CSF = 1.000053123
3. THERE IS NO GUARANTEE THAT ALL THE EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT LIMITS ARE ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK. PRIOR TO THE START OF ANY SITE DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE ELECTRIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
5. THE SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT TO THE CONTRACTOR.
6. CITY, COUNTY, AND STATE APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
7. PRIOR TO CONSTRUCTING THE SITE ENTRANCES ONTO AMENT ROAD, THE CONTRACTOR SHALL OBTAIN A HIGHWAY/DRIVEWAY PERMIT FROM THE APPLICABLE AHJ.
8. SUBCONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
9. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR/CEOR FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
10. AREAS USED AS FOR PARKING DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, REGRADING, LOAMING AND SEEDING. IN NO CASE SHALL PARKING AREAS, LAYDOWN AREAS, CONSTRUCTION TRAILERS, AND PORTABLE TOILETS BE LOCATED WITHIN A WETLAND RESOURCE AREA AND/OR ANY BUFFER ZONES.

SITE PREPARATION NOTES

1. AREAS DESIGNATED FOR TREE CUTTING SHALL BE CUT ONLY. NO GRUBBING OR STRIPPING OF TOPSOIL IS NECESSARY UNLESS SPECIFICALLY SHOWN OTHERWISE AND APPROVAL HAS BEEN GIVEN BY THE CONTRACTOR.
2. TREE CLEARING AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH APPROVED LOCAL, STATE, AND FEDERAL PERMITS. TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR'S PROJECT MANAGER OR SITE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK ON-SITE.
3. SEASONAL TREE CLEARING RESTRICTIONS MAY BE REQUIRED FOR ENDANGERED SPECIES PROTECTION. THE CONTRACTOR SHALL REFER TO THE TREE CLEARING PLAN FOR ANY RESTRICTIONS.
4. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
5. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
6. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
7. THE SUBCONTRACTOR(S) SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. TEMPORARY CONSTRUCTION HAUL ROADS SHALL BE USED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE CONTRACTOR. THE USE OF SEPARATION FABRICS SHALL BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAUL ROADS SHALL BE MAINTAINED DURING CONSTRUCTION WITH APPROPRIATE EROSION CONTROL AND STORMWATER REDUCTION MEASURES. ONCE REMOVED, THE SUB-BASE AREA SHOULD BE DECOMPACTED WITH A YORK RAKE, LOAM REPLACED, AND RESEEDED.
9. THE SITE ACCESS ROADS ARE DESIGNED TO MEET STATE FIRE CODE FOR FIRE TRUCK ACCESS. MEANS AND METHODS FOR ACCOMMODATING LARGER CONSTRUCTION DELIVERY VEHICLES MUST BE DETERMINED BY THE CONTRACTOR.
10. THE PROPOSED ROAD DESIGN SHOWN IN THESE PLANS SHALL BE CONSIDERED THE FINAL DESIGN CONDITION. ADDITIONAL MEANS AND METHODS OF CONSTRUCTION DEEMED NECESSARY BY THE OWNER OR CONTRACTOR SHALL BE DESIGNED BY OTHERS AND INCLUDED IN THE INITIAL EPC BID PRICE (INCLUDING, BUT NOT LIMITED TO: TEMPORARY HAUL ROADS, WIDENED OR LENGTHENED ROADS AND TURN OUT AREAS FOR LARGER CONSTRUCTION AND DELIVERY VEHICLES, TEMPORARY PARKING AND LAYDOWN AREAS, MODIFIED GRADING TO SUPPORT CONSTRUCTION AND DELIVERY VEHICLES, ETC.).

EROSION AND SEDIMENT CONTROL MEASURES

1. A SPDES PERMIT SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBANCE.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY KENDALL COUNTY OR THEIR REPRESENTATIVE AND THE CONTRACTOR/CEOR BEFORE CONSTRUCTION BEGINS.
4. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
5. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODABLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
9. PRIOR TO SEEDING, ACCESS AISLES, TEMPORARY STAGING, STORAGE, AND PARKING AREAS ARE TO BE DE-COMPACTED AND RESTORED PER THE SWPPP.
10. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL: VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
11. SEDIMENT BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
12. CLEAN OUT PROJECT DRAINAGE FEATURES AND STRUCTURES (I.E. CULVERTS, BASINS, SWALES, ETC.) AFTER COMPLETION OF CONSTRUCTION.
13. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
14. AFTER ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/CEOR DIRECTION.
15. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
16. DAMAGED OR DETERIORATED EROSION AND SEDIMENT CONTROL ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/CEOR.
17. THE TRAINED CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
18. THE OWNER/OPERATOR SHALL HAVE THE QUALIFIED INSPECTOR CONDUCT INSPECTIONS ONCE EVERY SEVEN CALENDAR DAYS FOR SITE DISTURBANCES LESS THAN FIVE ACRES.
19. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE. REFER TO DETAILS.
20. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
21. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/CEOR.
22. GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
23. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. NO RE-FUELING SHALL OCCUR WITHIN 100 FEET OF ANY WETLAND RESOURCE AREA AND 200 FEET FROM RIVERFRONT. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
24. THE COST OF REPAIRING EROSION CONTROL MEASURES OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
25. EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
26. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM FORMING.
27. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS IS INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S SPDES PERMIT STORMWATER POLLUTION PREVENTION PLAN.

LAYOUT AND MATERIAL NOTES

1. THE CONTRACTOR SHALL HAVE PERIMETER FENCE, ELECTRICAL TRENCHES, AND RACKING STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY INSTALLATION OF RACKING OR TRENCHES.
2. EXCESS TRENCH MATERIAL SHALL BE PLACED ON THE SIDES OF THE TRENCH AND PLACED AT OR NEAR THE SAME LOCATION AS WHERE EXCAVATED. AFTER TRENCH HAS BEEN BACKFILLED TOPSOIL REMOVED SHALL BE PLACED ON TOP AND LIGHTLY COMPACTED.
3. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRIC CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.

GRADING NOTES

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, SUBCONTRACTOR(S) SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, PUBLIC ROADWAYS, AND ELECTRICAL EQUIPMENT AREAS.

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE DRAWINGS.
2. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
4. PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
5. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF CONTRACTOR/CEOR.

ABBREVIATIONS

BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BVW	BORDERING VEGETATED WETLANDS
CB	CONCRETE BOUND
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DH	DRILL HOLE
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
ECB	EROSION CONTROL BARRIER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GG	GAS GATE
HDPE	HIGH-DENSITY POLYETHYLENE
HW	HEADWALL
ILSF	ISOLATED LANDS SUBJECT TO FLOODING
IP	IRON PIPE
ISW	ISOLATED WETLANDS (FEDERAL JURISDICTION)
LA	LANDSCAPED AREA
LOW	LIMIT OF WORK
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
ROW	RIGHT-OF-WAY
SB	STONE BOUND
TEL	TELEPHONE CABLE
TYP	TYPICAL
UP	UTILITY POLE
WG	WATER GATE

REV 1.1

LEGEND

- ROAD (GRAVEL)
- FENCE LINE
- PROPERTY LINE
- FLOW DIRECTION
- BANK LINE/FLAG (WF 4)
- WETLAND LINE/FLAG (WF 4)
- (E) MAJOR CONTOUR (100)
- (E) MINOR CONTOUR (99)
- PROPOSED MAJOR CONTOUR (100)
- PROPOSED MINOR CONTOUR (99)
- WETLAND BUFFER ZONE (WTB)
- RIVERFRONT AREA (RFA)
- 100-YEAR FLOOD HAZARD AREA (FHA)
- TREELINE
- SILT FENCE (SF)
- SILT SOCK
- STORM PIPE (STM)
- ELECTRICAL TRENCH (E)
- OVERHEAD ELECTRIC (E)
- SEWER LINE (SAN)
- WATER LINE (W)
- GAS MAIN (G)
- 23-23A ASSESSORS MAP-LOT
- SIGN
- UTILITY POLE (WITH GUY ANCHOR)
- HYDRANT
- WATER VALVE
- INDIVIDUAL TREE
- FOUND REBAR o PROPERTY MARKERS

NOTE: ITALIC FONTS INDICATE EXISTING CONDITIONS. STANDARD FONTS INDICATE PROPOSED CONDITIONS.

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SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER: 22-4525

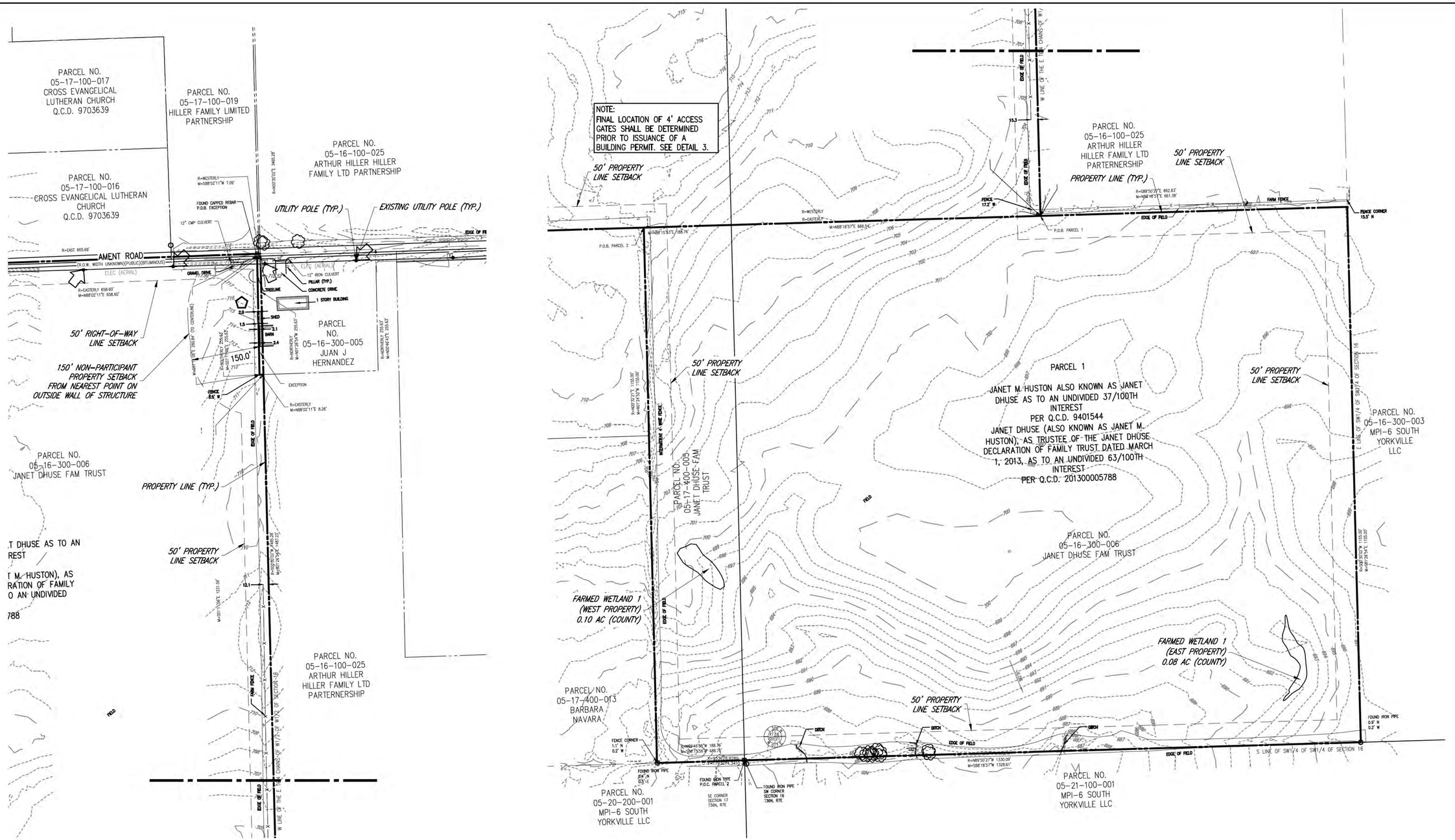
REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	08/29/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1

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CIVIL NOTES

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EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

0 100' 200'

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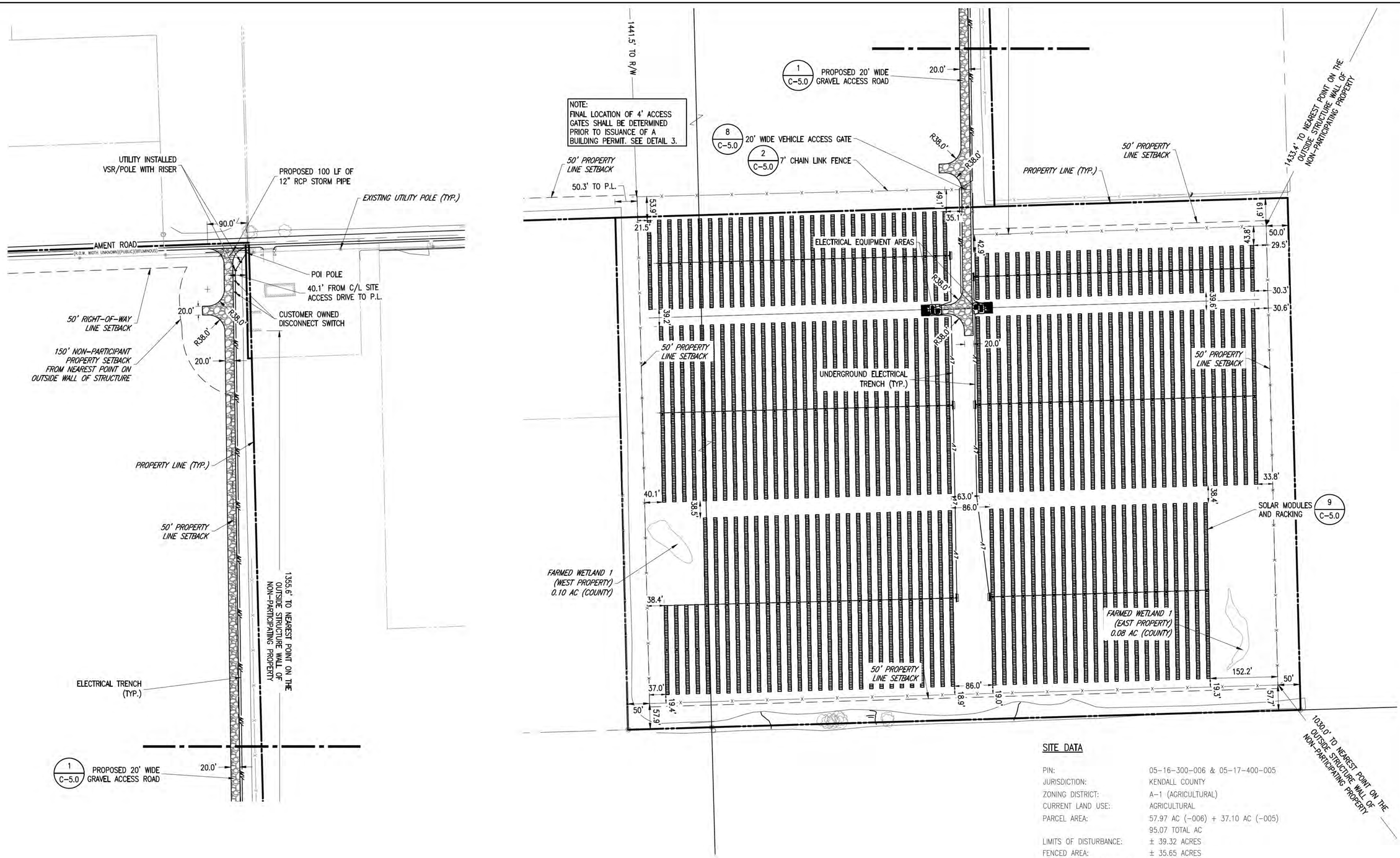
PROJECT NUMBER: 22-4525

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	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1

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C-1.0
EXISTING CONDITIONS PLAN

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LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'

0 100' 200'

SITE DATA

PIN:	05-16-300-006 & 05-17-400-005
JURISDICTION:	KENDALL COUNTY
ZONING DISTRICT:	A-1 (AGRICULTURAL)
CURRENT LAND USE:	AGRICULTURAL
PARCEL AREA:	57.97 AC (-006) + 37.10 AC (-005) 95.07 TOTAL AC
LIMITS OF DISTURBANCE:	± 39.32 ACRES
FENCED AREA:	± 35.65 ACRES
EXISTING IMPERVIOUS AREA:	± 0.04 ACRES
NEW IMPERVIOUS AREA:	± 0.99 ACRES
FEMA FLOOD HAZARD:	ZONE X PER FIRM MAP #17093C0125G DATED 02/04/2009

SETBACK REQUIREMENT*	REQUIRED	PROVIDED
OCCUPIED BLDG (NON-PARTICIPANT)	150'	1,030'
BOUNDARY LINES (PARTICIPANT)	N/A	N/A
BOUNDARY LINES (NON-PARTICIPANT)	50'	50'
PUBLIC ROAD RIGHTS-OF-WAY	50'	1,442'
MAXIMUM HEIGHT	20'	9'

* SETBACK REQUIREMENTS ARE FOR ALL COMPONENTS OF A SOLAR ARRAY FACILITY, INCLUDING FENCES.

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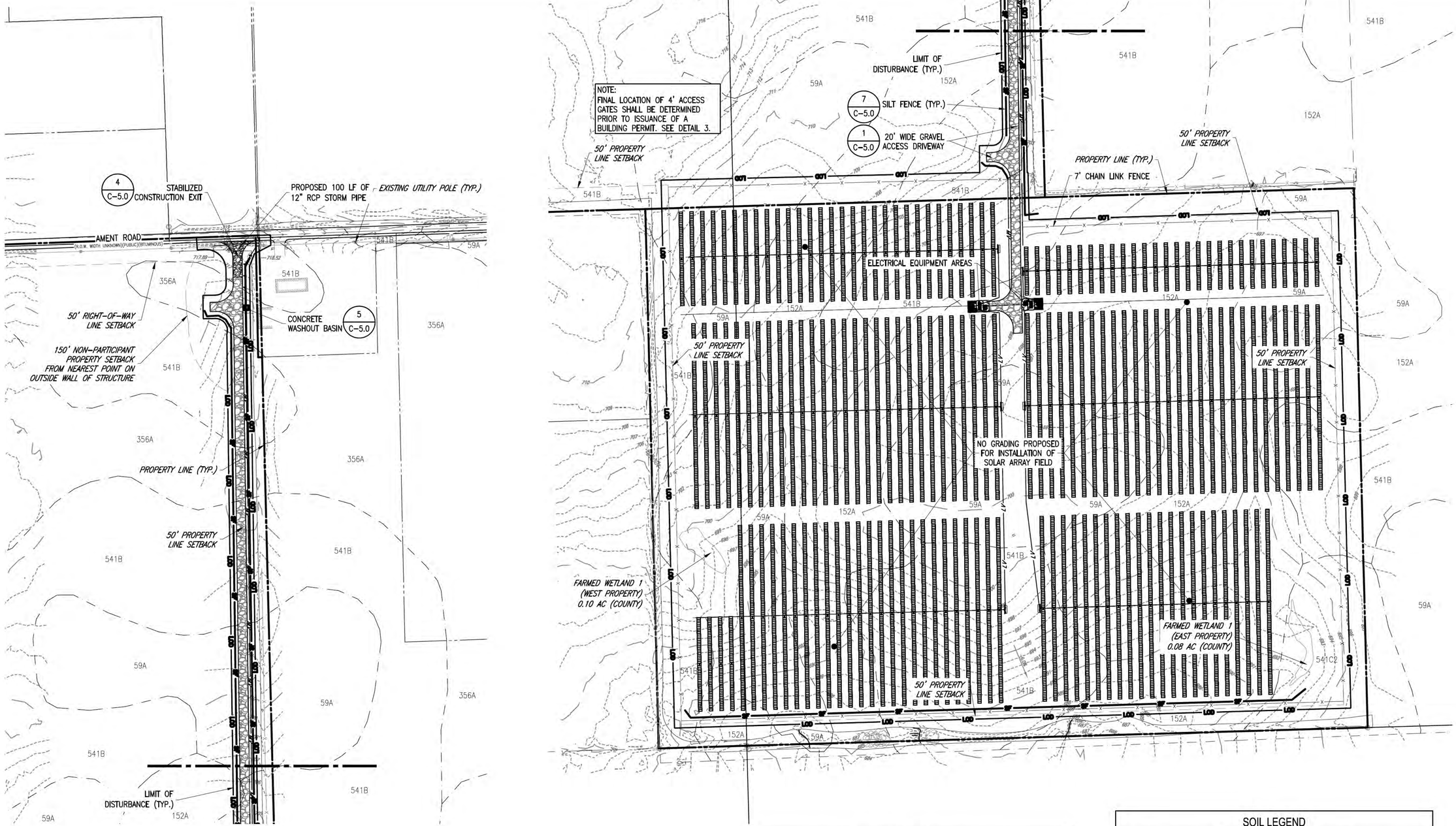
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C-2.0
LAYOUT AND MATERIALS PLAN

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LAND USE OR COVERTYPE	AVERAGE CURVE NUMBER	IMPERVIOUS SQUARE FOOTAGE
PRE-DEVELOPMENT	88	0.04 AC
POST DEVELOPMENT	79	1.03 AC
	CHANGE	+/- 0.99 AC

NOTE: STORMWATER RETENTION IS NOT REQUIRED. SEE STORMWATER MEMO DATED SEPTEMBER 27, 2024.

SOIL LEGEND		
SOIL TYPE	SOIL RATING	SOIL NAME
59A*	C/D	LISBON SILT LOAM, 0 TO 2 PERCENT SLOPES
60C2	C	LA ROSE SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED
152A*	B/D	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
356A*	B/D	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
541B*	C	GRAYMONT SILT LOAM, 2 TO 5 PERCENT SLOPES
541C2*	C	GRAYMONT SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED

* DENOTES SOIL TYPES WITHIN PROJECT LIMITS OF DISTURBANCE (LOD).

GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 100'

0 100' 200'

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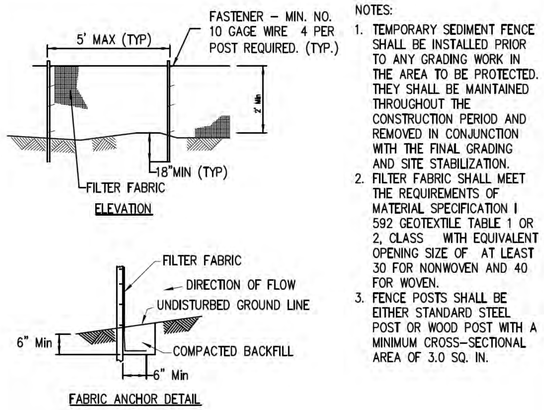
PROJECT NUMBER: 22-4525

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C-3.0
GRADING AND EROSION CONTROL PLAN

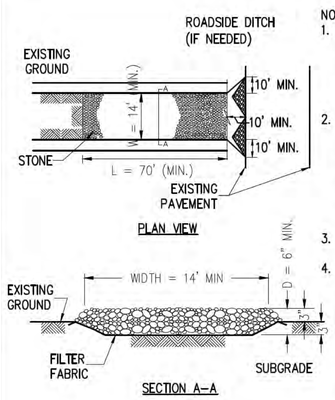
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NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION I 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.

7 SILT FENCE

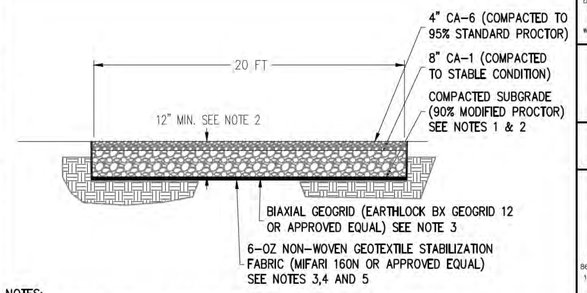
SCALE: NTS



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 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 GRADATIONS, 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. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS.
4. MINIMUM WIDTH IS 14 FEET FOR ONE–WAY TRAFFIC AND 20 FEET FOR TWO–WAY TRAFFIC. TWO–WAY TRAFFIC WIDTHS SHALL BE INCREASED A MINIMUM OF 4 FEET FOR TRAILER TRAFFIC. DEPENDING ON THE TYPE OF VEHICLE OR EQUIPMENT, SPEED, LOADS, CLIMATIC AND OTHER CONDITIONS UNDER WHICH VEHICLES AND EQUIPMENT OPERATE AN INCREASE IN THE MINIMUM WIDTHS MAY BE REQUIRED.
5. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

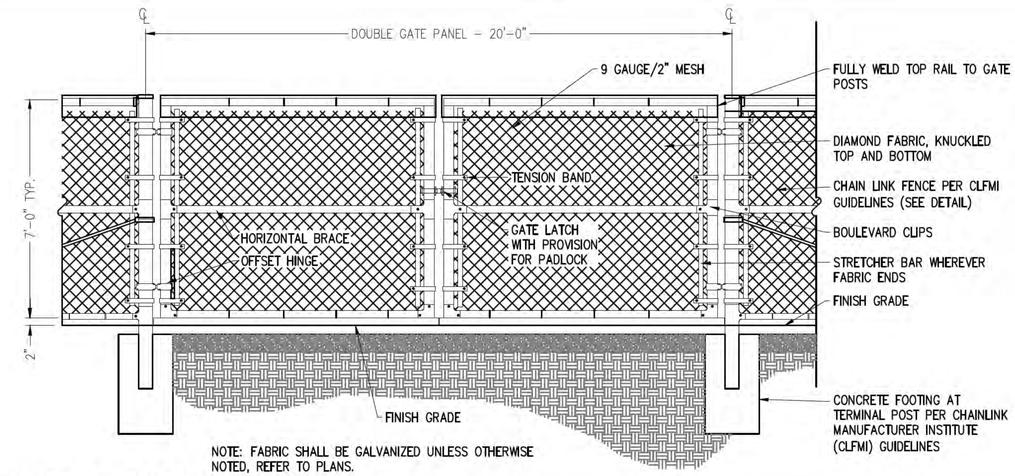


NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPERATION CRITERIA.
3. SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
5. SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE–CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.

1 GRAVEL ACCESS ROAD

SCALE: NTS

XD_CIVIL_GRAVEL_ROAD1_IL 04-30-2019

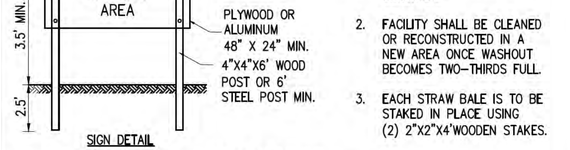


NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.

8 VEHICLE GATE

SCALE: NTS

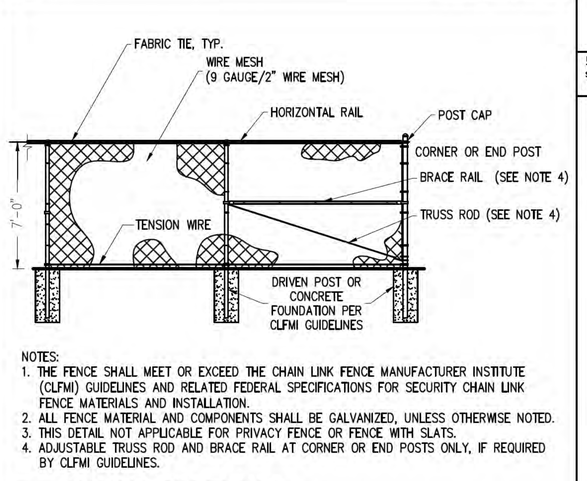
XD_CIVIL_FENCE_VEHICLE GATE_7' OR 8' 07-25-2017



NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEN CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO–THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4'WOODEN STAKES.

5 CONCRETE WASHOUT

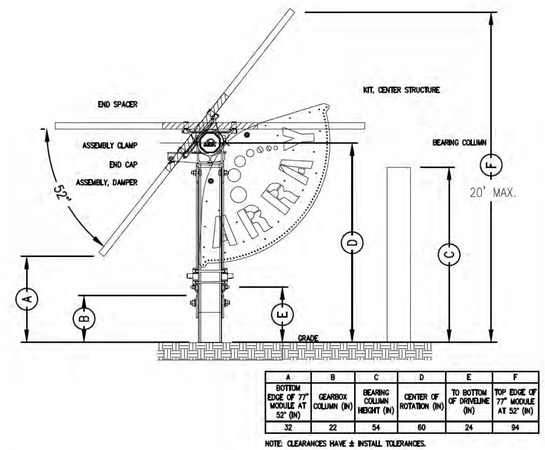
SCALE: NTS



NOTES:
1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE

SCALE: NTS



A	B	C	D	E	F
BOTTOM EDGE OF 77" MODULE AT 52° (IN)	GEARBOX COLUMN (IN)	BEARING COLUMN HEIGHT (IN)	CENTER OF ROTATION (IN)	TO BOTTOM OF DRIVELINE (IN)	TOP EDGE OF 77" MODULE AT 52° (IN)
32	22	54	60	24	94

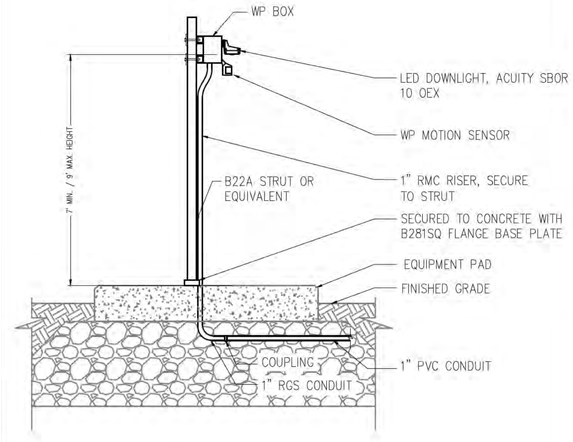
NOTE: CLEARANCES HAVE ± INSTALL TOLERANCES.

9 VERTICAL MOUNT MOTOR CLEARANCES

ATI

SCALE: N.T.S.

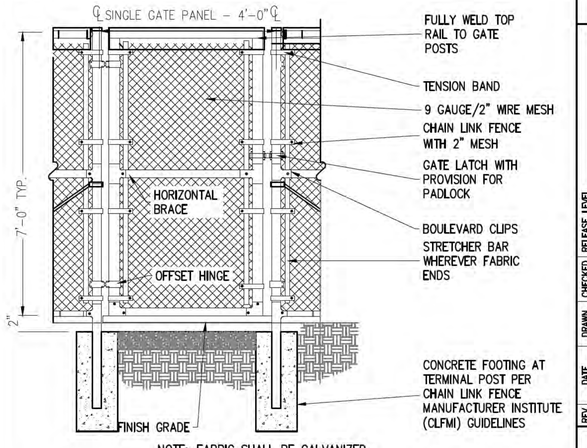
XD_STRUC_ATI_ARRAY_ELEVATION 2018-02-15



6 LIGHTING MOUNTING - DOWNLIGHT

SCALE: NTS

XD_ELEC_ LIGHT MOUNTING-DOWNLIGHT 2018-06-22 JPL



NOTE: FABRIC SHALL BE GALVANIZED

3 4' MAN GATE

SCALE: NTS

XD_CIVIL_SITE CONSTRUCTION_4' WALK THROUGH GATE 07-25-2017

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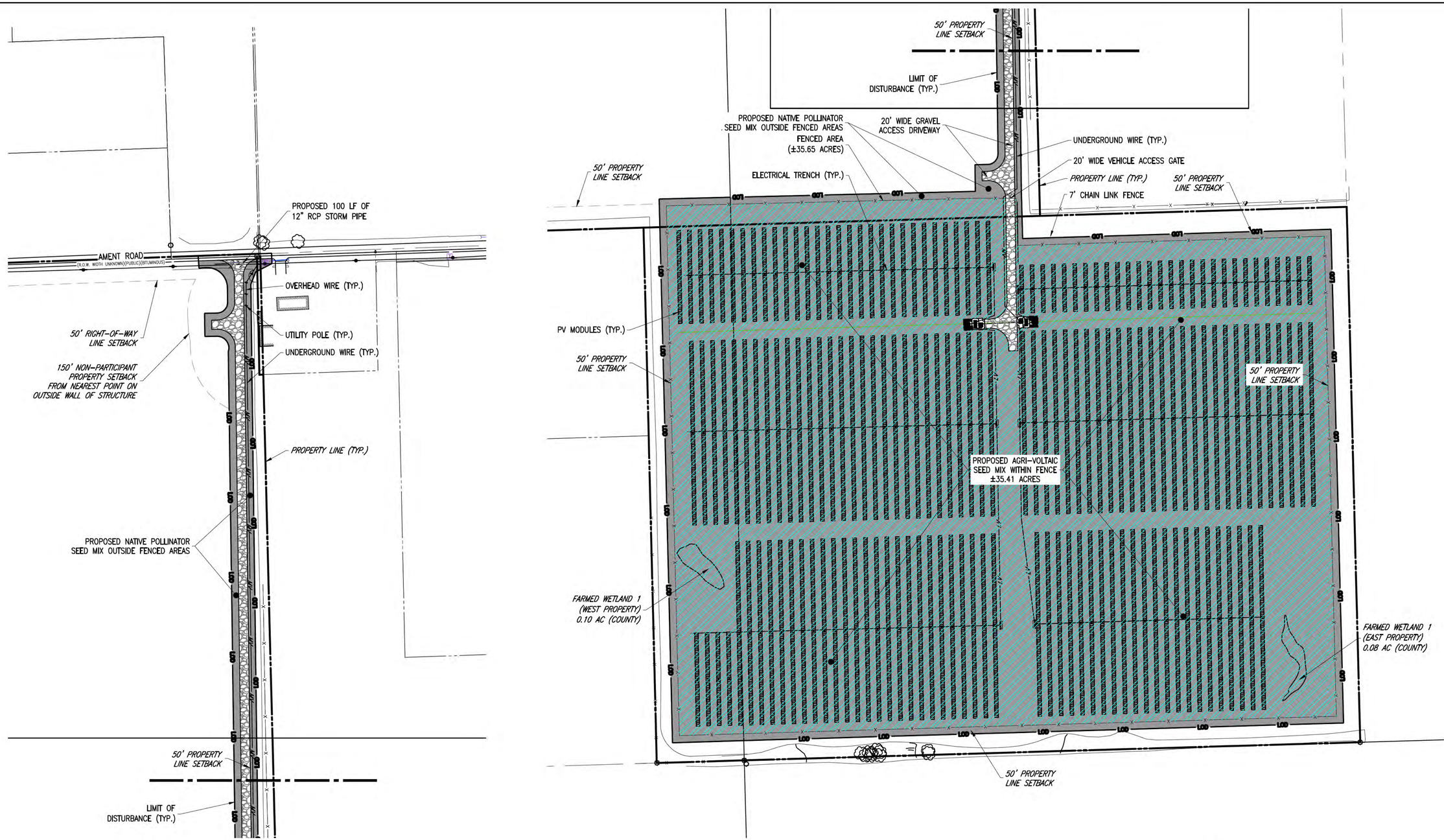
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C-4.0

CIVIL DETAILS IL

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LEGEND

- NATIVE POLLINATOR SEED MIX OUTSIDE OF FENCED AREA
- NATIVE GRAZING AGRI-VOLTAIC SEED MIX WITHIN FENCED AREA
- PROPOSED FENCE
- LIMITS OF DISTURBANCE

LANDSCAPE PLAN

SCALE: 1" = 100'

0 100' 200'

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C-5.0
LANDSCAPE PLAN

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MONITORING & MAINTENANCE NOTES

1. MONITORING METHODOLOGY – SHORT TERM (YEARS 1–3)

1.1. THE PLANTED AREAS WILL BE MONITORED ANNUALLY FOR A THREE–YEAR PERIOD TO ENSURE SUCCESSFUL ESTABLISHMENT OF THE PLANTINGS. THE PRIMARY OBJECTIVE OF THE SHORT–TERM MONITORING PROGRAM IS TO TRACK THE SUCCESS OF THE PLANTED SPECIES OVER THE 3–YEAR PERIOD OF REGULARLY SCHEDULED MONITORING SESSIONS. THE MONITORING DOCUMENTS CHANGES IN PLANT COMMUNITY COMPOSITION AND REVEALS THE NEED FOR MANAGEMENT CHANGES TO IMPROVE FLORISTIC QUALITY AND COVERAGE. SPECIFIC GOALS OF THE MONITORING ARE TO DETERMINE THE VEGETATIVE SPECIES PRESENT, THE PERCENT COVER BY VEGETATION, AND IDENTIFY HYDROLOGY AND EROSION PROBLEMS.

1.2. MONITORING WITHIN THE PLANTED AREAS SHALL BE CONDUCTED ANNUALLY UTILIZING A MEANDER SURVEY METHODOLOGY. THE MONITORING SHALL IDENTIFY:
- 1.2.1. THE FIVE DOMINANT VEGETATIVE SPECIES WITHIN EACH PLANTING ZONE,
- 1.2.2. THE APPROXIMATE PERCENT COVERAGE BY OVERALL VEGETATION IN EACH PLANTING ZONE,
- 1.2.3. THE APPROXIMATE PERCENT VEDETATIVE COVERAGE BY NATIVE AND NON–NATIVE/INVASIVE SPECIES WITHIN EACH PLANTING ZONE,
- 1.2.4. EROSION OR SEDIMENTATION ISSUES,
- 1.2.5. BARE AREAS OR AREAS NOT FULLY VEGETATED,
- 1.2.6. MANAGEMENT RECOMMENDATIONS FOR IMPROVED QUALITY AND INVASIVE SPECIES REMOVALS, AND
- 1.2.7. WILDLIFE AND POLLINATOR USAGE (VIUSAL OBSERVATIONS).

1.3. OBSERVATIONS SHALL BE MADE DURING THE MONITORING TO IDENTIFY SPECIFIC MANAGEMENT STRATEGIES NECESSARY TO REACH DESIGN GOALS. SITE CONDITIONS SHALL BE PHOTO DOCUMENTED DURING MONITORING SESSIONS.

2. PERFORMANCE CRITERIA (YEARS 1–3)

2.1. BY THE END OF THE FIRST FULL GROWING SEASON, THE PLANTED AREAS SHALL EXHIBIT AT LEAST 75% VEGETATIVE COVERAGE, PRIMARILY BY SPECIES CONTAINED IN THE COVER CROP SEED MIX. THERE SHALL BE NO AREAS GREATER THAN 1.0 SQUARE METER DEVOID OF VEGETATION, AND AT LEAST 25% OF THE SPECIES PRESENT AS MEASURED BY AERIAL COVERAGE SHALL BE NATIVE AND NON–INVASIVE, OR PLANTED SPECIES.

2.2. BY THE END OF THE SECOND GROWING SEASON, AT LEAST 90% OF THE GROUND AS MEASURED BY AERIAL COVERAGE SHALL BE VEGETATED, AND AT LEAST 50% OF THE SPECIES PRESENT AS MEASURED BY AERIAL COVERAGE SHALL BE NATIVE AND NON–INVASIVE, OR PLANTED SPECIES. THERE SHALL BE NO AREAS GREATER THAN 1.0 SQUARE METER DEVOID OF VEGETATION.

2.3. BY THE END OF THE THIRD GROWING SEASON, AT LEAST 90% OF THE GROUND AS MEASURED BY AERIAL COVERAGE SHALL BE VEGETATED, AND AT LEAST 75% OF THE SPECIES PRESENT SHALL BE NATIVE AND NON–INVASIVE, OR PLANTED SPECIES. THERE SHALL BE NO AREAS GREATER THAN 0.5 SQUARE METER DEVOID OF VEGETATION.

2.4. AT THE END OF EACH GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS SHALL BE NON–NATIVE OR INVASIVE SPECIES INCLUDING BUT NOT LIMITED TO: RAGWEED (AMBROSIA SPP.), WILD CARROT (DAUCUS CAROTA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), TEASEL (DIPSACUS SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), SWEET CLOVER (MEULOTUS SPP.), COMMON BUCKTHORN (RHAMNUS CATHARTICA), KENTUCKY BLUE GRASS (POA PRATENSIS), THISTLE (CIRSIUM SPP.), HONEYSUCKLE (LONICERA SP.), COMMON REED (PHRAGMITES AUSTRALIS), OR SANDBAR WILLOW (SALIX EXIGUA).

3. REPORTING (YEARS 1–3)

3.1. AN ANNUAL VEGETATION MONITORING REPORT WILL BE SUBMITTED TO THE OWNER AND THE KENDALL COUNTY BY JANUARY 31ST/ FOLLOWING THE MONITORING SEASON EACH YEAR. THIS REPORT WILL BE USED TO DETERMINE IF THE NATURAL AREAS ARE MEETING PERFORMANCE STANDARDS. THE REPORT SHALL INCLUDE INFORMATION ON SITE LOCATION; PERMIT NUMBERS; METHODOLOGY USED (INCLUDING MONITORING DATES); DATA RESULTS; SUMMARY RELATIVE TO PERFORMANCE CRITERIA; A SUMMARY OF THE ANNUAL MONITORING OBSERVATIONS; A DESCRIPTION OF THE MANAGEMENT PERFORMED DURING THE YEAR; A LIST OF RECOMMENDATIONS FOR MANAGEMENT DURING THE UPCOMING YEAR; AND REPRESENTATIVE PHOTOGRAPHS OF THE NATURAL AREAS. THE NATURAL AREAS SHALL MEET CERTIFICATION REQUIREMENTS, ASSOCIATED PERFORMANCE STANDARDS, AND WILL BE MONITORED AND MAINTAINED FOR A PERIOD OF THREE YEARS OR UNTIL PERFORMANCE STANDARDS HAVE BEEN MET TO ENSURE SUCCESSFUL ESTABLISHMENT.

4. SHORT–TERM MANAGEMENT PLAN (YEARS 1–3)

4.1. FIRST YEAR. MOW THE PLANTED AREAS TO A HEIGHT OF 8–12 INCHES, 2–4 TIMES DURING THE EARLY GROWING SEASON OR AS NEEDED TO CONTROL NON–NATIVE AND INVASIVE SPECIES. MOWING (INCLUDING WEED WHIPPING) SHALL TAKE PLACE PRIOR TO OR WHEN NON–NATIVE AND INVASIVE SPECIES ARE FLOWERING TO PREVENT SEED SET. CONTROL UNDESIRABLE PLANT SPECIES, WHEN PRESENT IN SMALL QUANTITIES, BY HAND PULLING PRIOR TO THE DEVELOPMENT AND MATURITY OF THE PLANT. HAND REMOVAL SHALL INCLUDE THE REMOVAL OF ALL ABOVEGROUND AND BELOWGROUND STEMS, ROOTS AND FLOWER MASSES PRIOR TO DEVELOPMENT OF SEEDS. APPLY HERBICIDE (AS NECESSARY) TO NON–NATIVE AND INVASIVE PERENNIAL SPECIES WITHIN THE NATURAL AREAS WITH APPROPRIATE HERBICIDE. MANAGEMENT SITE VISITS SHOULD BE CONDUCTED AT A MINIMUM OF 3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.2. SECOND YEAR. CONTROL OF UNDESIRABLE PLANT SPECIES DURING THE SECOND GROWING SEASON SHALL CONSIST PRIMARILY OF HERBICIDE APPLICATION. MOWING (INCLUDING WEED WHIPPING) SHALL BE CONDUCTED TWO TO FOUR TIMES DURING THE EARLY GROWING SEASON AND AS NEEDED TO A HEIGHT OF 8–12 INCHES TO PREVENT ANNUAL WEEDS FROM PRODUCING SEED. MANAGEMENT SITE VISITS SHOULD BE CONDUCTED AT A MINIMUM OF 3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.3. THIRD YEAR. UNDESIRABLE PLANT SPECIES WILL BE CONTROLLED (AS NECESSARY) BY MOWING (INCLUDING WEED WHIPPING), HAND PULLING, AND/OR SPOT HERBICIDE APPLICATION. CONTINUE TO PERFORM MANAGEMENT SITE VISIT AT LEAST 3 TIMES ANNUALLY DURING THE GROWING SEASON. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.4. SINCE THE SITE IS NOT SUITABLE FOR PRESCRIBED BURNING, IT IS RECOMMENDED TO CONDUCT A LATE FALL MOWING WITH MULCHING/THATCH REMOVAL AT THE COMPLETION OF THE THIRD GROWING SEASON. THIS REGIMEN WILL MIMIC THE CONDITIONS AND BENEFITS OF A CONTROLLED BURN.

5. LONG–TERM MANAGEMENT PLAN (YEARS 4+)

5.1. LONG TERM. AS THE PLANTED AREAS MATURE, REQUIRED SUPPLEMENTAL MANAGEMENT WILL BE SIGNIFICANTLY REDUCED. THE PLANT COMMUNITIES WILL STABILIZE AND BE EFFECTIVELY MANAGED THROUGH A REDUCED SCHEDULE OF SPOT MOWING, HERBICIDE APPLICATION, AND HAND PULLING AS NECESSARY. EVERY 3–5 YEARS A LATE FALL MOWING WITH THATCH MULCHING/REMOVAL SHOULD BE CONDUCTED DURING THE DORMANT SEASON (NOVEMBER–APRIL). MANAGEMENT SITE VISITS SHOULD BE CONDUCTED 2–3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

5.2. THE NATURAL AREAS REQUIRE LONG–TERM MANAGEMENT TO MAINTAIN THEIR FUNCTION AS DESIGNED. IT IS EXPECTED THAT THE NATURAL AREAS WILL BE MAINTAINED IN THEIR PERMITTED CONDITION. THE LONG–TERM MANAGER FOR THE NATURAL AREAS WILL BE THE LESSEE OR OWNER. AN ANNUAL LETTER REPORT DOCUMENTING THE COMPLETION OF INSPECTION AND MANAGEMENT TASKS BASED ON THE INFORMATION HEREIN SHOULD BE SUBMITTED TO THE OWNER EACH YEAR.

5.3. MANAGEMENT TASKS SHOULD BE PRECEDED BY A SITE INSPECTION TO DETERMINE IF REMEDIAL MEASURES ARE REQUIRED AND TO RECOMMEND PROCEDURES TO CORRECT ANY DEFICIENCIES. THE SITE INSPECTION SHOULD BE CONDUCTED BY A QUALIFIED INDIVIDUAL KNOWLEDGEABLE IN NATIVE PLANTS AND MANAGEMENT OF NATIVE PLANTINGS. AREAS OF OBSERVATION DURING THE SITE INSPECTION SHOULD INCLUDE BUT ARE NOT LIMITED TO: DOMINANT SPECIES WITHIN DISTINCT PLANTING COMMUNITIES; EROSION OR HERBIVORY CONCERNS THAT DEVELOP OVER TIME; CHANGES IN HYDROLOGY THAT MAY REQUIRE ADDITIONAL PLANTING TO ADJUST FOR HIGHER OR LOWER WATER LEVELS; OR THE APPEARANCE OF INVASIVE SPECIES IN THE MANAGED AREA THAT REQUIRE ALTERNATIVE MANAGEMENT METHODS.

5.4. THE FOLLOWING MANAGEMENT TASKS SHOULD BE COMPLETED ANNUALLY, UNLESS OTHERWISE SPECIFIED BELOW:
- 5.4.1. DEBRIS REMOVAL: ALL DEBRIS SHALL BE REMOVED, VIA NON–INVASIVE METHODS, FROM WITHIN THE NATURAL AREAS.
- 5.4.2. HERBICIDE APPLICATION: SELECTIVE HERBICIDE TO CONTROL INVASIVE SPECIES SHOULD BE COMPLETED 2–3 TIMES ANNUALLY. A CERTIFIED AND LICENSED PESTICIDE APPLICATOR SHALL SELECT HERBICIDE, APPROPRIATE FOR THE AREA OF USE (SUCH AS WETLANDS OR OTHER SPECIAL MANAGEMENT AREA), AND SHALL APPLY THE HERBICIDE BY THE APPROPRIATE METHOD, TO PREVENT KILLING OF DESIRABLE NATIVE SPECIES. INVASIVE AND NON–NATIVE SPECIES, AND WOODY PLANT SPECIES NOT SPECIFIED AS PART OF THE PLANTING PLAN, SHALL BE CONTROLLED BY APPROPRIATE MANAGEMENT PRACTICES OF THE APPROVED PLAN.
- 5.4.3. MOWING: SELECTIVE MOWING IS A PREFERRED METHOD FOR CONTROL OF ANNUAL NON–NATIVE AND INVASIVE SPECIES TO PREVENT SEED PROLIFERATION. MOWING WITH A SPECIALTY FLAIL–TYPE MOWER TO MULCH THATCH OR WEED WHIP WITH THATCH REMOVAL (OR COMBINATION) MAY BE SUBSTITUTED FOR PRESCRIBED BURNS IN INSTANCES WHERE A BURN IS NOT PERMISSIBLE OR WEATHER DOES NOT ALLOW FOR A SAFE/EFFECTIVE BURN.
- 5.4.4. EROSION CONTROL & STABILIZATION: WHEN CONDUCTING THE ANNUAL INSPECTION, IT IS IMPORTANT TO OBSERVE AND NOTE AREAS OF BARE SOIL AND OTHER EARLY WARNING SIGNS OF EROSION. IF CAUGHT EARLY ENOUGH, THEY MAY BE EASILY STABILIZED WITH SEED AND EROSION CONTROL BLANKET.
- 5.4.5. BRUSH CLEARING: MANAGEMENT OF WOODY SPECIES IS NOT LIKELY NECESSARY IF HERBICIDE APPLICATIONS ARE SUCCESSFUL AND CONTINUED EACH YEAR. IF INVASIVE SHRUBS BECOME A PROBLEM THEY SHOULD BE CUT AND ALL REMAINING STUMPS SHOULD BE TREATED WITH AN APPROPRIATE HERBICIDE TO PREVENT RESPROUT, EITHER THROUGH A BASAL OIL TREATMENT, HAND WICK APPLICATOR, OR OTHER APPROVED METHOD. BRUSH CLEARING SHOULD BE CONDUCTED IN THE WINTER MONTHS WITH FROZEN GROUND CONDITIONS.

5.5. TYPICAL MANAGEMENT SCHEDULE FOR NATURAL AREAS

TABLE 4: TYPICAL MANAGEMENT SCHEDULE FOR NATURAL AREAS

MANAGEMENT TASK	SPRING	SUMMER	FALL	WINTER
ANNUAL SITE INSPECTION		X		
ANNUAL LETTER REPORT				X
DEBRIS REMOVAL (AS NECESSARY)	X	X	X	X
HERBICIDE APPLICATION	X	X	X	
MOWING	X	X	X	
EROSION CONTROL & STABILIZATION	X	X	X	
BRUSH CLEARING			X	X

6. HERBICIDE APPLICATION

6.1. THIS SECTION APPLIES TO ALL SITE PREPARATION AND MANAGEMENT HERBICIDE APPLICATION THAT IS PROPOSED TO OCCUR ONSITE.
- 6.1.1. ANY PERSON APPLYING HERBICIDE SHALL HOLD APPROPRIATE LICENSURE FOR PESTICIDE APPLICATION IN THE STATE OF ILLINOIS: A LICENSED ILLINOIS PESTICIDE APPLICATOR SHALL BE ON–SITE AT ALL TIMES WHEN HERBICIDE IS BEING APPLIED
- 6.1.2. HERBICIDE USAGE WILL VARY BASED ON SITE CONDITIONS AND TARGET SPECIES. THE FOLLOWING HERBICIDES ARE ALLOWED FOR USE IN NATURAL AREAS; AQUATIC APPROVED GLYPHOSATE FORMULATIONS (AQUANEAT®, RODEO®, ETC.), CLETHODIM (INTENSITY®, ETC.), AQUATIC APPROVED IMAZAPYR (HABITAT®, ETC.), TRICLOPYR 3A (TAHOE 3AB, GARLON 3AB, ETC.), GARLON 4 ULTRA® (NO SUBSTITUTIONS), AND AMINOPYRALID (MILESTONE®) TO CONTROL TARGET SPECIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE SITE AND SELECT THE APPROPRIATE HERBICIDE FOR BOTH SITE CONDITIONS AND TARGET SPECIES IN ACCORDANCE WITH HERBICIDE LABELING.

LANDSCAPE PLAN GENERAL NOTES

CONTRACTOR QUALIFICATIONS

1. THE NATIVE LANDSCAPE CONTRACTOR CHOSEN FOR THE ESTABLISHMENT AND ENHANCEMENT OF THE NATURAL AREAS MUST BE EXPERIENCED IN THE RESTORATION, INSTALLATION, AND MANAGEMENT OF SAID AREAS. THEY MUST HAVE A MINIMUM FIVE YEARS OF EXPERIENCE CONDUCTING ECOLOGICAL RESTORATION AND MANAGEMENT PROJECTS.
2. THERE SHALL BE A SUPERVISOR AVAILABLE AT ALL TIMES THAT CAN IDENTIFY NON–NATIVE AND NATIVE PLANTS BY GENUS AND SPECIES. THE GOAL OF INSTALLING SUCCESSFUL NATIVE PLANT COMMUNITIES IS A LONG–TERM PROCESS. THEREFORE, IT IS IMPERATIVE THAT A QUALIFIED NATIVE LANDSCAPE CONTRACTOR PERFORM THE INITIAL INSTALLATION AND MAINTENANCE.

QUALITY AND CONDITION

1. ALL NATIVE SEED PROPOSED FOR THE PROJECT SHALL BE PROVIDED AS PURE LIVE SEED (PLS) AND SOURCED FROM WITHIN A 200–MILE RADIUS OF THE PROJECT LOCATION. PLANT ORIGINS OUTSIDE OF THIS RANGE MUST BE APPROVED BY THE WETLAND CONSULTANT.
2. NATIVE SEEDS SHALL BE BLENDED BY THE VENDOR, AND THE MIXTURE AND RATIO SHALL BE GUARANTEED IN WRITING TO BE AS SPECIFIED. THE AMOUNT OF SEED INDICATED ON THE SPECIFICATIONS SHALL MEAN THE TOTAL AMOUNT OF PURE LIVE SEED (PLS) PER ACRE FOR ALL SPECIES LISTED. IT IS THE SOLE RESPONSIBILITY OF THE NATIVE LANDSCAPE CONTRACTOR TO PROVIDE APPROVED SEED THAT MEETS INDUSTRY–STANDARD PLS REQUIREMENTS.
3. NATIVE LANDSCAPE CONTRACTOR SHALL PROVIDE THE WETLAND CONSULTANT WITH THE NAME AND LOCATION OF THE SEED SUPPLIER, ORIGIN OF THE VARIOUS KINDS OF PLANTS, AND A STATEMENT OF THE PURITY OF THE SEED.
4. SEED SHALL CONFORM TO APPLICABLE STATE AND FEDERAL REGULATIONS AS IN EFFECT ON THE DATE OF LETTING. UNLESS OTHERWISE SPECIFIED, SEED SHALL NOT CONTAIN IN EXCESS OF 1 PERCENT WEED SEEDS; 0 PERCENT IS DESIRABLE.
5. ALL STORAGE REQUIREMENTS, STRATIFICATION, AND SCARIFICATION CONSIDERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE NATIVE LANDSCAPE CONTRACTOR.
6. IF SPECIFIED FOR THE SEED MIXTURE, MYCORRHIZAL INOCULANTS SHALL BE PELLETIZED AND MIXED AT 1 LB. PER ACRE WITH THE FINE SEEDS BEFORE INSTALLATION. THE INOCULANTS SHALL CONTAIN A DIVERSE MIXTURE OF GLOMALES FUNGAL SPECIES (GLOMUS SPP.) IN PELLETIZED FORM.
7. UNDER NO CIRCUMSTANCES SHALL WHEAT (TRITICUM AESTIVUM), CEREAL RYE (SECALE CEREALE), PERENNIAL RYE (LOLIUM PERENNE), OR BARLEY (HORDEUM VULGARE) BE USED AS A TEMPORARY COVER CROP.

HANDLING

1. NATIVE LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THE SEED ACCORDING TO THE BEST SEED HANDLING AND STORAGE PRACTICES, INCLUDING FUNGICIDE TREATMENTS AND STRATIFICATION CONSIDERATIONS. OWNER SHALL MAKE NO COMPENSATION FOR DAMAGE TO THE SEED BECAUSE OF IMPROPER STORAGE, CLEANING, THRESHING, OR SCREENING OPERATIONS.
2. ALL NATIVE SEEDS SHALL BE PACKED AND COVERED IN SUCH A MANNER AS TO ENSURE ADEQUATE PROTECTION AGAINST DAMAGE AND MAINTAIN DORMANCY WHILE IN TRANSIT, STORAGE, OR DURING PLANTING OPERATIONS.
3. SEED SHALL BE KEPT DRY AND UNOPENED UNTIL NEEDED FOR USE. SEED SHALL NOT BE STORED OR TEMPORARILY STORED IN LOCATIONS OR VEHICLES WHERE THE TEMPERATURE WILL BE IN EXCESS OF 90 DEGREES F.

SITE PREPARATION

1. SITE SHOULD BE CLEARED OF UNDESIRABLE VEGETATION PRIOR TO SEEDING. IF NECESSARY, NON–SELECTIVE HERBICIDE (AQUATIC–APPROVED GLYPHOSATE FORMULATION) SHOULD BE APPLIED WITHIN THE PROPOSED PLANTING ZONES AT LEAST 2 WEEKS PRIOR TO SEEDBED PREPARATION.
2. THE GENERAL CONTRACTOR AND NATIVE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ACHIEVE AND MAINTAIN AN ACCEPTABLE SEEDBED PRIOR TO SEEDING. ALL AREAS MUST BE PROPERLY PREPARED BEFORE SEEDING BEGINS. UNDERGROUND UTILITY LOCATION MAPS AND PLANS SHOULD BE REVIEWED PRIOR TO WORK. EQUIPMENT HAVING LOW UNIT PRESSURE GROUND CONTACT SHALL BE UTILIZED WITHIN THE PLANTING AREAS.
3. UNLESS THE WETLAND CONSULTANT AGREES TO ANOTHER APPROACH, THE SEEDBED SHALL BE PREPARED BY WORKING THE TOPSOIL TO A DEPTH OF 3 INCHES. SITE PREPARATION EQUIPMENT SHALL BE OF A DESIGN THAT CAN BE UTILIZED EFFICIENTLY BY THE NATIVE LANDSCAPE CONTRACTOR TO MEET THE REQUIREMENTS FOR THE WORK SPECIFIED. THE EQUIPMENT PROPOSED FOR USE BY THE NATIVE LANDSCAPE CONTRACTOR FOR DISKING AND HERBICIDE APPLICATIONS SHALL BE SUBJECT TO APPROVAL BY THE WETLAND CONSULTANT.
4. PRIOR TO SEEDING, AT LEAST 6 INCHES OF TOPSOIL SHALL BE PRESENT AND FREE OF ALL CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING, AND CRACKING. THE SOIL AGGREGATE SIZE WILL BE NO GREATER THAN 2 INCHES IN THE LARGEST DIAMETER.
5. IF PRESENT, COMPACTED SOILS SHALL BE DISKED OR RAKED PRIOR TO SEEDING. REMEDIAL MEASURES FOR THE ACCESS AREA MAY, AT THE DIRECTION OF THE WETLAND CONSULTANT, INVOLVE RIPPING FROM 12 TO 18 INCHES OF THE SOIL HORIZON PRIOR TO DISKING. IF COMPACTION IS NOT A CONCERN AND THE SEEDBED NEEDS TO BE LOOSENED PRIOR TO SEEDING TO ENSURE GOOD SEED–SOIL CONTACT, DISKING OR RAKING SHALL BE PERFORMED USING EQUIPMENT AND THE APPROACH RECOMMENDED BY THE NATIVE LANDSCAPE CONTRACTOR, SUBJECT TO APPROVAL BY THE WETLAND CONSULTANT.
6. IF NEEDED, CULTIVATION SHALL OCCUR WITHIN 24 HOURS PRIOR TO SEEDING. SEEDING SHOULD OCCUR IMMEDIATELY AFTER THE LAST CULTIVATION, PREFERABLY BEFORE A RAIN.

SEED INSTALLATION

1. SEEDING SHALL TAKE PLACE AFTER SOLAR PANEL INSTALLATION IS COMPLETED.
2. EXCEPT WHERE SITE CONDITIONS PRECLUDE THEIR USE, SEEDING SHALL BE PERFORMED USING A TRUAX DRILL, TRUAX TRILLION SEEDER, OR COMPARABLE EQUIPMENT DESIGNED SPECIFICALLY FOR INSTALLATION OF NATIVE SEED. FOR AREAS WHERE SITE CONDITIONS PRECLUDE THE USE OF SPECIALIZED EQUIPMENT, SEED MAY BE INSTALLED THROUGH HAND BROADCASTING AND LIGHTLY RAKING IN THE SEED. HAND BROADCAST SEED SHALL BE SPREAD AT TWICE THE SPECIFIED RATE. OTHER METHODS OF SEED INSTALLATION MAY BE USED WITH PRIOR APPROVAL FROM THE WETLAND CONSULTANT.
3. SEASONAL CONSIDERATIONS
- 3.1. NOVEMBER 1 THROUGH FEBRUARY 28: SEED MUST BE PROTECTED FROM DISPLACEMENT DUE TO WATER AND WIND EROSION. SEEDING ON BARE, GRADED SURFACES MUST BE PROTECTED WITH DOUBLE NETTED EROSION CONTROL BLANKETS ON SLOPES. LESS COVER CROP WILL BE OBSERVED DURING THE FOLLOWING SPRING DUE TO FROST DAMAGE.
- 3.2. MARCH 1 THROUGH JUNE 29: SEEDING DURING THIS PERIOD IS APPROPRIATE BUT GERMINATION OF A PORTION OF THE SEED MAY NOT OCCUR UNTIL THE FOLLOWING SEASON DUE TO LACK OF COLD STRATIFICATION TO BREAK SEED DORMANCY. COVER CROP GENERALLY GERMINATES WITHIN 2–3 WEEKS OF SEEDING OPERATION. SEEDING ON BARE, GRADED SURFACES MUST BE PROTECTED WITH EROSION CONTROL BLANKETS ON SLOPES.
- 3.3. JUNE 30 THROUGH SEPTEMBER 15: INSTALLATION OF NATIVE SEED SHOULD BE SUSPENDED UNLESS IRRIGATION CAN BE PROVIDED OR UNSEASONABLY COOL CONDITIONS PERSIST. ALSO, ANY ANNUAL FORBS PLANTED WITH THE MIX DURING THIS TIME PERIOD MAY GERMINATE BUT NOT HAVE SUFFICIENT TIME TO FLOWER BEFORE FALL SENESCENCE. SEEDING ON BARE, GRADED SURFACES MUST BE PROTECTED WITH EROSION CONTROL BLANKETS ON SLOPES.
- 3.4. SEPTEMBER 15 THROUGH OCTOBER 31: SEEDING ON BARE, GRADED SURFACES MUST BE PROTECTED WITH DOUBLE NETTED EROSION CONTROL BLANKETS ON SLOPES. LESS COVER CROP WILL BE OBSERVED DURING THE FOLLOWING SPRING DUE TO FROST DAMAGE.
4. PRIOR TO STARTING WORK, ALL SEEDING EQUIPMENT SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE PROPER SEEDING RATE. IN GENERAL, THE OPTIMUM SEEDING DEPTH IS 0.25 INCH BELOW THE SOIL SURFACE. AREAS WHERE THE SEED HAS NOT BEEN INCORPORATED INTO THE SOIL TO THE PROPER DEPTHS WILL NOT BE ACCEPTED, AND NO COMPENSATION FOR MATERIALS OR LABOR FOR THE REJECTED WORK WILL BE MADE BY THE OWNER.
5. EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE, UNIFORM COVERAGE OF THE ENTIRE AREA TO BE SEEDED AND TO AVOID DAMAGE TO EXISTING WOODY PLANTS. ANY AREA INADEQUATELY COVERED, AS SOLELY DETERMINED BY THE WETLAND CONSULTANT, SHALL BE RETREATED AT NO ADDITIONAL COST TO THE OWNER.
6. SEEDING AND SOIL TRACKING/FIRMING SHALL NOT BE DONE DURING PERIODS OF RAIN, SEVERE DROUGHT, HIGH WINDS, EXCESSIVE MOISTURE, FROZEN GROUND, OR OTHER CONDITIONS THAT PRECLUDE SATISFACTORY RESULTS.
7. TO ACHIEVE BEST RESULTS, SEED BOXES SHOULD BE KEPT MORE THAN ONE–QUARTER FULL AT ALL TIMES AND GROUND SPEED SHOULD BE NO MORE THAN 2 TO 3 MPH.
8. SEEDING OPERATIONS MUST OCCUR WHEN SOIL MOISTURE IS APPROPRIATE FOR SEEDING OPERATION.
9. NATIVE PLANT SEED SHALL NOT RECEIVE FERTILIZER.
10. WET SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE SHALL NOT BE USED.
11. AFTER SEEDING OPERATION IS COMPLETED, INSTALL EROSION CONTROL BLANKET PER MANUFACTURER'S SPECIFICATIONS AS NECESSARY.

EROSION CONTROL

1. THE NATIVE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES WITHIN PRESCRIBED PLANTING AREAS.
2. ALL DISTURBED AREAS OR AREAS OF BARE SOIL ARE RECOMMENDED TO BE COVERED WITH EROSION CONTROL BLANKET; NORTH AMERICAN GREEN S–75 OR EQUIVALENT WILL BE USED AT A MINIMUM. FALL–WINTER PLANTINGS AND/OR 3:1 SLOPES REQUIRE NORTH AMERICAN GREEN S–150 OR EQUIVALENT. EROSION CONTROL BLANKET SHALL BE INSTALLED WITHIN 24 HOURS AFTER AN AREA IS SEEDED. SEE MANUFACTURER'S SPECIFICATIONS FOR EROSION CONTROL BLANKET COMPOSITION.

CLEAN–UP AND PROTECTION

1. DURING LANDSCAPE WORK, STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. KEEP PAVEMENTS CLEAN AND WORK AREAS AND ADJOINING AREAS IN AN ORDERLY CONDITION.
2. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OPERATIONS BY OTHER TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY THE WETLAND CONSULTANT.

INSPECTIONS AND ACCEPTANCE

1. OWNER RESERVES THE RIGHT TO INSPECT ALL SEEDS AND PLANTS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY OR MIX PROPORTION.
2. NATIVE LANDSCAPE CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED MIXTURES AND INTEGRITY OF PLANT MATERIALS WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE.
3. NATIVE LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER WITHIN FIVE DAYS AFTER COMPLETING INITIAL AND/OR SUPPLEMENTAL PLANTINGS IN EACH AREA.

SEED LIST

FENCED ARRAY AREA (±35.41 ac) TOTAL SEEDED AREA (±38.29 ac)

COVER CROP SEED MIX (±35.41 ac)

Botanical Name (Common Name)	% by wt.
Avena Sativa (Seed Oats)	40.00
TOTAL	40.00

NATIVE GRAZING SEED MIX (±35.41 ac) AGRI–VOLTAIC 100.0% OF FENCED AREA

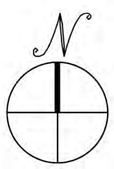
SHEEP PASTURE MIX
7.19 lbs per acre

Botanical Name (Common Name)	% by wt.
GRASSES	
Bouteloua curtipendula (Side–oats Grama)	41.74
Bouteloua gracilis (Blue Grama Grass)	13.91
Koeleria cristata (June Grass)	2.61
Poa palustris (Fowl Bluegrass)	6.96
TOTAL	65.22
FORBS	
Cassia fasciculata (Partridge Pea)	13.91
Dalea candida (White Prairie Clover)	10.43
Dalea purpurea (Purple Prairie Clover)	10.43
TOTAL	34.78
Total:	100.0 %

NATIVE POLLINATOR SEED MIX (±38.29 ac)

POLLINATOR SEED MIX
8.33 lbs per acre

Botanical Name (Common Name)	% by wt.
GRASSES	
Bouteloua curtipendula (Side–oats Grama)	30.02
Bromus kalmii (Prairie Brome)	6.00
Carex brevior (Plains Oval Sedge)	1.50
Carex lupulina (Hop Sedge)	0.75
Carex molesta (Field Oval Sedge)	1.50
Carex vulpinoidea (Fox Sedge)	1.50
Chasmanthium latifolium (See Uniola l.)	3.75
Elymus villosus (Silky Wild Rye)	6.00
Glyceria canadensis (Canada Manna Grass)	1.50
Koeleria cristata (June Grass)	2.25
Sporobolus heterolepis (Prairie Dropseed)	2.25
TOTAL	57.04
FORBS	
Achillea millefolium (Yarrow)	0.38
Allium cernuum (Nodding Wild Onion)	0.38
Aquilegia canadensis (Wild Columbine)	0.38
Asclepias tuberosa (Butterfly Milkweed)	1.13
Chamaecrista fasciculata (Partridge Pea)	7.50
Coreopsis lanceolata (Lance–leaf Coreopsis)	6.00
Coreopsis palmata (Prairie Coreopsis)	0.38
Dalea candida (White Prairie Clover)	6.00
Dalea purpurea (Purple Prairie Clover)	6.00
Echinacea pallida (Pale Purple Coneflower)	3.00
Heuchera richardsonii (Prairie Alum Root)	0.19
Lespedeza virginica (Slender Bush Clover)	0.38
Liatris aspera (Rough Blazingstar)	0.75
Lupinus perennis (Lupine)	0.75
Penstemon hirsutus (Hairy Beardtongue)	0.19
Pycnanthemum virginianum (Mountain mint)	0.19
Rudbeckia fulgida (Orange Coneflower)	0.75
Rudbeckia hirta (Black–eyed Susan)	6.00
Solidago nemoralis (Old–field Goldenrod)	0.19
Solidago riddellii (Riddell's Goldenrod)	0.19
Symphyotrichum cordifolium (Heart–leaved Aster)	0.19
Symphyotrichum oolentangiense (Sky Blue Aster)	0.19
Verbena stricta (Hoary Vervain)	0.38
Zizia aptera (Prairie Golden Alexander)	0.38
Zizia aurea (Golden Alexander)	1.13
TOTAL	42.96
Total:	100.0 %



LANDSCAPE NOTES & DETAILS

SCALE: N.T.S.

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Management and Monitoring (M&M) Specifications & Guidelines

Project Name: Ament Road Solar Farm

Applicant: Ament Road Solar 1, LLC

ENCAP, Inc. Project Number: 24-0923D

Document Preparer: S. Rowley, PWS, ENCAP, Inc.

Date Prepared: October 17, 2024

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NATIVE AREA SPECIFICATIONS

AMENT ROAD SOLAR FARM – KENDALL COUNTY

1.0 PURPOSE

The purpose of this plan is to provide native area specifications for the Ament Road Solar Farm project. The areas underneath and around the solar array panels will be planted with a native grazing seed mix and a native pollinator seed mix. These native plantings will provide water quality benefits, pollinator friendly habitat, soil stabilization, and watershed benefits for the local streams.

2.0 CONTRACTOR QUALIFICATIONS

1. The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum five years of experience conducting ecological restoration and management projects.

2. There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

3.0 QUALITY AND CONDITION

1. All native seed proposed for the project shall be provided as Pure Live Seed (PLS) and sourced from within a 200-mile radius of the project location. Plant origins outside of this range must be approved by the Wetland Consultant.

2. Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

3. Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.

4. Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.

5. All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.

6. If specified for the seed mixture, mycorrhizal inoculants shall be pelletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in pelletized form.

7. Under no circumstances shall Wheat (*Triticum aestivum*), Cereal Rye (*Secale cereale*), Perennial Rye (*Lolium perenne*), or Barley (*Hordeum vulgare*) be used as a temporary cover crop.

4.0 HANDLING

1. Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.

3. Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

5.0 SITE PREPARATION

1. Site should be cleared of undesirable vegetation prior to seeding. If necessary, non-selective herbicide (Aquatic-approved Glyphosate formulation) should be applied within the proposed planting zones at least 2 weeks prior to seedbed preparation.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. Unless the Wetland Consultant agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Wetland Consultant.

4. Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.

5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.

6. If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation, preferably before a rain.

6.0 PLANT MATERIALS

See Sheet C-5.1 for Seed Mixes; however, the following cover crop should be added to both seed mixes during installation.

Scientific Name	Common Name	Lbs/Acre
Avena sativa	Seed Oats	40.000

7.0 SEED INSTALLATION

1. Seeding shall take place AFTER solar panel installation is completed.

2. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and lightly raking in the seed. **Hand broadcast seed shall be spread at twice the specified rate.** Other methods of seed installation may be used with prior approval from the Wetland Consultant.

3. Seasonal Considerations:

   November 1 through February 28: Seed must be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

   March 1 through June 29: Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Cover crop generally germinates within 2-3 weeks of seeding operation. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

   June 30 through September 15: Installation of native seed should be suspended unless irrigation can be provided or unseasonably cool conditions persist. Also, any annual forbs planted with the mix during this time period may germinate but not have sufficient time to flower before fall senescence. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

   September 15 through October 31: Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

5. Equipment shall be operated in a manner to ensure complete, uniform coverage of the entire area to be seeded and to avoid damage to existing woody plants. Any area inadequately covered, as solely determined by the Wetland Consultant, shall be retreated at no additional cost to the Owner.

6. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

7. To achieve best results, seed boxes should be kept more than one-quarter full at all times and ground speed should be no more than 2 to 3 mph.

8. Seeding operations must occur when soil moisture is appropriate for seeding operation.

9. Native plant seed shall not receive fertilizer.

10. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.

11. After seeding operation is completed, install erosion control blanket per manufacturer's specifications as necessary.

8.0 EROSION CONTROL

1. The Native Landscape Contractor shall be fully responsible for implementing erosion control measures within prescribed planting areas.

2. All disturbed areas or areas of bare soil are recommended to be covered with erosion control blanket; North American Green S-75 or equivalent will be used at a minimum. Fall-winter plantings and/or 3:1 slopes require North American Green S-150 or equivalent. Erosion control blanket shall be installed within 24 hours after an area is seeded. See manufacturer's specifications for erosion control blanket composition.

9.0 CLEAN-UP AND PROTECTION

1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

2. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the Wetland Consultant.

10.0 INSPECTIONS AND ACCEPTANCE

1. Owner reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.

2. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source after purchase.

3. Native Landscape Contractor is to notify Owner within five days after completing initial and/or supplemental plantings in each area.

MONITORING AND MANAGEMENT PLAN

AMENT ROAD SOLAR FARM – KENDALL COUNTY

1.0 MONITORING METHODOLOGY – SHORT TERM (YEARS 1-3)

The planted areas will be monitored annually for a three-year period to ensure successful establishment of the plantings. The primary objective of the short-term monitoring program is to track the success of the planted species over the 3-year period of regularly scheduled monitoring sessions. The monitoring documents changes in plant community composition and reveals the need for management changes to improve floristic quality and coverage. Specific goals of the monitoring are to determine the vegetative species present, the percent cover by vegetation, and identify hydrology and erosion problems.

Monitoring within the planted areas shall be conducted annually utilizing a meander survey methodology. The monitoring shall identify:

1. the five dominant vegetative species within each planting zone,
2. the approximate percent coverage by overall vegetation in each planting zone,
3. the approximate percent vegetative coverage by native and non-native/invasive species within each planting zone,
4. erosion or sedimentation issues,
5. bare areas or areas not fully vegetated,
6. management recommendations for improved quality and invasive species removals, and
7. wildlife and pollinator usage (visual observations).

Observations shall be made during the monitoring to identify specific management strategies necessary to reach design goals. Site conditions shall be photo documented during monitoring sessions.

2.0 PERFORMANCE CRITERIA (YEARS 1-3)

1. By the end of the first full growing season, the planted areas shall exhibit at least 75% vegetative coverage, primarily by Seed Oats (*Avena sativa*). There shall be no areas greater than 1.0 square meter devoid of vegetation, and at least 25% of the species present as measured by aerial coverage shall be native and non-invasive, or planted species.

2. By the end of the second growing season, at least 90% of the ground as measured by aerial coverage shall be vegetated, and at least 50% of the species present as measured by aerial coverage shall be native and non-invasive, or planted species. There shall be no areas greater than 1.0 square meter devoid of vegetation.

3. By the end of the third growing season, at least 90% of the ground as measured by aerial coverage shall be vegetated, and at least 75% of the species present shall be native and non-invasive, or planted species. There shall be no areas greater than 0.5 square meter devoid of vegetation.

4. At the end of each growing season, none of the three most dominant species within the planted areas shall be non-native or invasive species, including but not limited to: Ragweed (*Ambrosia* spp.), Wild Carrot (*Daucus carota*), Purple Loosestrife *(Lythrum salicaria)*, Teasel (*Dipsacus* spp.), Reed Canary Grass (*Phalaris arundinacea*), Sweet Clover (*Melilotus* spp.), Common

Buckthorn (*Rhamnus cathartica*), Kentucky Blue Grass *(Poa pratensis)*, Thistle *(Cirsium* spp.*)*, Honeysuckle (*Lonicera sp.*), Common Reed *(Phragmites australis)*, or Sandbar Willow (*Salix exigua*).

3.0 REPORTING (YEARS 1-3)

An annual vegetation monitoring report will be submitted to the Owner and Kendall County by January 31st following the monitoring season each year. This report will be used to determine if the natural areas are meeting performance standards. The report shall include information on site location; permit numbers; methodology used (including monitoring dates); data results; summary relative to performance criteria; a summary of the annual monitoring observations; a description of the management performed during the year; a list of recommendations for management during the upcoming year; and representative photographs of the natural areas. The natural areas shall meet certification requirements, associated performance standards, and will be monitored and maintained for a period of three years or until performance standards have been met to ensure successful establishment.

4.0 SHORT-TERM MANAGEMENT PLAN (YEARS 1-3)

1. First Year. Mow the planted areas to a height of 8-12 inches, 3 times during the early growing season or as needed to control non-native and invasive annual species. Mowing (including weed whipping) shall take place prior to or when non-native and invasive species are flowering to prevent seed set. Control undesirable plant species, when present in small quantities, by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all aboveground and belowground stems, roots and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and invasive perennial species within the natural areas with appropriate herbicide. Management site visits should be conducted at a minimum of 3 times annually. Soil erosion and sediment controls shall be regularly maintained.

2. Second Year. Control of undesirable plant species during the second growing season shall consist primarily of selective herbicide application, spot mowing, and hand pulling. Mowing (including weed whipping) shall be conducted 3 times during the early growing season and as needed to a height of 8-12 inches to prevent annual weeds from producing seed. Management site visits should be conducted at a minimum of 3 times annually. Soil erosion and sediment controls shall be regularly maintained.

3. Third Year. Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or selective herbicide application. Continue to perform management site visit at least 3 times annually during the growing season. Soil erosion and sediment controls shall be regularly maintained.

   Since the site is not suitable for prescribed burning, it is recommended to conduct a late fall mowing with mulching/thatch removal at the completion of the third growing season, during the dormant season (November-April). This regimen will mimic the conditions and benefits of a controlled burn.

5.0 LONG-TERM MANAGEMENT PLAN (YEARS 4+)

1. Long Term. As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through a

reduced schedule of spot mowing, selective herbicide application, and hand pulling as necessary. Every 3-5 years, a late fall mowing with thatch mulching/removal should be conducted during the dormant season (November-April). Management site visits should be conducted 2-3 times annually. Soil erosion and sediment controls shall be regularly maintained.

The natural areas require long-term management to maintain their function as designed. It is expected that the natural areas will be maintained in their permitted condition. The long-term manager for the natural areas will be the Lessee or Owner. An annual letter report documenting the completion of inspection and management tasks based on the information herein should be submitted to the Owner each year.

Management tasks should be preceded by a site inspection to determine if remedial measures are required and to recommend procedures to correct any deficiencies. The site inspection should be conducted by a qualified individual knowledgeable in native plants and management of native plantings. Areas of observation during the site inspection should include but are not limited to: dominant species within distinct planting communities; erosion or herbivory concerns that develop over time; changes in hydrology that may require additional planting to adjust for higher or lower water levels; or the appearance of invasive species in the managed area that require alternative management methods.

The following management tasks should be completed annually, unless otherwise specified below:

a. Debris Removal: All debris shall be removed, via non-invasive methods, from within the natural areas.
b. Herbicide Application: Selective herbicide to control invasive species should be completed 2-3 times annually. A certified and licensed pesticide applicator shall select herbicide, appropriate for the area of use (such as wetlands or other special management area), and shall apply the herbicide by the appropriate method, to prevent killing of desirable native species. Invasive and non-native species, and woody plant species not specified as part of the planting plan, shall be controlled by appropriate management practices of the approved plan.
c. Mowing: Selective mowing is a preferred method for control of annual non-native and invasive species to prevent seed proliferation. Mowing with a specialty flail-type mower to mulch thatch or weed whip with thatch removal (or combination) may be substituted for prescribed burns in instances where a burn is not permissible or weather does not allow for a safe/effective burn.
d. Erosion Control & Stabilization: When conducting the annual inspection, it is important to observe and note areas of bare soil and other early warning signs of erosion. If caught early enough, they may be easily stabilized with seed and erosion control blanket.
e. Brush Clearing: Management of woody species is not likely necessary if herbicide applications are successful and continued each year. If invasive shrubs become a problem they should be cut and all remaining stumps should be treated with an appropriate herbicide to prevent resprout, either through a basal oil treatment, hand wick applicator, or other approved method. Brush clearing should be conducted in the winter months with frozen ground conditions.

Table 1: Typical Management Schedule for Natural Areas

Management Task	Spring	Summer	Fall	Winter
Annual Site Inspection		X		

Annual Letter Report				X
Debris Removal (As Necessary)	X	X	X	X
Herbicide Application	X	X	X	
Mowing	X	X	X	
Erosion Control & Stabilization	X	X	X	
Brush Clearing			X	X

6.0 HERBICIDE APPLICATION

This section applies to all site preparation and management herbicide application that is proposed to occur onsite.

1. Any person applying herbicide shall hold appropriate licensure for pesticide application in the state of Illinois. A licensed Illinois Pesticide Applicator shall be on-site at all times when herbicide is being applied.

2. Herbicide usage will vary based on site conditions and target species. The following herbicides are allowed for use in natural areas; aquatic approved Glyphosate formulations (Aquaneat®, Rodeo®, etc.), Clethodim (Intensity®, etc.), aquatic approved Imazapyr (Habitat®, etc.), Triclopyr 3A (Tahoe 3A®, Garlon 3A®, etc.), Garlon 4 Ultra® (no substitutions), and Aminopyralid (Milestone®) to control target species. It is the sole responsibility of the Contractor to evaluate the site and select the appropriate herbicide for both site conditions and target species in accordance with herbicide labeling.

Decommissioning Estimate/Plan

Date: 9/17/2024
Calculated By: CG

Ament Road
Kendall County, IL

This Decommissioning Estimate has been prepared by New Leaf Energy in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

No salvage values have been assumed in this calculation.

The following values were used in this Decommissioning Estimate:

System Specifications	
Number of Modules	13,390
Linear Feet of Racking (ft)	50,213
Number of Inverters	20
Number of Transformers	2
Number of Tracker Motors	6
Electrical Wiring Length (ft)	3,276
Number of Foundation Piles	3,044
Length of Perimeter Fence (ft)	5,096
Number of Power Poles	5
Access Rd Material Volume (YD)	1,791
Total Disturbed Area (SF)	49,851
Total Fence Weight (lbs)	3,618
Total Racking Weight (lbs)	314,665
Total Foundation Pile Weight (lbs)	410,940
Total Solar Module Weight (lbs)	803,400

Labor and Equipment Costs		
Labor Rate ($/hr)	$	35.00
Operator Rate ($/hr)	$	47.00
Bobcat Cost ($/hr)	$	101.90
Front End Loader Cost ($/Day)	$	845.77
Excavator Cost ($/Day)	$	1,365.46
Trucking Cost ($/hr)	$	127.38
Backhoe Cost ($/hr)	$	101.90
Power Pole Removal Cost ($/pole)	$	1,500.00
Grader Cost ($/day)	$	1,324.70
Gravel Export Cost ($/YD)	$	8.00
Loam Import Cost ($/YD)	$	20.00
Seeding Cost ($/SF)	$	0.10
Fuel Cost ($/mile)	$	0.50

Equipment & Material Removal Rates	
Module Removal Rate (min/module)	1
Rack Wiring Rem. Rate (min/mod)	0.25
Racking Dismantling Rate (min/LF)	0.2
Inverter Removal Rate (hr/unit)	0.5
Transformer Removal Rate (hr/unit)	1
Motor Removal Rate (hr/unit)	1
Rack Loading Rate (min/LF)	0.1
Elect. Wiring Removal Rate (min/LF)	0.5
Pile Rem. Rate (piles/day)	300
Fence Removal Rate (min/LF)	1
Days req. to break up concrete pads	1
Days req. with Rough Grader	1
Days req. with Fine Grader	2
Total Truckloads Required	29
Round-Trip Dist. to Trans. Sta.(miles)	17
Round-Trip Time to Trans. Sta. (hr)	0.5

Labor, Material, and Equipment Costs

1. Remove Modules

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs only unclamp the module and reach over and slide the module out of the track.

Module Removal Rate • Total Number of Solar Modules • Labor Rate = Module Removal Cost

Total = $ 7,810.83

2. Remove Rack Wiring

The modules are plugged together in the same manner as an electrical cord from a light is plugged into a wall socket. The string wires are in a tray. A laborer needs only unplug the module, reach into the tray and remove the strands of wire.

Wire Removal Rate • Total Number of Solar Modules • Labor Rate = Rack Wiring Removal Cost

Total = $ 1,952.71

3. Dismantle Racks

Tracker module racking primarily consists of torque tubes and a driveline. These are supported on driven piles. The torque tubes and driveline unbolt from the foundation piles.

Linear feet of Racking • Rack Dismantling Rate • Labor Rate = Rack Dismantling Cost

Total = $ 5,858.18

4. Remove and Load Electrical Equipment

Electrical equipment includes transformers, inverters, and tracker motors.

(Number of Inverters • Inverter Removal Rate + Number of Transformers • Transformer Removal Rate + Number of Motors • Motor Removal Rate) • (Operator Rate + Bobcat Cost) = Electrical Equipment Removal Cost

Total = $ 2,680.20

5. Break Up Concrete Pads

Concrete pads are broken up using an excavator and jackhammer.

Number of Demolition Days • (Excavator Cost + Operator Cost) = Total Concrete Pad Removal

Total = $ 1,221.77

6. Load Racks

Once the racking has been dismantled, it will be loaded onto trucks for removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading. Please see item # 13 for the cost of trucking off-site.

Linear feet of Racking • Rack Loading Rate • (Operator Cost + Front End Loader Cost + Trucking Cost) = Total Rack Removal Cost

Total = $ 23,120.99

7. Remove Electrical Wiring

Electrical wiring will be removed from all underground conduits.

Cable Length • Cable Removal Rate • (Operator Cost + Backhoe Cost) = Total Cable Removal Cost

Total = $ 4,064.97

8. Remove Foundation Piles

Foundation piles will be pulled out of the ground and loaded onto a truck to be removed from site.

(Total Number of Piles / Daily Pile Removal Rate) • (Operator Rate + Excavator Cost) = Total Pile Removal Cost

Total = $ 26,505.02

9. Remove Fencing

Fencing posts, mesh, and foundations will be loaded onto a truck and removed from site. Trucking costs included in this line item are for the removal process. Trucking to a recycling facility are included in item #13.

(Total Length of Fence • Fence Removal Rate) • (Operator Rate + Bobcat Cost + Trucking Cost) =

Total = $ 23,464.96

10. Remove Power Poles

Power poles will be removed and shipped off site.

Number of Power Poles • Pole Removal cost = Total Power Pole Removal Cost

Total = $ 7,500.00

11. Gravel Road Reclamation

Reclamation of the gravel access road will entail removing the gravel material and exporting it off site. The area will then be backfilled with loam and graded.

(Days with Rough Grader + Days with Fine Grader) • (Grader Cost per Day+Operator Cost per Day) + [Roadway Material Volume • (Gravel Export Cost + Loam Import Cost)] = Gravel Road Reclamation Cost

Total = $ 55,253.21

12. Seed Disturbed Areas

Seeding cost includes labor and materials for reseeding all disturbed areas including the reclaimed gravel road area, former electrical areas, and areas disturbed by racking foundation removal.

Seeding Cost • Disturbed Area = Total Seeding Cost

Total = $ 4,985.06

13. Truck to Transfer Station

All material will be trucked to the nearest Transfer station that accepts construction material. The nearest transfer station is Groot Recycling & Waste - Aurora

(Total Truckloads • Roundtrip Distance • Fuel Cost) + (Total Truckloads • Round Trip Time • Trucking Cost) = Total Trucking Cost to Transfer Station

Total = $ 2,093.44

Salvage Values

Salvage Value Not Included

Racking Disposal Cost

1S. Racking Disposal Cost

The racking can be disposed of at the Transfer Station. They will be trucked to Groot Recycling & Waste - Aurora.

(Total Racking Weight)/2000 • Cost per Ton of disposal =

Total = $ 32,831.25

Panel Disposal

2S. Solar Panel Disposal Cost

The panels can be disposed of at facilities which except electronics. They will be trucked to Groot Recycling & Waste - Aurora.

(Total Panel Weight)/2000 • Cost per Ton of disposal =

Total = $ 60,255.00

new leaf energy

Ament Road
Kendall County, IL

Summary of Decommissioning Costs and Salvage Values

Line Item	Task	Cost
1	Module Removal	$ 7,810.83
2	Rack Wiring Removal	$ 1,952.71
3	Rack Dismantling	$ 5,858.18
4	Electrical Equipment Loading and Removal	$ 2,680.20
5	Break Up Concrete Pads	$ 1,221.77
6	Load Racks	$ 23,120.99
7	Electrical Wiring Removal	$ 4,064.97
8	Foundation Pile Removal	$ 26,505.02
9	Fence Removal	$ 23,464.96
10	Power Pole Removal	$ 7,500.00
11	Gravel Road Reclamation	$ 55,253.21
12	Seed Disturbed Areas	$ 4,985.06
13	Trucking to Transfer Station	$ 2,093.44
	Subtotal =	$ 166,511.35

Additional Item	Task	Value
Salvage Values Not Included		
1S	Racking Disposal Cost	$ 32,831.25
2S	Solar Panel Disposal Cost	$ 60,255.00
	Additional Item Subtotal	$ 93,086.25

Present Value Total = $ 255,048.39

Task	Future Value

Inflation

# of Years= 25

Inflation Rate= 2.0%

Total • (1+ Inflation Rate)^Number of Years =Grand Total

Grand Total = $ 425,897.37

STORMWATER/DRAINAGE MEMORANDUM

KENDALL COUNTY, IL

AMENT ROAD – COMMUNITY SOLAR

AMENT ROAD
KENDALL COUNTY, ILLINOIS

A 5 MW (AC) GROUND-MOUNTED SOLAR POWER GENERATING FACILITY

Prepared for

NEW LEAF ENERGY

[redacted]

Submitted by: Atwell, LLC

Atwell Project No.
23002398

Date: September 27, 2024

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A USDA NRCS Soil Resource Report
B Drainage Maps
C ISWS Bulletin 75 Precipitation Data
D HydroCAD Report

1 PROJECT NARRATIVE

New Leaf Energy (NLE) is proposing a 5 MW (AC) ground-mounted solar generating facility to be constructed along Ament Road located in Kendall County, Illinois outside of the limits of the United City of Yorkville. The solar development proposes approximately 1.00 acres of new impervious area and converts the existing row crop to a native pollinator friendly prairie seed mix. The existing topography and flow patterns will remain the same throughout the project area. Per the Kendall County Stormwater Ordinance, the allowable release rate for proposed impervious area is 0.04 cfs/acre for a 24-hr 2-year storm and 0.15 cfs/acre for a 24-hr 100-year storm. A discussion with Pamea Whitefield at EEI dated August 1st, 2024 indicated that the hydrologic disturbed area is considered to be the proposed access road and equipment pad(s). The site runoff reduction was analyzed to demonstrate that the total projected post-development peak flow rate is below the allowable release rate and is expected to provide a net positive impact on the existing watershed.

2 EXISTING CONDITIONS

The existing 95.28-acre property consists of mostly straight row crops with no existing structures. The only impervious area within the project limits of disturbance is a small portion of the eastbound lane of Ament Road and the existing site gravel entrance. The project site consists of two parcels, of which “Parcel 1” will contain the proposed solar array field and “Parcel 2” will contain only the proposed site access road and connection to Ament Road. The eastern edge of Parcel 2 drains from the north property line along Ament Road toward the south parcel boundary. Parcel 1 has a high point on the northern parcel line and drains to the south at an existing ditch on the southern property line. Per the USDA NRCS Web Soil Survey included in **Appendix A**, the soil types and hydrologic soil groups consist of Lisbon silt loam (C/D), Drummer silty clay loam (B/D), Elpaso silty clay loam (B/D), and Graymont silt loam (C). The average existing hydrologic soil group rating for the project area is D.

The site limits of disturbance were analyzed as one drainage area that flows towards the south property line. A pre-development drainage map is included in **Appendix B**. **Table 2.1** details the undisturbed pre-development drainage area characteristics and **Table 2.2** details the undisturbed pre-development curve number.

Table 2.1 – Pre-Development Drainage Area Characteristics

Drainage Area	Undisturbed		Disturbed	Total (ac)
	Impervious (ac)	Pervious (ac)	Pervious (ac)	
Existing Drainage Area #1	0.04	38.29	0.99	39.32
			Total	**39.32**

Table 2.2 – Pre-Development Curve Numbers

Soil Rating	Cover Description	CN
C	Row Crops; Straight Row (SR) Good	85
D	Row Crops; Straight Row (SR) Good	89
-	Impervious Area	98
	Combined CN	**88**

3 PROPOSED CONDITIONS

The proposed development will consist of a solar generating facility and equipment pads enclosed within a 7-foot-high perimeter fence, as well as a gravel access road connecting Ament Road to the project site. **Appendix B** includes the Post-Development Drainage Map and **Table 3.1** details the post-development drainage area characteristics. The post-development drainage area includes both the undisturbed areas and the hydrologic disturbed area (equipment pads and access road), which previously had row crop ground cover. The total proposed project area is 39.32 acres, with 0.99 acres being hydrologically disturbed.

Table 3.1 – Post-Development Drainage Area Characteristics (disturbed and undisturbed)

Drainage Area	Undisturbed		Disturbed	Total (ac)
	Impervious (ac)	Pervious (ac)	Impervious (ac)	
Proposed Drainage Area #1	0.04	38.29	0.99	39.32
			Total	**39.32**

Runoff from the proposed drainage area will flow undetained offsite to its drainage area low point. The existing and proposed drainage areas and flow patterns remain unchanged. The entire area within the project limits of disturbance is being converted from straight row crops to pasture by planting native pollinator friendly prairie seed. This is expected to result in a reduction in the total peak flow rate.

Table 3.2 - Post-Development Curve Numbers

Soil Rating	Cover Description	CN
C	Pasture; Good	74
D	Pasture; Good	80
-	Impervious Area	98
	Combined CN	**79**

For this report, the total runoff reduction was analyzed to demonstrate that the change in cover type decreases the total peak flow rate and is below the allowable release rate for the project (per Kendall

County requirements). By decreasing the total runoff, there will be a net positive impact to the existing watershed. Rainfall depth frequency from the Illinois State Water Survey Bulletin 75 is provided in **Appendix C**. For the design of this report, the Huff Distribution Method in HydroCAD was used. Design was completed using the 2-year, 24-hour and 100-year, 24-hour storm events. Pre- and post-development stormwater calculations, as well as a graphical depiction of the model, are included with the HydroCAD reports in **Appendix D**.

4 CONCLUSION

A comparison of the total allowable peak flow rate and post-development peak flow rate for the 2-year and 100-year 24-hour storm events are summarized in **Table 4.1.** The disturbed area flow rate was found by taking the disturbed area allowable release rate for each storm event and multiplying it by the total proposed impervious/disturbed area on site. This was then added to the undisturbed pre-development flow rate to find the total allowable flow rate for the project. This was compared to the total post-development flow rate to confirm that the proposed project decreases the total peak flow rate on site.

Table 4.1 – Storm Frequency Flows (Total Allowable vs. Total Post-Development)

	Area (ac)	Peak Flow Rate (cfs)	
		2-Yr	100-Yr
Allowable Pre-Development Peak Flow Rate for Disturbed Area (per Kendall County requirements: 2-Yr: 0.04 cfs/acre disturbed area 100-Yr: 0.15 cfs/disturbed area)	0.99	0.04	0.15
Pre-Development Peak Flow Rate for Undisturbed Area (from HydroCAD)	38.33	11.49	34.41
Total Allowable Post-Development Peak Flow Rate (Allowable Pre-Development PFR for Disturbed Area + Pre-Development PFR for Undisturbed Area)	**39.32**	**11.53**	**34.56**
Total Post-Development Peak Flow Rate (from HydroCAD)	**39.32**	**8.49**	**31.83**

As shown in **Table 4.1**, the total post-development peak flow rate for the project area has been reduced for the storm events due to an increase in infiltration from the proposed native pollinator friendly prairie seed mix, which results in the use of a lower curve number. The proposed project will not change the existing drainage patterns and proposes a low impact design by stabilizing the undisturbed areas with a native pollinator friendly prairie seed mix. Therefore, the project will have a net positive impact on the watershed. The total post-development peak flow rates for both the 2-year and 100-year 24-hour storm events are below the total allowable peak flow rate, thus detention is not required.

APPENDIX A

USDA NRCS SOILS REPORT

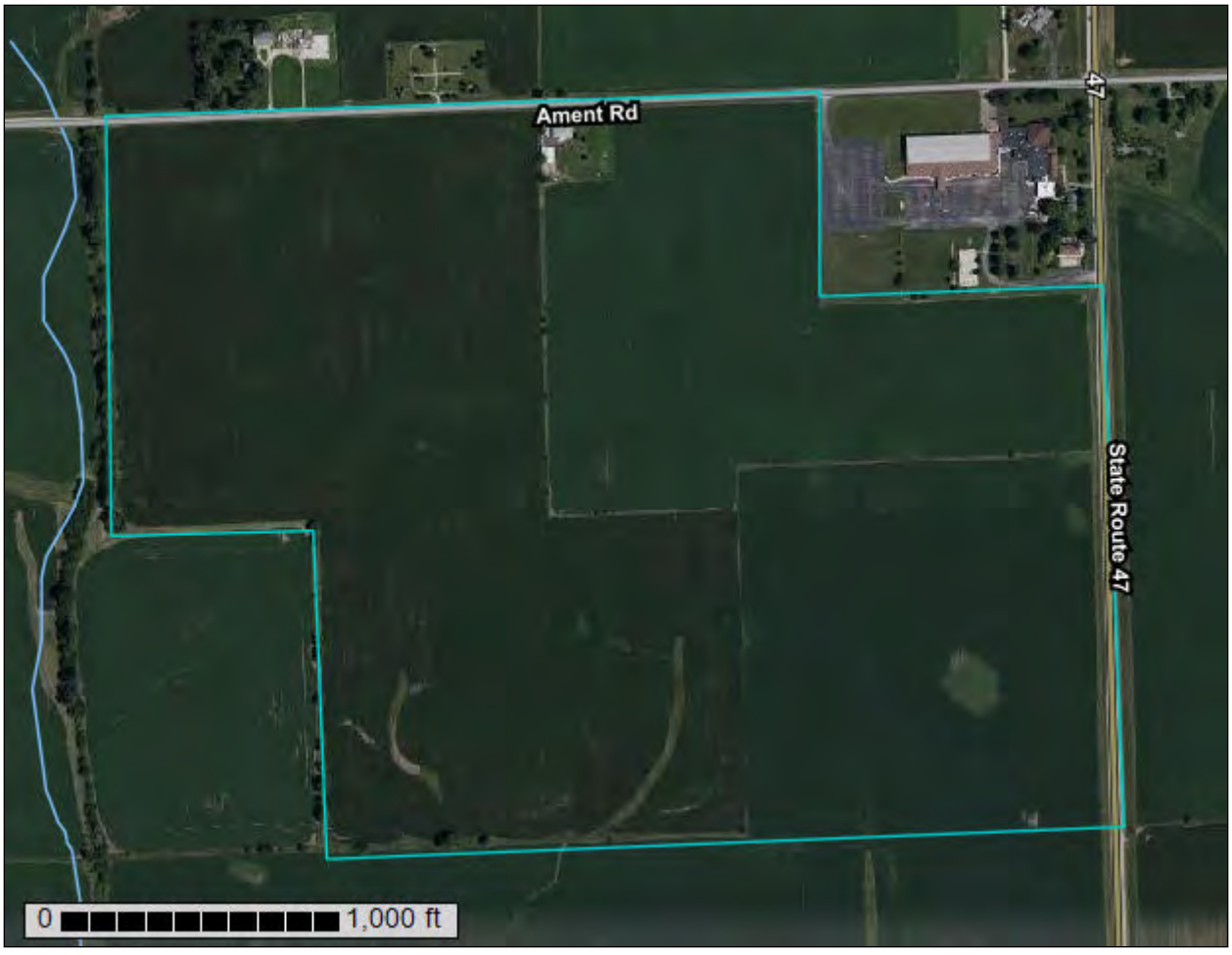
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Kendall County, Illinois



August 29, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report

Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	40.6	22.1%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.9	1.6%
149A	Brenton silt loam, 0 to 2 percent slopes	2.7	1.4%
152A	Drummer silty clay loam, 0 to 2 percent slopes	49.1	26.7%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	21.0	11.4%
541B	Graymont silt loam, 2 to 5 percent slopes	65.1	35.5%
541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	2.2	1.2%
Totals for Area of Interest		**183.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Kendall County, Illinois

59A—Lisbon silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ytd7
Elevation: 690 to 850 feet
Mean annual precipitation: 35 to 42 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 165 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Lisbon and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lisbon

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over till

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 36 inches: silty clay loam
2Bt - 36 to 39 inches: clay loam
2C - 39 to 60 inches: loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C/D
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Minor Components

Elpaso, drained

Percent of map unit: 3 percent
Landform: Ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Drummer, drained

Percent of map unit: 3 percent
Landform: Ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Sable, drained

Percent of map unit: 2 percent
Landform: Swales, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

60C2—La Rose silt loam, 5 to 10 percent slopes, eroded

Map Unit Setting

National map unit symbol: pfmv
Elevation: 540 to 930 feet
Mean annual precipitation: 28 to 40 inches
Mean annual air temperature: 45 to 54 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

La rose and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of La Rose

Setting

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Till

Typical profile

Ap - 0 to 7 inches: silt loam
Bt - 7 to 19 inches: clay loam
C - 19 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R108XA006IL - Loess Upland Prairie
Hydric soil rating: No

Minor Components

Elpaso

Percent of map unit:
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R108XA008IL - Ponded Loess Sedge Meadow, R108XA007IL - Wet Loess Upland Prairie
Hydric soil rating: Yes

149A—Brenton silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sssp
Elevation: 490 to 1,010 feet
Mean annual precipitation: 35 to 43 inches
Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 155 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Brenton and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brenton

Setting

Landform: Stream terraces, outwash plains
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over stratified loamy outwash

Typical profile

Ap - 0 to 14 inches: silt loam
Bt1 - 14 to 33 inches: silty clay loam
2Bt2 - 33 to 54 inches: loam
2Cg - 54 to 79 inches: stratified silt loam to loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B/D
Ecological site: R108XA012IL - Outwash Prairie, R111XD020IN - Wet Outwash Mollisol
Hydric soil rating: No

Minor Components

Drummer, drained

Percent of map unit: 3 percent
Landform: Swales on till plains, swales on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow, R108XA013IL - Wet Outwash Prairie

Hydric soil rating: Yes

152A—Drummer silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrz
Elevation: 490 to 1,020 feet
Mean annual precipitation: 33 to 43 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Drummer, drained, and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Drummer, Drained

Setting

Landform: Swales on till plains, swales on outwash plains, stream terraces on till plains, stream terraces on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Parent material: Loess over stratified loamy outwash

Typical profile

Ap - 0 to 14 inches: silty clay loam
Btg - 14 to 41 inches: silty clay loam
2Btg - 41 to 47 inches: loam
2Cg - 47 to 60 inches: stratified sandy loam to clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow, R111XD020IN - Wet Outwash Mollisol, R108XA013IL - Wet Outwash Prairie
Hydric soil rating: Yes

Minor Components

Harpster, drained
Percent of map unit: 3 percent
Landform: Depressions on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY025IL - Ponded Calcareous Sedge Meadow
Hydric soil rating: Yes

Peotone, drained
Percent of map unit: 3 percent
Landform: Depressions on outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

356A—Elpaso silty clay loam, 0 to 2 percent slopes

Map Unit Setting
National map unit symbol: 2t6zs
Elevation: 580 to 1,020 feet
Mean annual precipitation: 34 to 42 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 155 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition
Elpaso, drained, and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elpaso, Drained

Setting
Landform: Till plains, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave

Parent material: Loess over till

Typical profile

Ap - 0 to 21 inches: silty clay loam
Btg1 - 21 to 44 inches: silty clay loam
2Btg2 - 44 to 69 inches: silty clay loam
2C - 69 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: R108XA008IL - Ponded Loess Sedge Meadow, R110XY024IL - Ponded Depressional Sedge Meadow, R108XA007IL - Wet Loess Upland Prairie
Hydric soil rating: Yes

Minor Components

Harpster, drained

Percent of map unit: 4 percent
Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY025IL - Ponded Calcareous Sedge Meadow
Hydric soil rating: Yes

Peotone, drained

Percent of map unit: 2 percent
Landform: Depressions on till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

541B—Graymont silt loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2ww9q
Elevation: 550 to 850 feet
Mean annual precipitation: 36 to 40 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 140 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Graymont and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Graymont

Setting

Landform: Ground moraines, till plains
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over till

Typical profile

Ap - 0 to 12 inches: silt loam
Bt1 - 12 to 33 inches: silty clay loam
2Bt2 - 33 to 38 inches: silty clay loam
2C - 38 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Ecological site: R108XA006IL - Loess Upland Prairie, R110XY010IL - Moist Glacial Drift Upland Savanna
Hydric soil rating: No

Minor Components

Ashkum, drained
Percent of map unit: 5 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Urban land
Percent of map unit: 1 percent
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

541C2—Graymont silt loam, 5 to 10 percent slopes, eroded

Map Unit Setting
National map unit symbol: 2t6zv
Elevation: 540 to 880 feet
Mean annual precipitation: 34 to 42 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 155 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Graymont, eroded, and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Graymont, Eroded

Setting
Landform: Till plains, ground moraines
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over till

Typical profile
Ap - 0 to 8 inches: silt loam
Bt1 - 8 to 30 inches: silty clay loam
2Bt2 - 30 to 38 inches: silty clay loam

2C - 38 to 60 inches: silty clay loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R108XA006IL - Loess Upland Prairie, R110XY010IL - Moist Glacial Drift Upland Savanna
Hydric soil rating: No

Minor Components

Elpaso, drained

Percent of map unit: 3 percent
Landform: Till plains, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R108XA008IL - Ponded Loess Sedge Meadow, R110XY024IL - Ponded Depressional Sedge Meadow, R108XA007IL - Wet Loess Upland Prairie
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (Ament Road)

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

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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

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

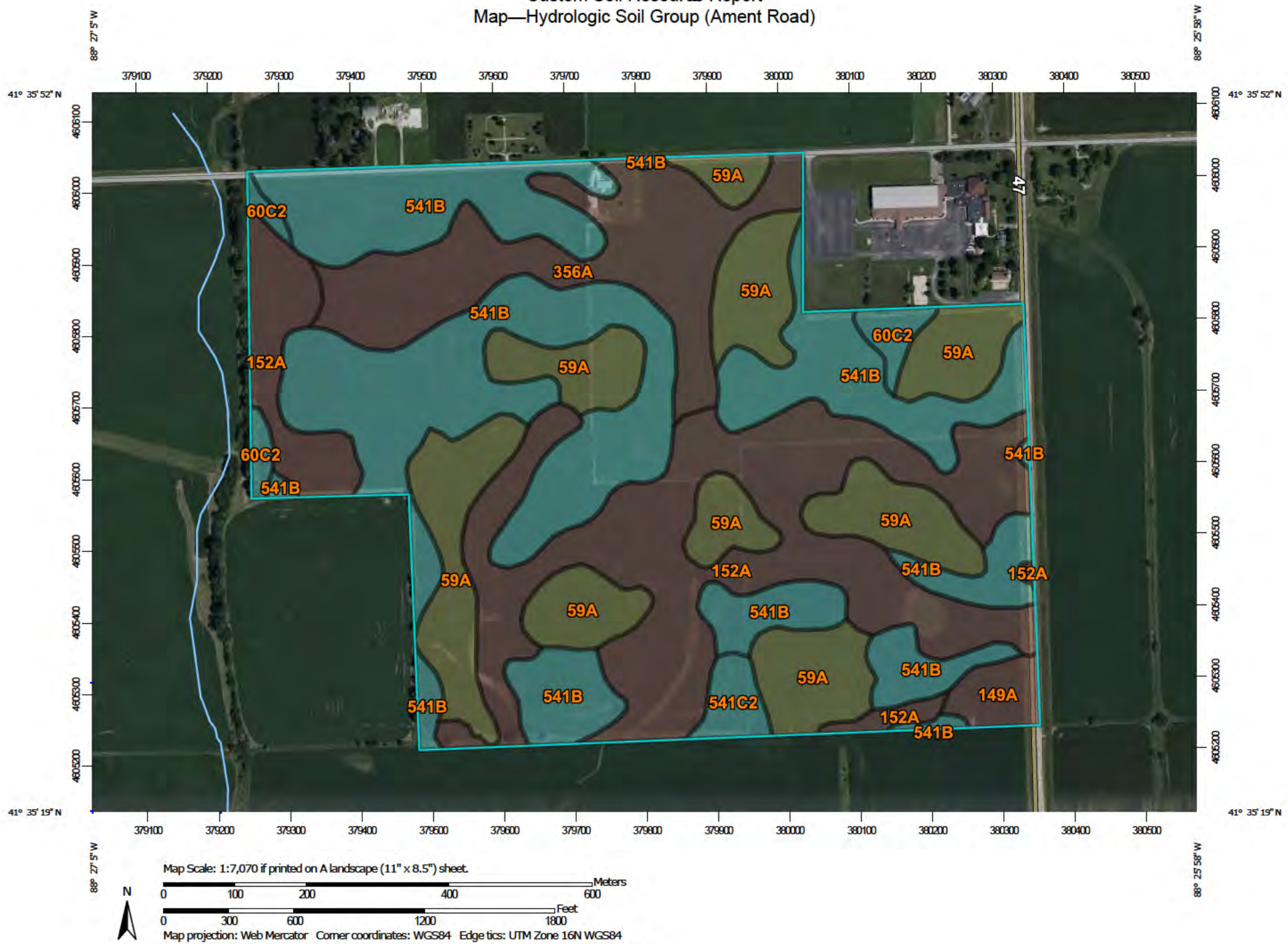
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

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

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report

Map—Hydrologic Soil Group (Ament Road)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (Ament Road)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
59A	Lisbon silt loam, 0 to 2 percent slopes	C/D	40.6	22.1%
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	C	2.9	1.6%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	2.7	1.4%
152A	Drummer silty clay loam, 0 to 2 percent slopes	B/D	49.1	26.7%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	B/D	21.0	11.4%
541B	Graymont silt loam, 2 to 5 percent slopes	C	65.1	35.5%
541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	C	2.2	1.2%
Totals for Area of Interest			**183.5**	**100.0%**

Rating Options—Hydrologic Soil Group (Ament Road)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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APPENDIX B

PRE- AND POST-DEVELOPMENT DRAINAGE MAPS



STORMWATER DRAINAGE MAP - PRE-DEVELOPMENT CONDITIONS

SCALE: 1" = 150'

0 150' 300'

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AMENT ROAD- KENDALL IL

PROJECT NUMBER:
22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	08/29/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/17/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/24/24	CMP	MBK	SPECIAL USE PERMIT SET

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

SWM-1
PRE-DEVELOPMENT DRAINAGE MAP



STORMWATER DRAINAGE MAP - POST-DEVELOPMENT CONDITIONS

SCALE: 1" = 150'

0 150' 300'

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	08/29/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/17/24	CMP	MBK	SPECIAL USE PERMIT SET
	09/24/24	CMP	MBK	SPECIAL USE PERMIT SET

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

SWM-2
POST-DEVELOPMENT DRAINAGE MAP

APPENDIX C

ISWS BULLETIN 75 PRECIPITATION DATA

Table 7. Rainfall (inches) for Given Recurrence Interval for Section 2 (Northeast)

Storm Duration	2-month	3-month	4-month	6-month	9-month	1-year	2-year	5-year	10-year	25-year	50-year	100-year	500-year
5 minutes	0.19	0.22	0.24	0.27	0.31	0.33	0.40	0.52	0.62	0.77	0.90	1.03	1.35
10 minutes	0.33	0.38	0.41	0.47	0.53	0.58	0.70	0.90	1.08	1.35	1.58	1.80	2.36
15 minutes	0.42	0.49	0.53	0.61	0.69	0.75	0.90	1.16	1.39	1.74	2.03	2.32	3.04
30 minutes	0.58	0.66	0.73	0.83	0.94	1.03	1.24	1.59	1.91	2.39	2.78	3.17	4.16
1 hour	0.74	0.84	0.93	1.05	1.20	1.30	1.57	2.02	2.42	3.03	3.53	4.03	5.28
2 hours	0.91	1.04	1.14	1.30	1.48	1.61	1.94	2.49	2.99	3.74	4.35	4.97	6.52
3 hours	1.00	1.15	1.26	1.44	1.63	1.77	2.14	2.75	3.30	4.13	4.80	5.49	7.20
6 hours	1.18	1.35	1.48	1.68	1.91	2.08	2.51	3.23	3.86	4.84	5.63	6.43	8.43
12 hours	1.37	1.56	1.71	1.95	2.21	2.41	2.91	3.74	4.48	5.61	6.53	7.46	9.78
18 hours	1.48	1.69	1.85	2.11	2.39	2.61	3.14	4.04	4.84	6.06	7.05	8.06	10.57
24 hours	1.57	1.80	1.97	2.24	2.55	2.77	3.34	4.30	5.15	6.45	7.50	8.57	11.24
48 hours	1.72	1.97	2.16	2.46	2.79	3.04	3.66	4.71	5.62	6.99	8.13	9.28	12.10
72 hours	1.87	2.14	2.34	2.67	3.03	3.30	3.97	5.08	6.05	7.49	8.64	9.85	12.81
120 hours	2.08	2.38	2.61	2.97	3.37	3.67	4.42	5.63	6.68	8.16	9.39	10.66	13.81
240 hours	2.63	3.01	3.30	3.76	4.27	4.65	5.60	7.09	8.25	9.90	11.26	12.65	16.00

APPENDIX D

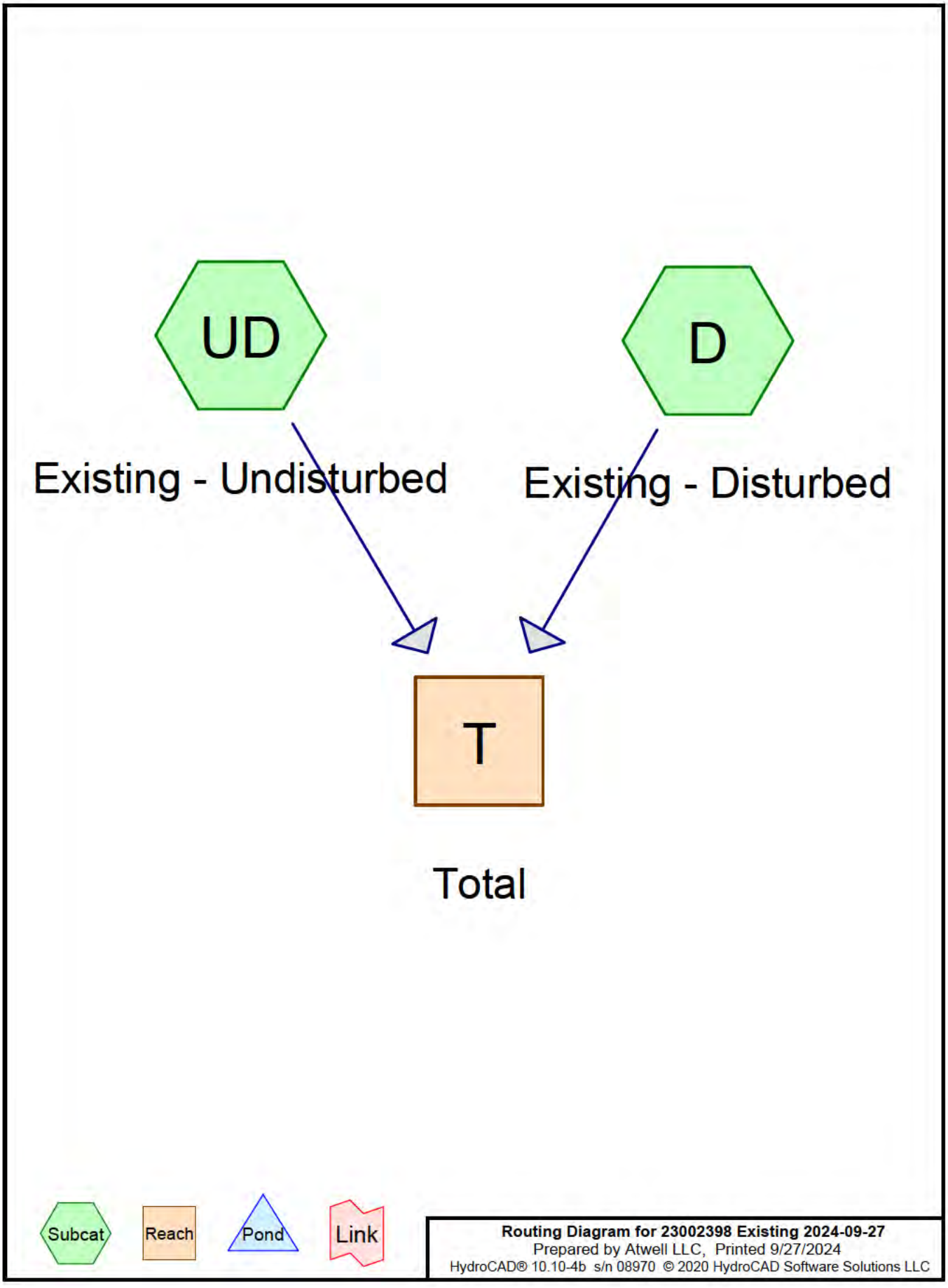
HYDROCAD REPORT FOR
2-YEAR & 100-YEARSTORM EVENT

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2-year Event
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100-year Event
11 Node Listing
12 Subcat D: Existing - Disturbed
14 Subcat UD: Existing - Undisturbed
16 Reach T: Total


UD
D
Existing - Undisturbed
Existing - Disturbed
T
Total
Subcat
Reach
Pond
Link
Routing Diagram for 23002398 Existing 2024-09-27
Prepared by Atwell LLC, Printed 9/27/2024
HydroCAD® 10.10-4b s/n 08970 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100-year	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.010	98	Disturbed Impervious Area (D)
0.540	85	Row Crops - Good (D)
28.460	89	Row Crops - Good (D, UD)
10.270	85	Row Crops - Good (UD)
0.040	98	Undisturbed Impervious Area (UD)
39.320	**88**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentD: Existing - Disturbed Runoff Area=0.990 ac 1.01% Impervious Runoff Depth>2.02"
Flow Length=1,399' Tc=22.4 min CN=87 Runoff=0.29 cfs 0.166 af

SubcatchmentUD: Existing - Undisturbed Runoff Area=38.330 ac 0.10% Impervious Runoff Depth>2.10"
Flow Length=1,399' Tc=22.4 min CN=88 Runoff=11.49 cfs 6.708 af

Reach T: Total Inflow=11.77 cfs 6.874 af
Outflow=11.77 cfs 6.874 af

Total Runoff Area = 39.320 ac Runoff Volume = 6.874 af Average Runoff Depth = 2.10"
99.87% Pervious = 39.270 ac 0.13% Impervious = 0.050 ac

Summary for Subcatchment D: Existing - Disturbed

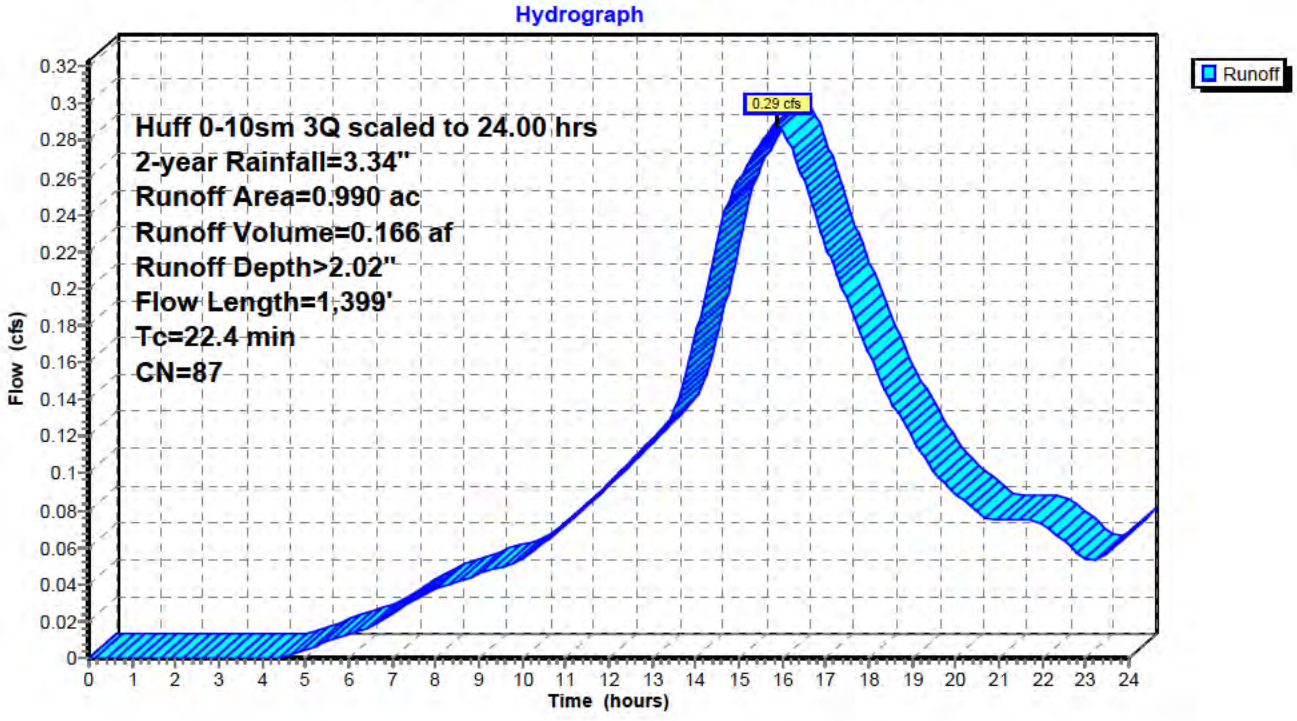
Runoff = 0.29 cfs @ 15.87 hrs, Volume= 0.166 af, Depth> 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2-year Rainfall=3.34"

	Area (ac)	CN	Description
*	0.540	85	Row Crops - Good
*	0.440	89	Row Crops - Good
*	0.010	98	Disturbed Impervious Area
	0.990	87	Weighted Average
	0.980		98.99% Pervious Area
	0.010		1.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	100	0.0280	0.41		**Sheet Flow, Sheet Flow over Row Crops** Cultivated: Residue<=20% n= 0.060 P2= 3.34"
18.4	1,299	0.0170	1.17		**Shallow Concentrated Flow, Shallow Concentrated Flow over Ro** Cultivated Straight Rows Kv= 9.0 fps
22.4	1,399	Total			

Subcatchment D: Existing - Disturbed



Hydrograph for Subcatchment D: Existing - Disturbed

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	1.37	0.45	0.12
0.25	0.00	0.00	0.00	13.25	1.42	0.48	0.12
0.50	0.01	0.00	0.00	13.50	1.47	0.52	0.13
0.75	0.02	0.00	0.00	13.75	1.53	0.56	0.15
1.00	0.04	0.00	0.00	14.00	1.60	0.61	0.17
1.25	0.06	0.00	0.00	14.25	1.68	0.66	0.20
1.50	0.08	0.00	0.00	14.50	1.76	0.72	0.22
1.75	0.10	0.00	0.00	14.75	1.85	0.79	0.25
2.00	0.12	0.00	0.00	15.00	1.94	0.86	0.26
2.25	0.14	0.00	0.00	15.25	2.03	0.93	0.27
2.50	0.16	0.00	0.00	15.50	2.12	1.00	0.28
2.75	0.18	0.00	0.00	15.75	2.21	1.07	**0.29**
3.00	0.20	0.00	0.00	16.00	2.29	1.14	**0.29**
3.25	0.22	0.00	0.00	16.25	2.37	1.20	0.27
3.50	0.25	0.00	0.00	16.50	2.45	1.27	0.26
3.75	0.27	0.00	0.00	16.75	2.51	1.32	0.24
4.00	0.29	0.00	0.00	17.00	2.58	1.37	0.22
4.25	0.31	0.00	0.00	17.25	2.63	1.42	0.21
4.50	0.33	0.00	0.00	17.50	2.69	1.47	0.19
4.75	0.35	0.00	0.00	17.75	2.74	1.51	0.18
5.00	0.37	0.00	0.00	18.00	2.78	1.55	0.17
5.25	0.39	0.01	0.01	18.25	2.82	1.58	0.15
5.50	0.42	0.01	0.01	18.50	2.86	1.62	0.14
5.75	0.44	0.01	0.01	18.75	2.89	1.65	0.13
6.00	0.46	0.02	0.01	19.00	2.93	1.68	0.12
6.25	0.48	0.02	0.01	19.25	2.96	1.70	0.11
6.50	0.50	0.02	0.02	19.50	2.98	1.72	0.10
6.75	0.53	0.03	0.02	19.75	3.01	1.75	0.09
7.00	0.55	0.04	0.02	20.00	3.03	1.77	0.09
7.25	0.58	0.05	0.03	20.25	3.06	1.79	0.08
7.50	0.61	0.05	0.03	20.50	3.08	1.81	0.08
7.75	0.64	0.06	0.03	20.75	3.10	1.83	0.08
8.00	0.67	0.07	0.04	21.00	3.12	1.84	0.07
8.25	0.70	0.08	0.04	21.25	3.14	1.86	0.07
8.50	0.72	0.09	0.04	21.50	3.16	1.88	0.07
8.75	0.75	0.11	0.04	21.75	3.18	1.90	0.07
9.00	0.78	0.12	0.05	22.00	3.20	1.92	0.07
9.25	0.81	0.13	0.05	22.25	3.22	1.93	0.07
9.50	0.84	0.14	0.05	22.50	3.24	1.95	0.06
9.75	0.86	0.16	0.05	22.75	3.25	1.96	0.06
10.00	0.89	0.17	0.05	23.00	3.27	1.97	0.05
10.25	0.93	0.19	0.06	23.25	3.28	1.99	0.05
10.50	0.96	0.20	0.06	23.50	3.30	2.00	0.06
10.75	0.99	0.22	0.07	23.75	3.32	2.02	0.06
11.00	1.03	0.24	0.07	24.00	**3.34**	**2.04**	0.07
11.25	1.07	0.26	0.08				
11.50	1.10	0.28	0.08				
11.75	1.15	0.31	0.09				
12.00	1.19	0.33	0.09				
12.25	1.23	0.36	0.10				
12.50	1.27	0.39	0.11				
12.75	1.32	0.41	0.11				

Summary for Subcatchment UD: Existing - Undisturbed

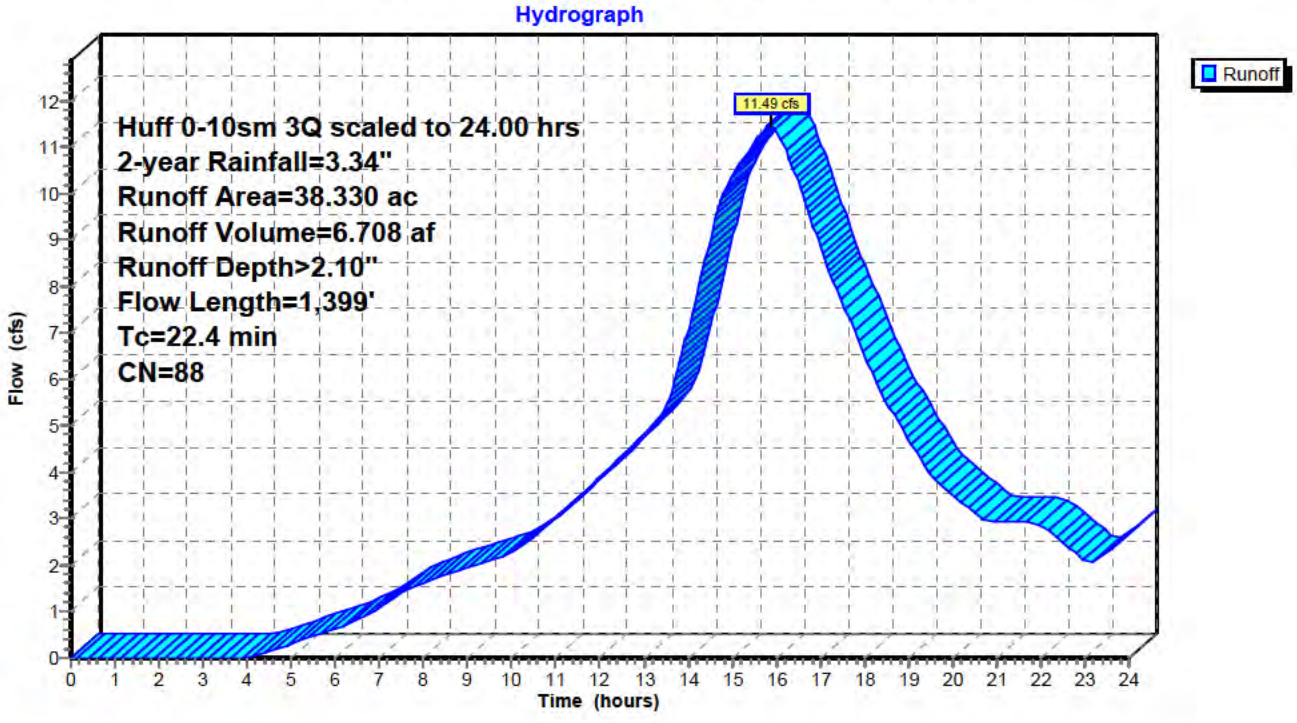
Runoff = 11.49 cfs @ 15.87 hrs, Volume= 6.708 af, Depth> 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2-year Rainfall=3.34"

	Area (ac)	CN	Description
*	10.270	85	Row Crops - Good
*	28.020	89	Row Crops - Good
*	0.040	98	Undisturbed Impervious Area
	38.330	88	Weighted Average
	38.290		99.90% Pervious Area
	0.040		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	100	0.0280	0.41		**Sheet Flow, Sheet Flow over Row Crops** Cultivated: Residue<=20% n= 0.060 P2= 3.34"
18.4	1,299	0.0170	1.17		**Shallow Concentrated Flow, Shallow Concentrated Flow over Ro** Cultivated Straight Rows Kv= 9.0 fps
22.4	1,399	Total			

Subcatchment UD: Existing - Undisturbed



Hydrograph for Subcatchment UD: Existing - Undisturbed

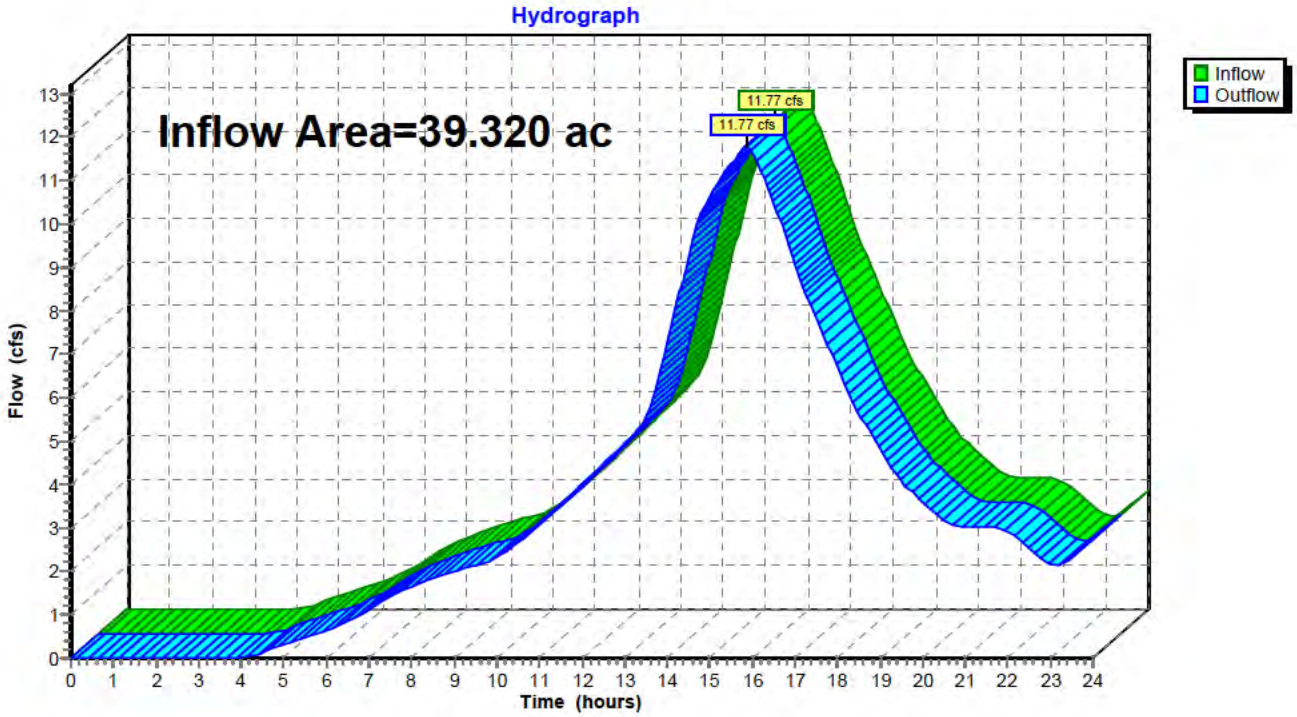
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	1.37	0.49	4.83
0.25	0.00	0.00	0.00	13.25	1.42	0.52	5.07
0.50	0.01	0.00	0.00	13.50	1.47	0.56	5.42
0.75	0.02	0.00	0.00	13.75	1.53	0.61	6.15
1.00	0.04	0.00	0.00	14.00	1.60	0.66	7.05
1.25	0.06	0.00	0.00	14.25	1.68	0.71	8.02
1.50	0.08	0.00	0.00	14.50	1.76	0.78	9.02
1.75	0.10	0.00	0.00	14.75	1.85	0.85	9.88
2.00	0.12	0.00	0.00	15.00	1.94	0.91	10.37
2.25	0.14	0.00	0.00	15.25	2.03	0.99	10.74
2.50	0.16	0.00	0.00	15.50	2.12	1.06	11.09
2.75	0.18	0.00	0.00	15.75	2.21	1.13	**11.42**
3.00	0.20	0.00	0.00	16.00	2.29	1.21	**11.39**
3.25	0.22	0.00	0.00	16.25	2.37	1.27	10.89
3.50	0.25	0.00	0.00	16.50	2.45	1.34	10.25
3.75	0.27	0.00	0.00	16.75	2.51	1.39	9.56
4.00	0.29	0.00	0.00	17.00	2.58	1.45	8.86
4.25	0.31	0.00	0.05	17.25	2.63	1.50	8.23
4.50	0.33	0.00	0.13	17.50	2.69	1.54	7.66
4.75	0.35	0.00	0.23	17.75	2.74	1.59	7.10
5.00	0.37	0.01	0.32	18.00	2.78	1.62	6.53
5.25	0.39	0.01	0.40	18.25	2.82	1.66	5.98
5.50	0.42	0.01	0.48	18.50	2.86	1.69	5.52
5.75	0.44	0.02	0.56	18.75	2.89	1.72	5.12
6.00	0.46	0.02	0.64	19.00	2.93	1.75	4.73
6.25	0.48	0.03	0.71	19.25	2.96	1.78	4.34
6.50	0.50	0.03	0.82	19.50	2.98	1.80	3.98
6.75	0.53	0.04	0.95	19.75	3.01	1.83	3.72
7.00	0.55	0.05	1.09	20.00	3.03	1.85	3.52
7.25	0.58	0.06	1.25	20.25	3.06	1.87	3.32
7.50	0.61	0.07	1.40	20.50	3.08	1.89	3.12
7.75	0.64	0.08	1.52	20.75	3.10	1.91	2.97
8.00	0.67	0.09	1.62	21.00	3.12	1.92	2.94
8.25	0.70	0.10	1.71	21.25	3.14	1.94	2.93
8.50	0.72	0.11	1.79	21.50	3.16	1.96	2.93
8.75	0.75	0.12	1.87	21.75	3.18	1.98	2.94
9.00	0.78	0.14	1.95	22.00	3.20	2.00	2.86
9.25	0.81	0.15	2.02	22.25	3.22	2.02	2.69
9.50	0.84	0.16	2.09	22.50	3.24	2.03	2.49
9.75	0.86	0.18	2.16	22.75	3.25	2.04	2.29
10.00	0.89	0.19	2.27	23.00	3.27	2.06	2.10
10.25	0.93	0.21	2.43	23.25	3.28	2.07	2.11
10.50	0.96	0.23	2.62	23.50	3.30	2.09	2.27
10.75	0.99	0.25	2.82	23.75	3.32	2.10	2.47
11.00	1.03	0.27	3.02	24.00	**3.34**	**2.12**	2.68
11.25	1.07	0.29	3.23				
11.50	1.10	0.32	3.44				
11.75	1.15	0.34	3.66				
12.00	1.19	0.37	3.89				
12.25	1.23	0.39	4.12				
12.50	1.27	0.42	4.35				
12.75	1.32	0.46	4.59				

Summary for Reach T: Total

Inflow Area = 39.320 ac, 0.13% Impervious, Inflow Depth > 2.10" for 2-year event
Inflow = 11.77 cfs @ 15.87 hrs, Volume= 6.874 af
Outflow = 11.77 cfs @ 15.87 hrs, Volume= 6.874 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach T: Total



Hydrograph for Reach T: Total

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00	13.00	4.95		4.95
0.25	0.00		0.00	13.25	5.20		5.20
0.50	0.00		0.00	13.50	5.56		5.56
0.75	0.00		0.00	13.75	6.30		6.30
1.00	0.00		0.00	14.00	7.23		7.23
1.25	0.00		0.00	14.25	8.22		8.22
1.50	0.00		0.00	14.50	9.25		9.25
1.75	0.00		0.00	14.75	10.13		10.13
2.00	0.00		0.00	15.00	10.63		10.63
2.25	0.00		0.00	15.25	11.01		11.01
2.50	0.00		0.00	15.50	11.37		11.37
2.75	0.00		0.00	15.75	**11.70**		**11.70**
3.00	0.00		0.00	16.00	**11.67**		**11.67**
3.25	0.00		0.00	16.25	11.16		11.16
3.50	0.00		0.00	16.50	10.51		10.51
3.75	0.00		0.00	16.75	9.81		9.81
4.00	0.00		0.00	17.00	9.08		9.08
4.25	0.05		0.05	17.25	8.44		8.44
4.50	0.14		0.14	17.50	7.86		7.86
4.75	0.23		0.23	17.75	7.28		7.28
5.00	0.32		0.32	18.00	6.70		6.70
5.25	0.41		0.41	18.25	6.13		6.13
5.50	0.49		0.49	18.50	5.66		5.66
5.75	0.57		0.57	18.75	5.25		5.25
6.00	0.65		0.65	19.00	4.85		4.85
6.25	0.73		0.73	19.25	4.45		4.45
6.50	0.84		0.84	19.50	4.08		4.08
6.75	0.97		0.97	19.75	3.82		3.82
7.00	1.12		1.12	20.00	3.61		3.61
7.25	1.28		1.28	20.25	3.40		3.40
7.50	1.44		1.44	20.50	3.20		3.20
7.75	1.55		1.55	20.75	3.05		3.05
8.00	1.65		1.65	21.00	3.01		3.01
8.25	1.74		1.74	21.25	3.01		3.01
8.50	1.83		1.83	21.50	3.01		3.01
8.75	1.91		1.91	21.75	3.01		3.01
9.00	1.99		1.99	22.00	2.93		2.93
9.25	2.07		2.07	22.25	2.76		2.76
9.50	2.14		2.14	22.50	2.56		2.56
9.75	2.21		2.21	22.75	2.35		2.35
10.00	2.32		2.32	23.00	2.16		2.16
10.25	2.49		2.49	23.25	2.16		2.16
10.50	2.68		2.68	23.50	2.33		2.33
10.75	2.88		2.88	23.75	2.53		2.53
11.00	3.09		3.09	24.00	2.75		2.75
11.25	3.31		3.31				
11.50	3.53		3.53				
11.75	3.75		3.75				
12.00	3.98		3.98				
12.25	4.22		4.22				
12.50	4.46		4.46				
12.75	4.70		4.70				

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentD: Existing - Disturbed Runoff Area=0.990 ac 1.01% Impervious Runoff Depth>6.94"
Flow Length=1,399' Tc=22.4 min CN=87 Runoff=0.88 cfs 0.573 af

SubcatchmentUD: Existing - Undisturbed Runoff Area=38.330 ac 0.10% Impervious Runoff Depth>7.06"
Flow Length=1,399' Tc=22.4 min CN=88 Runoff=34.41 cfs 22.556 af

Reach T: Total Inflow=35.29 cfs 23.128 af
Outflow=35.29 cfs 23.128 af

Total Runoff Area = 39.320 ac Runoff Volume = 23.128 af Average Runoff Depth = 7.06"
99.87% Pervious = 39.270 ac 0.13% Impervious = 0.050 ac

Summary for Subcatchment D: Existing - Disturbed

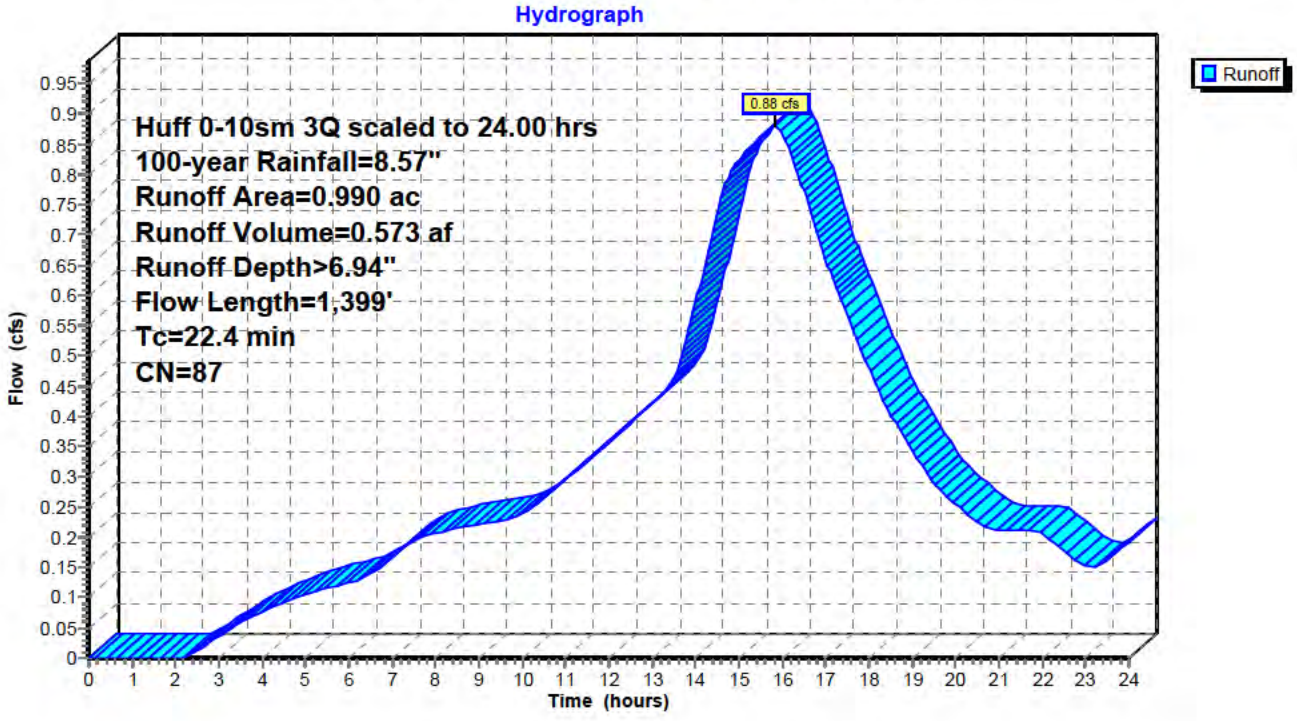
Runoff = 0.88 cfs @ 15.83 hrs, Volume= 0.573 af, Depth> 6.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100-year Rainfall=8.57"

	Area (ac)	CN	Description
*	0.540	85	Row Crops - Good
*	0.440	89	Row Crops - Good
*	0.010	98	Disturbed Impervious Area
	0.990	87	Weighted Average
	0.980		98.99% Pervious Area
	0.010		1.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	100	0.0280	0.41		**Sheet Flow, Sheet Flow over Row Crops** Cultivated: Residue<=20% n= 0.060 P2= 3.34"
18.4	1,299	0.0170	1.17		**Shallow Concentrated Flow, Shallow Concentrated Flow over Ro** Cultivated Straight Rows Kv= 9.0 fps
22.4	1,399	Total			

Subcatchment D: Existing - Disturbed



Hydrograph for Subcatchment D: Existing - Disturbed

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	3.51	2.19	0.42
0.25	0.01	0.00	0.00	13.25	3.64	2.31	0.44
0.50	0.02	0.00	0.00	13.50	3.78	2.43	0.46
0.75	0.05	0.00	0.00	13.75	3.94	2.58	0.52
1.00	0.09	0.00	0.00	14.00	4.11	2.74	0.59
1.25	0.14	0.00	0.00	14.25	4.31	2.92	0.66
1.50	0.20	0.00	0.00	14.50	4.52	3.12	0.73
1.75	0.25	0.00	0.00	14.75	4.75	3.33	0.79
2.00	0.30	0.00	0.00	15.00	4.97	3.54	0.82
2.25	0.36	0.00	0.00	15.25	5.20	3.75	0.84
2.50	0.41	0.01	0.01	15.50	5.43	3.97	0.86
2.75	0.47	0.02	0.02	15.75	5.66	4.20	**0.88**
3.00	0.52	0.03	0.04	16.00	5.88	4.40	**0.87**
3.25	0.58	0.04	0.05	16.25	6.09	4.60	0.83
3.50	0.63	0.06	0.06	16.50	6.28	4.78	0.77
3.75	0.69	0.08	0.07	16.75	6.45	4.95	0.72
4.00	0.74	0.10	0.08	17.00	6.61	5.10	0.66
4.25	0.79	0.12	0.08	17.25	6.76	5.24	0.61
4.50	0.85	0.15	0.09	17.50	6.89	5.38	0.57
4.75	0.90	0.17	0.10	17.75	7.02	5.50	0.52
5.00	0.96	0.20	0.10	18.00	7.13	5.61	0.48
5.25	1.01	0.23	0.11	18.25	7.24	5.71	0.44
5.50	1.07	0.26	0.12	18.50	7.34	5.81	0.40
5.75	1.12	0.29	0.12	18.75	7.43	5.89	0.37
6.00	1.17	0.32	0.12	19.00	7.51	5.97	0.34
6.25	1.23	0.36	0.13	19.25	7.58	6.05	0.32
6.50	1.29	0.40	0.14	19.50	7.65	6.11	0.29
6.75	1.35	0.44	0.15	19.75	7.72	6.18	0.27
7.00	1.42	0.48	0.17	20.00	7.78	6.24	0.25
7.25	1.49	0.53	0.18	20.25	7.84	6.29	0.24
7.50	1.57	0.58	0.19	20.50	7.90	6.35	0.23
7.75	1.64	0.63	0.20	20.75	7.95	6.40	0.21
8.00	1.71	0.69	0.21	21.00	8.00	6.45	0.21
8.25	1.78	0.74	0.21	21.25	8.06	6.51	0.21
8.50	1.86	0.79	0.22	21.50	8.11	6.56	0.21
8.75	1.93	0.85	0.22	21.75	8.17	6.61	0.21
9.00	2.00	0.91	0.22	22.00	8.22	6.66	0.21
9.25	2.07	0.96	0.23	22.25	8.26	6.71	0.19
9.50	2.15	1.02	0.23	22.50	8.31	6.75	0.18
9.75	2.22	1.08	0.23	22.75	8.35	6.79	0.16
10.00	2.30	1.14	0.24	23.00	8.38	6.82	0.15
10.25	2.38	1.21	0.25	23.25	8.42	6.86	0.15
10.50	2.46	1.28	0.27	23.50	8.47	6.91	0.16
10.75	2.55	1.35	0.28	23.75	8.52	6.95	0.18
11.00	2.64	1.43	0.30	24.00	**8.57**	**7.01**	0.19
11.25	2.74	1.51	0.31				
11.50	2.84	1.60	0.33				
11.75	2.94	1.69	0.34				
12.00	3.05	1.78	0.36				
12.25	3.16	1.88	0.37				
12.50	3.27	1.98	0.39				
12.75	3.39	2.08	0.41				

Summary for Subcatchment UD: Existing - Undisturbed

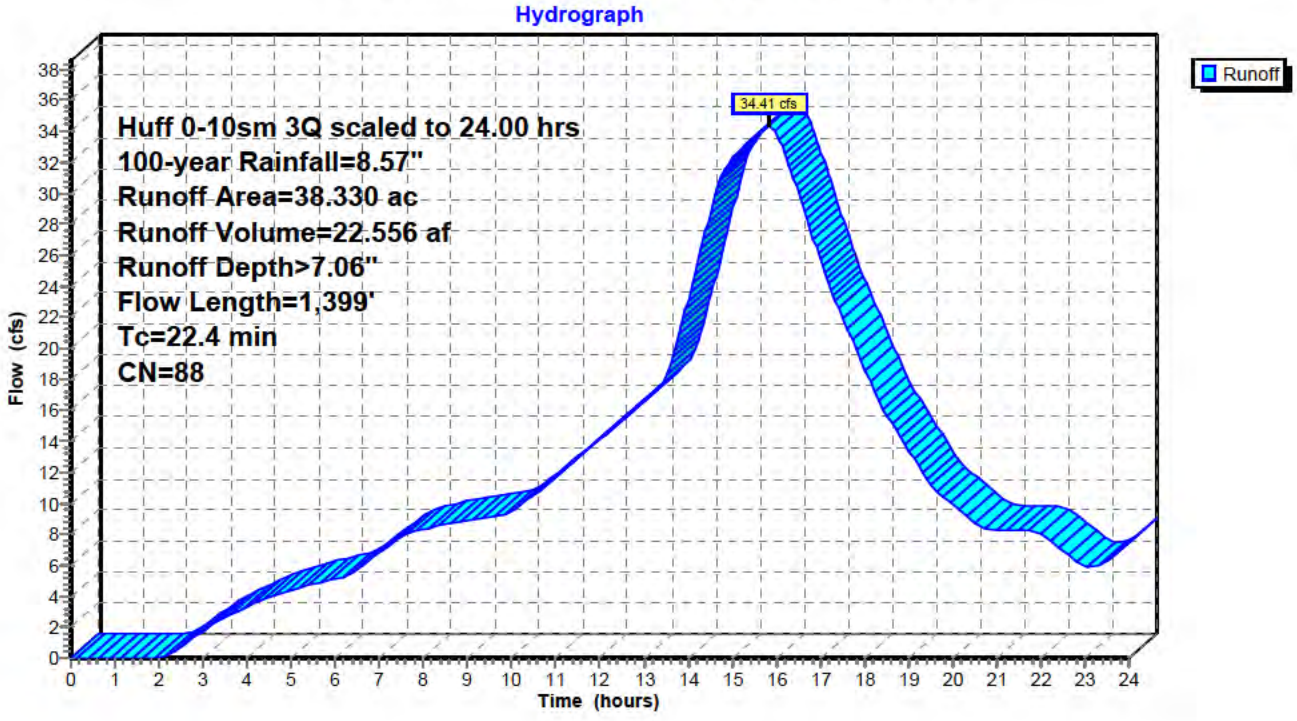
Runoff = 34.41 cfs @ 15.83 hrs, Volume= 22.556 af, Depth> 7.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100-year Rainfall=8.57"

	Area (ac)	CN	Description
*	10.270	85	Row Crops - Good
*	28.020	89	Row Crops - Good
*	0.040	98	Undisturbed Impervious Area
	38.330	88	Weighted Average
	38.290		99.90% Pervious Area
	0.040		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	100	0.0280	0.41		**Sheet Flow, Sheet Flow over Row Crops** Cultivated: Residue<=20% n= 0.060 P2= 3.34"
18.4	1,299	0.0170	1.17		**Shallow Concentrated Flow, Shallow Concentrated Flow over Ro** Cultivated Straight Rows Kv= 9.0 fps
22.4	1,399	Total			

Subcatchment UD: Existing - Undisturbed



Hydrograph for Subcatchment UD: Existing - Undisturbed

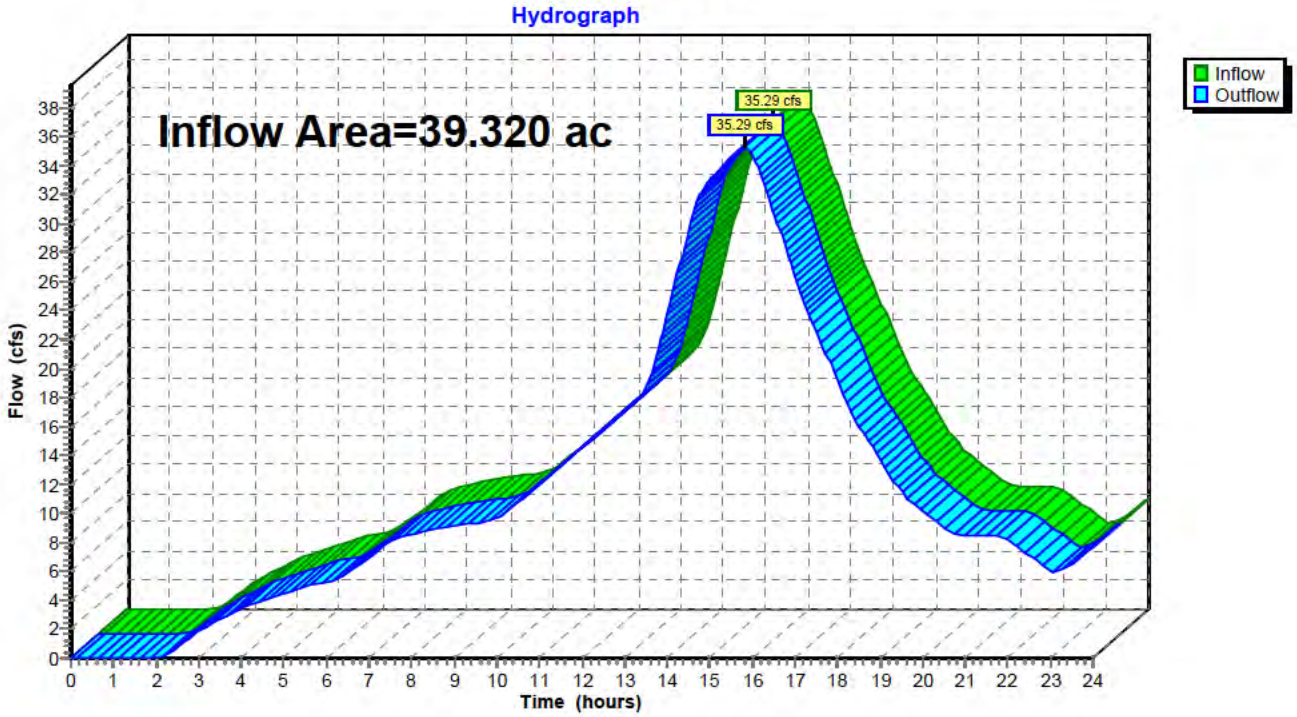
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	3.51	2.28	16.61
0.25	0.01	0.00	0.00	13.25	3.64	2.39	17.23
0.50	0.02	0.00	0.00	13.50	3.78	2.52	18.18
0.75	0.05	0.00	0.00	13.75	3.94	2.67	20.37
1.00	0.09	0.00	0.00	14.00	4.11	2.83	23.06
1.25	0.14	0.00	0.00	14.25	4.31	3.02	25.88
1.50	0.20	0.00	0.00	14.50	4.52	3.22	28.74
1.75	0.25	0.00	0.00	14.75	4.75	3.43	31.06
2.00	0.30	0.00	0.01	15.00	4.97	3.64	32.20
2.25	0.36	0.01	0.24	15.25	5.20	3.86	32.97
2.50	0.41	0.01	0.76	15.50	5.43	4.08	33.67
2.75	0.47	0.02	1.29	15.75	5.66	4.30	**34.32**
3.00	0.52	0.04	1.78	16.00	5.88	4.51	**33.93**
3.25	0.58	0.06	2.23	16.25	6.09	4.71	32.18
3.50	0.63	0.07	2.63	16.50	6.28	4.89	30.09
3.75	0.69	0.10	2.99	16.75	6.45	5.06	27.91
4.00	0.74	0.12	3.33	17.00	6.61	5.21	25.72
4.25	0.79	0.14	3.63	17.25	6.76	5.36	23.78
4.50	0.85	0.17	3.90	17.50	6.89	5.49	22.06
4.75	0.90	0.20	4.15	17.75	7.02	5.61	20.37
5.00	0.96	0.23	4.39	18.00	7.13	5.72	18.69
5.25	1.01	0.26	4.60	18.25	7.24	5.83	17.05
5.50	1.07	0.29	4.80	18.50	7.34	5.92	15.71
5.75	1.12	0.32	4.98	18.75	7.43	6.01	14.54
6.00	1.17	0.36	5.15	19.00	7.51	6.09	13.40
6.25	1.23	0.40	5.33	19.25	7.58	6.16	12.27
6.50	1.29	0.44	5.72	19.50	7.65	6.23	11.23
6.75	1.35	0.48	6.23	19.75	7.72	6.29	10.51
7.00	1.42	0.53	6.79	20.00	7.78	6.36	9.91
7.25	1.49	0.58	7.36	20.25	7.84	6.41	9.34
7.50	1.57	0.63	7.88	20.50	7.90	6.47	8.77
7.75	1.64	0.68	8.16	20.75	7.95	6.52	8.35
8.00	1.71	0.74	8.35	21.00	8.00	6.57	8.24
8.25	1.78	0.79	8.50	21.25	8.06	6.63	8.22
8.50	1.86	0.85	8.63	21.50	8.11	6.68	8.22
8.75	1.93	0.91	8.76	21.75	8.17	6.73	8.22
9.00	2.00	0.97	8.88	22.00	8.22	6.78	8.00
9.25	2.07	1.02	8.99	22.25	8.26	6.83	7.51
9.50	2.15	1.08	9.09	22.50	8.31	6.87	6.96
9.75	2.22	1.14	9.19	22.75	8.35	6.91	6.39
10.00	2.30	1.21	9.46	23.00	8.38	6.94	5.86
10.25	2.38	1.28	9.97	23.25	8.42	6.98	5.87
10.50	2.46	1.35	10.54	23.50	8.47	7.03	6.32
10.75	2.55	1.42	11.12	23.75	8.52	7.07	6.87
11.00	2.64	1.50	11.72	24.00	**8.57**	**7.13**	7.44
11.25	2.74	1.59	12.31				
11.50	2.84	1.67	12.92				
11.75	2.94	1.76	13.52				
12.00	3.05	1.86	14.14				
12.25	3.16	1.96	14.75				
12.50	3.27	2.06	15.37				
12.75	3.39	2.17	15.98				

Summary for Reach T: Total

Inflow Area = 39.320 ac, 0.13% Impervious, Inflow Depth > 7.06" for 100-year event
Inflow = 35.29 cfs @ 15.83 hrs, Volume= 23.128 af
Outflow = 35.29 cfs @ 15.83 hrs, Volume= 23.128 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach T: Total



Hydrograph for Reach T: Total

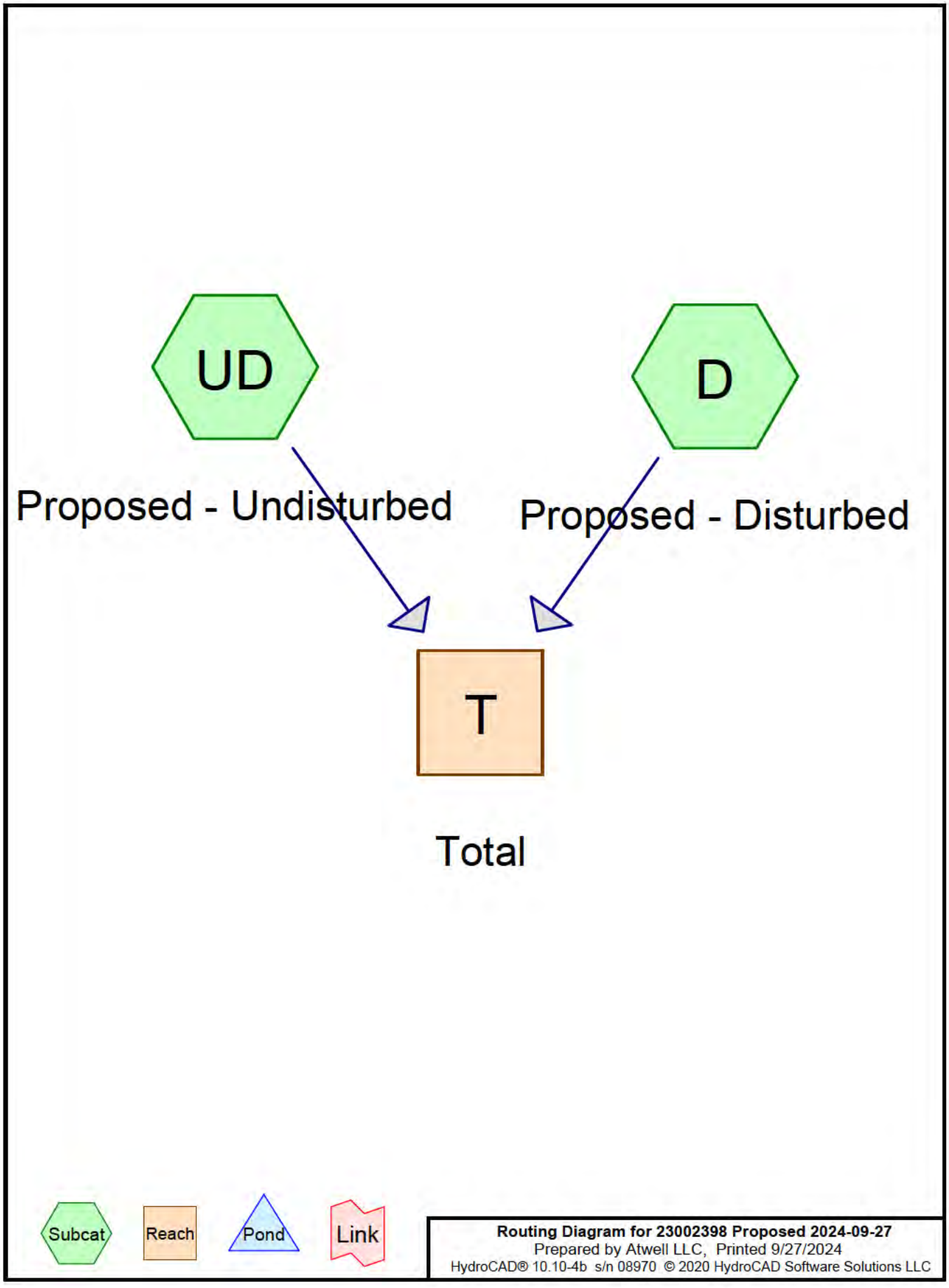
Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00	13.00	17.03		17.03
0.25	0.00		0.00	13.25	17.67		17.67
0.50	0.00		0.00	13.50	18.65		18.65
0.75	0.00		0.00	13.75	20.89		20.89
1.00	0.00		0.00	14.00	23.65		23.65
1.25	0.00		0.00	14.25	26.54		26.54
1.50	0.00		0.00	14.50	29.47		29.47
1.75	0.00		0.00	14.75	31.85		31.85
2.00	0.01		0.01	15.00	33.02		33.02
2.25	0.25		0.25	15.25	33.82		33.82
2.50	0.77		0.77	15.50	34.54		34.54
2.75	1.32		1.32	15.75	**35.20**		**35.20**
3.00	1.82		1.82	16.00	**34.80**		**34.80**
3.25	2.28		2.28	16.25	33.01		33.01
3.50	2.69		2.69	16.50	30.86		30.86
3.75	3.06		3.06	16.75	28.62		28.62
4.00	3.40		3.40	17.00	26.38		26.38
4.25	3.71		3.71	17.25	24.39		24.39
4.50	3.99		3.99	17.50	22.62		22.62
4.75	4.25		4.25	17.75	20.89		20.89
5.00	4.49		4.49	18.00	19.17		19.17
5.25	4.71		4.71	18.25	17.48		17.48
5.50	4.91		4.91	18.50	16.11		16.11
5.75	5.10		5.10	18.75	14.92		14.92
6.00	5.27		5.27	19.00	13.75		13.75
6.25	5.46		5.46	19.25	12.59		12.59
6.50	5.86		5.86	19.50	11.52		11.52
6.75	6.39		6.39	19.75	10.78		10.78
7.00	6.95		6.95	20.00	10.17		10.17
7.25	7.54		7.54	20.25	9.58		9.58
7.50	8.07		8.07	20.50	9.00		9.00
7.75	8.37		8.37	20.75	8.57		8.57
8.00	8.55		8.55	21.00	8.45		8.45
8.25	8.71		8.71	21.25	8.43		8.43
8.50	8.85		8.85	21.50	8.43		8.43
8.75	8.98		8.98	21.75	8.43		8.43
9.00	9.10		9.10	22.00	8.21		8.21
9.25	9.21		9.21	22.25	7.71		7.71
9.50	9.32		9.32	22.50	7.14		7.14
9.75	9.42		9.42	22.75	6.56		6.56
10.00	9.70		9.70	23.00	6.01		6.01
10.25	10.22		10.22	23.25	6.02		6.02
10.50	10.80		10.80	23.50	6.49		6.49
10.75	11.40		11.40	23.75	7.05		7.05
11.00	12.01		12.01	24.00	7.64		7.64
11.25	12.63		12.63				
11.50	13.24		13.24				
11.75	13.87		13.87				
12.00	14.49		14.49				
12.25	15.12		15.12				
12.50	15.76		15.76				
12.75	16.39		16.39				

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Routing Diagram for 23002398 Proposed 2024-09-27
Prepared by Atwell LLC, Printed 9/27/2024
HydroCAD® 10.10-4b s/n 08970 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100-year	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.990	98	Access Road & Equipment Pads (D)
10.270	74	Pasture - Good (UD)
28.020	80	Pasture - Good (UD)
0.040	98	Undisturbed Impervious Area (UD)
39.320	**79**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentD: Proposed - Disturbed Runoff Area=0.990 ac 100.00% Impervious Runoff Depth>3.07"
Flow Length=1,399' Tc=32.1 min CN=98 Runoff=0.36 cfs 0.253 af

SubcatchmentUD: Proposed - Undisturbed Runoff Area=38.330 ac 0.10% Impervious Runoff Depth>1.35"
Flow Length=1,399' Tc=32.1 min CN=78 Runoff=8.14 cfs 4.311 af

Reach T: Total Inflow=8.49 cfs 4.564 af
Outflow=8.49 cfs 4.564 af

Total Runoff Area = 39.320 ac Runoff Volume = 4.564 af Average Runoff Depth = 1.39"
97.38% Pervious = 38.290 ac 2.62% Impervious = 1.030 ac

Summary for Subcatchment D: Proposed - Disturbed

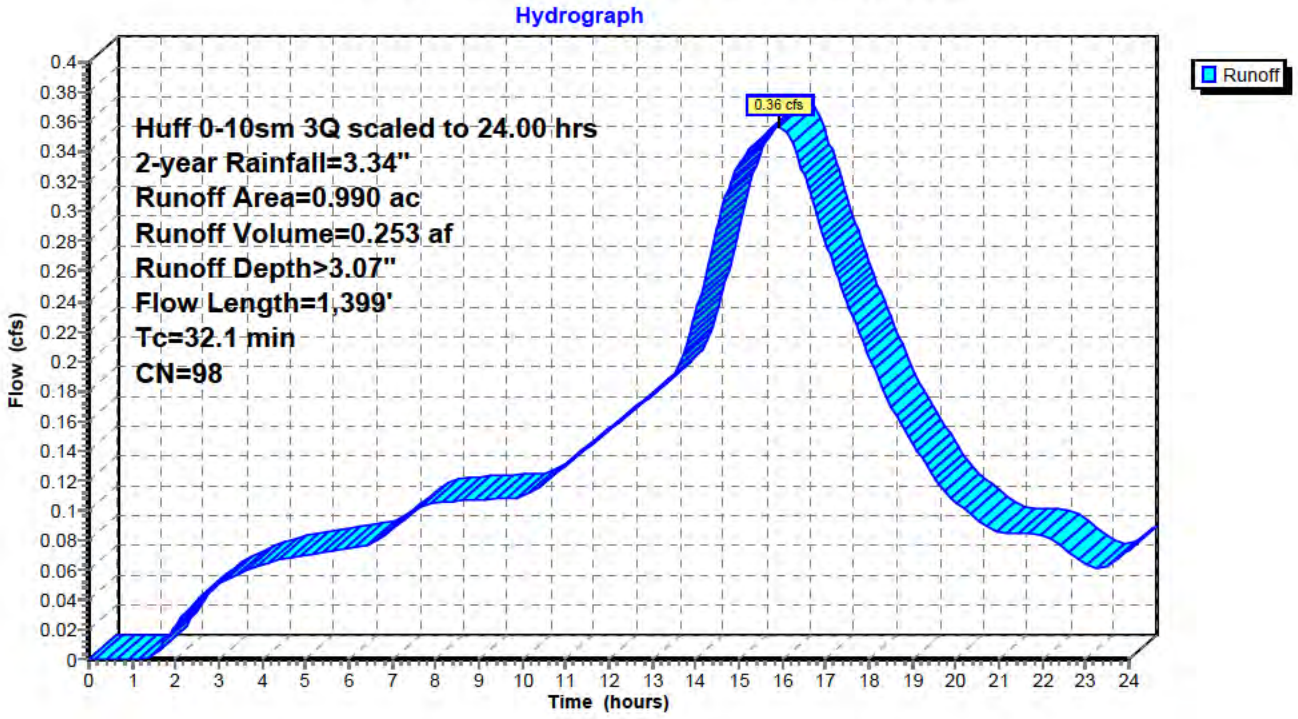
Runoff = 0.36 cfs @ 15.92 hrs, Volume= 0.253 af, Depth> 3.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2-year Rainfall=3.34"

	Area (ac)	CN	Description
*	0.990	98	Access Road & Equipment Pads
	0.990		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0280	0.20		**Sheet Flow, Sheet Flow over Pasture** Grass: Short n= 0.150 P2= 3.34"
23.7	1,299	0.0170	0.91		**Shallow Concentrated Flow, Shallow Concentrated Flow over Pa** Short Grass Pasture Kv= 7.0 fps
32.1	1,399	Total			

Subcatchment D: Proposed - Disturbed



Hydrograph for Subcatchment D: Proposed - Disturbed

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	1.37	1.15	0.18
0.25	0.00	0.00	0.00	13.25	1.42	1.20	0.18
0.50	0.01	0.00	0.00	13.50	1.47	1.25	0.19
0.75	0.02	0.00	0.00	13.75	1.53	1.31	0.21
1.00	0.04	0.00	0.00	14.00	1.60	1.38	0.23
1.25	0.06	0.00	0.00	14.25	1.68	1.46	0.26
1.50	0.08	0.01	0.00	14.50	1.76	1.54	0.29
1.75	0.10	0.01	0.01	14.75	1.85	1.63	0.31
2.00	0.12	0.02	0.02	15.00	1.94	1.71	0.33
2.25	0.14	0.03	0.03	15.25	2.03	1.80	0.34
2.50	0.16	0.04	0.04	15.50	2.12	1.89	0.35
2.75	0.18	0.06	0.05	15.75	2.21	1.98	**0.36**
3.00	0.20	0.07	0.05	16.00	2.29	2.06	**0.36**
3.25	0.22	0.09	0.05	16.25	2.37	2.14	0.34
3.50	0.25	0.10	0.06	16.50	2.45	2.22	0.32
3.75	0.27	0.12	0.06	16.75	2.51	2.28	0.30
4.00	0.29	0.14	0.06	17.00	2.58	2.35	0.28
4.25	0.31	0.15	0.07	17.25	2.63	2.40	0.26
4.50	0.33	0.17	0.07	17.50	2.69	2.46	0.24
4.75	0.35	0.19	0.07	17.75	2.74	2.51	0.22
5.00	0.37	0.21	0.07	18.00	2.78	2.55	0.20
5.25	0.39	0.22	0.07	18.25	2.82	2.59	0.19
5.50	0.42	0.24	0.07	18.50	2.86	2.63	0.17
5.75	0.44	0.26	0.07	18.75	2.89	2.66	0.16
6.00	0.46	0.28	0.07	19.00	2.93	2.70	0.15
6.25	0.48	0.30	0.07	19.25	2.96	2.72	0.13
6.50	0.50	0.32	0.08	19.50	2.98	2.75	0.12
6.75	0.53	0.34	0.08	19.75	3.01	2.78	0.11
7.00	0.55	0.37	0.09	20.00	3.03	2.80	0.11
7.25	0.58	0.39	0.09	20.25	3.06	2.82	0.10
7.50	0.61	0.42	0.10	20.50	3.08	2.85	0.09
7.75	0.64	0.45	0.10	20.75	3.10	2.87	0.09
8.00	0.67	0.47	0.10	21.00	3.12	2.89	0.09
8.25	0.70	0.50	0.11	21.25	3.14	2.91	0.08
8.50	0.72	0.53	0.11	21.50	3.16	2.93	0.08
8.75	0.75	0.55	0.11	21.75	3.18	2.95	0.08
9.00	0.78	0.58	0.11	22.00	3.20	2.97	0.08
9.25	0.81	0.61	0.11	22.25	3.22	2.99	0.08
9.50	0.84	0.63	0.11	22.50	3.24	3.00	0.07
9.75	0.86	0.66	0.11	22.75	3.25	3.02	0.07
10.00	0.89	0.69	0.11	23.00	3.27	3.03	0.06
10.25	0.93	0.72	0.11	23.25	3.28	3.05	0.06
10.50	0.96	0.75	0.12	23.50	3.30	3.07	0.06
10.75	0.99	0.78	0.12	23.75	3.32	3.09	0.07
11.00	1.03	0.82	0.13	24.00	**3.34**	**3.11**	0.07
11.25	1.07	0.86	0.14				
11.50	1.10	0.89	0.14				
11.75	1.15	0.93	0.15				
12.00	1.19	0.97	0.15				
12.25	1.23	1.01	0.16				
12.50	1.27	1.06	0.17				
12.75	1.32	1.10	0.17				

Summary for Subcatchment UD: Proposed - Undisturbed

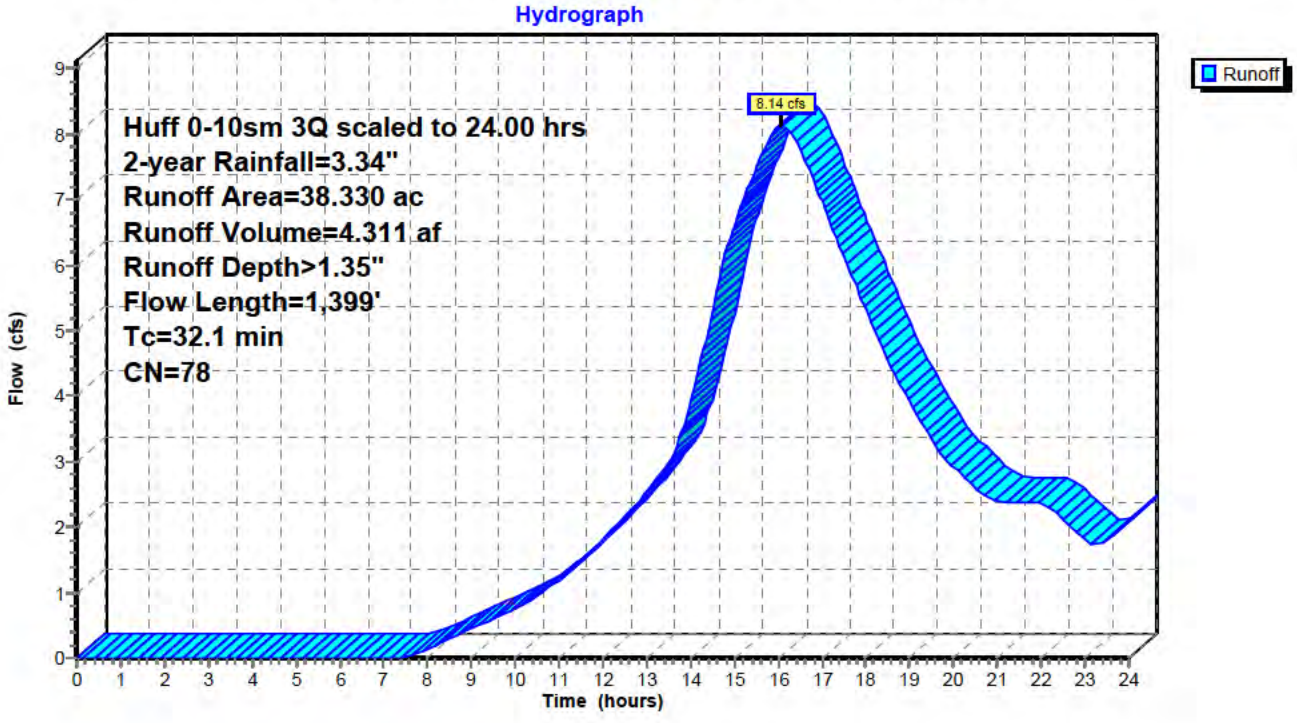
Runoff = 8.14 cfs @ 16.08 hrs, Volume= 4.311 af, Depth> 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 2-year Rainfall=3.34"

	Area (ac)	CN	Description
*	10.270	74	Pasture - Good
*	28.020	80	Pasture - Good
*	0.040	98	Undisturbed Impervious Area
	38.330	78	Weighted Average
	38.290		99.90% Pervious Area
	0.040		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0280	0.20		**Sheet Flow, Sheet Flow over Pasture** Grass: Short n= 0.150 P2= 3.34"
23.7	1,299	0.0170	0.91		**Shallow Concentrated Flow, Shallow Concentrated Flow over Pa** Short Grass Pasture Kv= 7.0 fps
32.1	1,399	Total			

Subcatchment UD: Proposed - Undisturbed



Hydrograph for Subcatchment UD: Proposed - Undisturbed

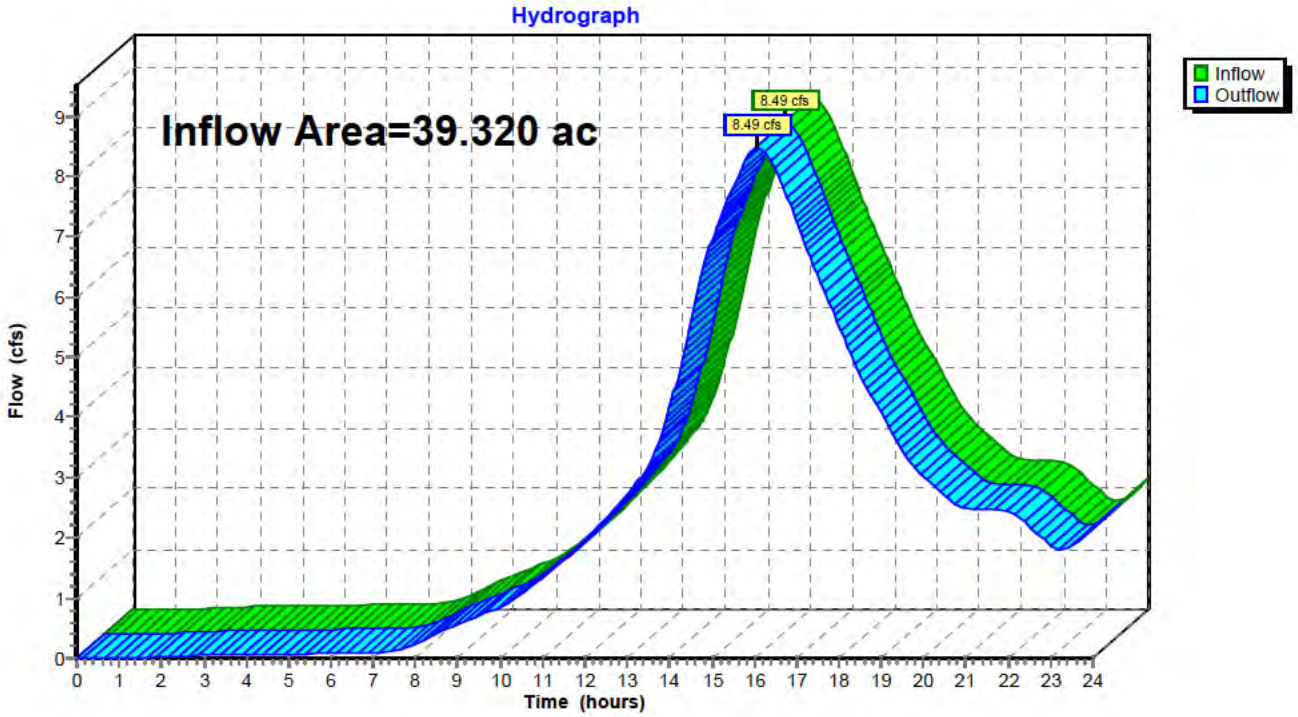
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	1.37	0.18	2.54
0.25	0.00	0.00	0.00	13.25	1.42	0.20	2.74
0.50	0.01	0.00	0.00	13.50	1.47	0.22	2.97
0.75	0.02	0.00	0.00	13.75	1.53	0.25	3.36
1.00	0.04	0.00	0.00	14.00	1.60	0.28	3.92
1.25	0.06	0.00	0.00	14.25	1.68	0.32	4.57
1.50	0.08	0.00	0.00	14.50	1.76	0.36	5.30
1.75	0.10	0.00	0.00	14.75	1.85	0.40	6.03
2.00	0.12	0.00	0.00	15.00	1.94	0.45	6.61
2.25	0.14	0.00	0.00	15.25	2.03	0.50	7.07
2.50	0.16	0.00	0.00	15.50	2.12	0.55	7.47
2.75	0.18	0.00	0.00	15.75	2.21	0.60	7.86
3.00	0.20	0.00	0.00	16.00	2.29	0.66	**8.12**
3.25	0.22	0.00	0.00	16.25	2.37	0.71	**8.06**
3.50	0.25	0.00	0.00	16.50	2.45	0.75	7.78
3.75	0.27	0.00	0.00	16.75	2.51	0.80	7.40
4.00	0.29	0.00	0.00	17.00	2.58	0.84	6.97
4.25	0.31	0.00	0.00	17.25	2.63	0.88	6.53
4.50	0.33	0.00	0.00	17.50	2.69	0.91	6.12
4.75	0.35	0.00	0.00	17.75	2.74	0.94	5.73
5.00	0.37	0.00	0.00	18.00	2.78	0.98	5.33
5.25	0.39	0.00	0.00	18.25	2.82	1.00	4.92
5.50	0.42	0.00	0.00	18.50	2.86	1.03	4.54
5.75	0.44	0.00	0.00	18.75	2.89	1.05	4.22
6.00	0.46	0.00	0.00	19.00	2.93	1.08	3.93
6.25	0.48	0.00	0.00	19.25	2.96	1.10	3.63
6.50	0.50	0.00	0.00	19.50	2.98	1.12	3.33
6.75	0.53	0.00	0.00	19.75	3.01	1.13	3.10
7.00	0.55	0.00	0.00	20.00	3.03	1.15	2.92
7.25	0.58	0.00	0.00	20.25	3.06	1.17	2.76
7.50	0.61	0.00	0.02	20.50	3.08	1.18	2.60
7.75	0.64	0.00	0.07	20.75	3.10	1.20	2.46
8.00	0.67	0.00	0.14	21.00	3.12	1.21	2.40
8.25	0.70	0.01	0.22	21.25	3.14	1.23	2.38
8.50	0.72	0.01	0.30	21.50	3.16	1.25	2.38
8.75	0.75	0.01	0.38	21.75	3.18	1.26	2.38
9.00	0.78	0.02	0.45	22.00	3.20	1.28	2.36
9.25	0.81	0.02	0.53	22.25	3.22	1.29	2.26
9.50	0.84	0.02	0.60	22.50	3.24	1.30	2.12
9.75	0.86	0.03	0.67	22.75	3.25	1.31	1.97
10.00	0.89	0.03	0.74	23.00	3.27	1.32	1.81
10.25	0.93	0.04	0.84	23.25	3.28	1.33	1.73
10.50	0.96	0.05	0.95	23.50	3.30	1.35	1.80
10.75	0.99	0.06	1.07	23.75	3.32	1.36	1.94
11.00	1.03	0.07	1.20	24.00	**3.34**	**1.38**	2.10
11.25	1.07	0.08	1.34				
11.50	1.10	0.09	1.49				
11.75	1.15	0.10	1.65				
12.00	1.19	0.11	1.81				
12.25	1.23	0.13	1.98				
12.50	1.27	0.14	2.16				
12.75	1.32	0.16	2.35				

Summary for Reach T: Total

Inflow Area = 39.320 ac, 2.62% Impervious, Inflow Depth > 1.39" for 2-year event
Inflow = 8.49 cfs @ 16.08 hrs, Volume= 4.564 af
Outflow = 8.49 cfs @ 16.08 hrs, Volume= 4.564 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach T: Total



Hydrograph for Reach T: Total

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00	13.00	2.72		2.72
0.25	0.00		0.00	13.25	2.93		2.93
0.50	0.00		0.00	13.50	3.16		3.16
0.75	0.00		0.00	13.75	3.56		3.56
1.00	0.00		0.00	14.00	4.15		4.15
1.25	0.00		0.00	14.25	4.83		4.83
1.50	0.00		0.00	14.50	5.59		5.59
1.75	0.01		0.01	14.75	6.35		6.35
2.00	0.02		0.02	15.00	6.95		6.95
2.25	0.03		0.03	15.25	7.41		7.41
2.50	0.04		0.04	15.50	7.82		7.82
2.75	0.05		0.05	15.75	8.21		8.21
3.00	0.05		0.05	16.00	**8.48**		**8.48**
3.25	0.05		0.05	16.25	**8.40**		**8.40**
3.50	0.06		0.06	16.50	8.11		8.11
3.75	0.06		0.06	16.75	7.70		7.70
4.00	0.06		0.06	17.00	7.25		7.25
4.25	0.07		0.07	17.25	6.78		6.78
4.50	0.07		0.07	17.50	6.36		6.36
4.75	0.07		0.07	17.75	5.95		5.95
5.00	0.07		0.07	18.00	5.53		5.53
5.25	0.07		0.07	18.25	5.10		5.10
5.50	0.07		0.07	18.50	4.71		4.71
5.75	0.07		0.07	18.75	4.38		4.38
6.00	0.07		0.07	19.00	4.07		4.07
6.25	0.07		0.07	19.25	3.76		3.76
6.50	0.08		0.08	19.50	3.46		3.46
6.75	0.08		0.08	19.75	3.21		3.21
7.00	0.09		0.09	20.00	3.03		3.03
7.25	0.09		0.09	20.25	2.86		2.86
7.50	0.12		0.12	20.50	2.70		2.70
7.75	0.17		0.17	20.75	2.55		2.55
8.00	0.25		0.25	21.00	2.48		2.48
8.25	0.33		0.33	21.25	2.46		2.46
8.50	0.41		0.41	21.50	2.46		2.46
8.75	0.49		0.49	21.75	2.47		2.47
9.00	0.56		0.56	22.00	2.44		2.44
9.25	0.64		0.64	22.25	2.34		2.34
9.50	0.71		0.71	22.50	2.20		2.20
9.75	0.78		0.78	22.75	2.04		2.04
10.00	0.85		0.85	23.00	1.87		1.87
10.25	0.95		0.95	23.25	1.79		1.79
10.50	1.07		1.07	23.50	1.86		1.86
10.75	1.19		1.19	23.75	2.01		2.01
11.00	1.33		1.33	24.00	2.17		2.17
11.25	1.48		1.48				
11.50	1.63		1.63				
11.75	1.79		1.79				
12.00	1.96		1.96				
12.25	2.14		2.14				
12.50	2.33		2.33				
12.75	2.52		2.52				

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentD: Proposed - Disturbed Runoff Area=0.990 ac 100.00% Impervious Runoff Depth>8.24"
Flow Length=1,399' Tc=32.1 min CN=98 Runoff=0.92 cfs 0.679 af

SubcatchmentUD: Proposed - Undisturbed Runoff Area=38.330 ac 0.10% Impervious Runoff Depth>5.83"
Flow Length=1,399' Tc=32.1 min CN=78 Runoff=30.91 cfs 18.630 af

Reach T: Total Inflow=31.83 cfs 19.310 af
Outflow=31.83 cfs 19.310 af

Total Runoff Area = 39.320 ac Runoff Volume = 19.310 af Average Runoff Depth = 5.89"
97.38% Pervious = 38.290 ac 2.62% Impervious = 1.030 ac

Summary for Subcatchment D: Proposed - Disturbed

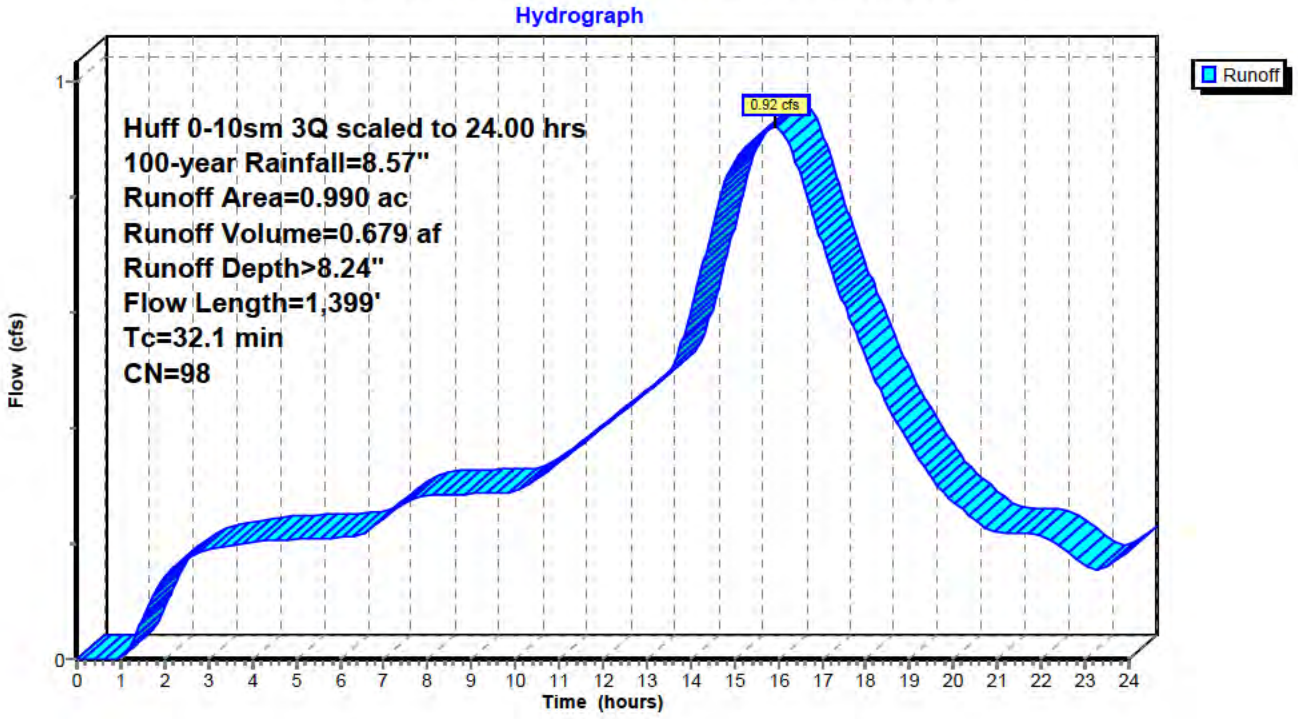
Runoff = 0.92 cfs @ 15.92 hrs, Volume= 0.679 af, Depth> 8.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100-year Rainfall=8.57"

	Area (ac)	CN	Description
*	0.990	98	Access Road & Equipment Pads
	0.990		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0280	0.20		**Sheet Flow, Sheet Flow over Pasture** Grass: Short n= 0.150 P2= 3.34"
23.7	1,299	0.0170	0.91		**Shallow Concentrated Flow, Shallow Concentrated Flow over Pa** Short Grass Pasture Kv= 7.0 fps
32.1	1,399	Total			

Subcatchment D: Proposed - Disturbed



Hydrograph for Subcatchment D: Proposed - Disturbed

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	3.51	3.28	0.46
0.25	0.01	0.00	0.00	13.25	3.64	3.40	0.48
0.50	0.02	0.00	0.00	13.50	3.78	3.54	0.50
0.75	0.05	0.00	0.00	13.75	3.94	3.70	0.54
1.00	0.09	0.01	0.00	14.00	4.11	3.88	0.60
1.25	0.14	0.03	0.03	14.25	4.31	4.07	0.67
1.50	0.20	0.07	0.07	14.50	4.52	4.29	0.75
1.75	0.25	0.11	0.11	14.75	4.75	4.51	0.82
2.00	0.30	0.15	0.14	15.00	4.97	4.73	0.86
2.25	0.36	0.19	0.16	15.25	5.20	4.96	0.88
2.50	0.41	0.24	0.17	15.50	5.43	5.19	0.90
2.75	0.47	0.29	0.18	15.75	5.66	5.43	**0.92**
3.00	0.52	0.34	0.19	16.00	5.88	5.64	**0.92**
3.25	0.58	0.39	0.19	16.25	6.09	5.85	0.89
3.50	0.63	0.44	0.20	16.50	6.28	6.04	0.84
3.75	0.69	0.49	0.20	16.75	6.45	6.21	0.78
4.00	0.74	0.54	0.20	17.00	6.61	6.37	0.72
4.25	0.79	0.59	0.20	17.25	6.76	6.52	0.67
4.50	0.85	0.64	0.21	17.50	6.89	6.66	0.62
4.75	0.90	0.70	0.21	17.75	7.02	6.78	0.57
5.00	0.96	0.75	0.21	18.00	7.13	6.90	0.52
5.25	1.01	0.80	0.21	18.25	7.24	7.00	0.48
5.50	1.07	0.85	0.21	18.50	7.34	7.10	0.44
5.75	1.12	0.91	0.21	18.75	7.43	7.19	0.40
6.00	1.17	0.96	0.21	19.00	7.51	7.27	0.37
6.25	1.23	1.02	0.21	19.25	7.58	7.34	0.34
6.50	1.29	1.07	0.22	19.50	7.65	7.41	0.31
6.75	1.35	1.14	0.23	19.75	7.72	7.48	0.29
7.00	1.42	1.20	0.24	20.00	7.78	7.54	0.27
7.25	1.49	1.27	0.26	20.25	7.84	7.60	0.26
7.50	1.57	1.35	0.27	20.50	7.90	7.66	0.24
7.75	1.64	1.42	0.28	20.75	7.95	7.71	0.23
8.00	1.71	1.49	0.28	21.00	8.00	7.76	0.22
8.25	1.78	1.56	0.29	21.25	8.06	7.82	0.22
8.50	1.86	1.63	0.29	21.50	8.11	7.87	0.22
8.75	1.93	1.70	0.29	21.75	8.17	7.93	0.22
9.00	2.00	1.78	0.29	22.00	8.22	7.98	0.21
9.25	2.07	1.85	0.29	22.25	8.26	8.02	0.21
9.50	2.15	1.92	0.29	22.50	8.31	8.07	0.19
9.75	2.22	1.99	0.29	22.75	8.35	8.11	0.18
10.00	2.30	2.07	0.29	23.00	8.38	8.14	0.16
10.25	2.38	2.15	0.30	23.25	8.42	8.18	0.16
10.50	2.46	2.23	0.31	23.50	8.47	8.23	0.16
10.75	2.55	2.32	0.33	23.75	8.52	8.28	0.17
11.00	2.64	2.41	0.34	24.00	**8.57**	**8.33**	0.19
11.25	2.74	2.51	0.36				
11.50	2.84	2.60	0.37				
11.75	2.94	2.71	0.39				
12.00	3.05	2.81	0.40				
12.25	3.16	2.92	0.42				
12.50	3.27	3.04	0.43				
12.75	3.39	3.16	0.45				

Summary for Subcatchment UD: Proposed - Undisturbed

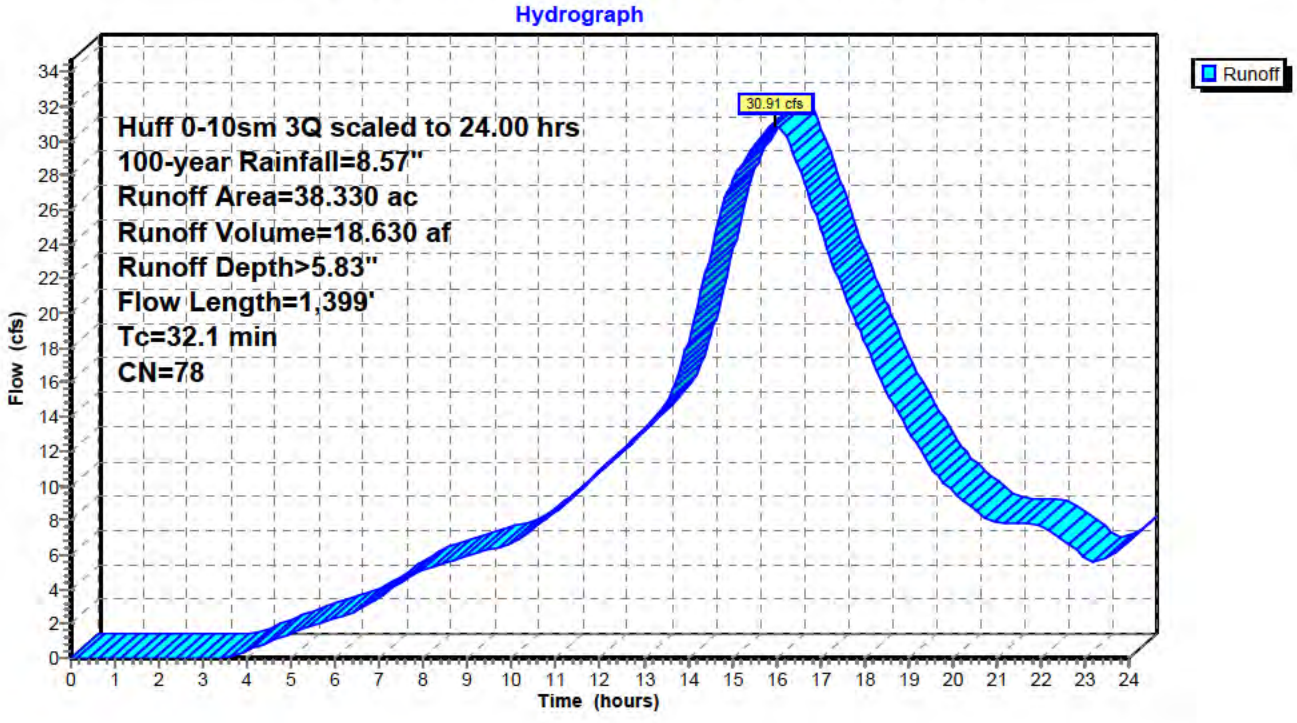
Runoff = 30.91 cfs @ 15.96 hrs, Volume= 18.630 af, Depth> 5.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 100-year Rainfall=8.57"

	Area (ac)	CN	Description
*	10.270	74	Pasture - Good
*	28.020	80	Pasture - Good
*	0.040	98	Undisturbed Impervious Area
	38.330	78	Weighted Average
	38.290		99.90% Pervious Area
	0.040		0.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.0280	0.20		**Sheet Flow, Sheet Flow over Pasture** Grass: Short n= 0.150 P2= 3.34"
23.7	1,299	0.0170	0.91		**Shallow Concentrated Flow, Shallow Concentrated Flow over Pa** Short Grass Pasture Kv= 7.0 fps
32.1	1,399	Total			

Subcatchment UD: Proposed - Undisturbed



Hydrograph for Subcatchment UD: Proposed - Undisturbed

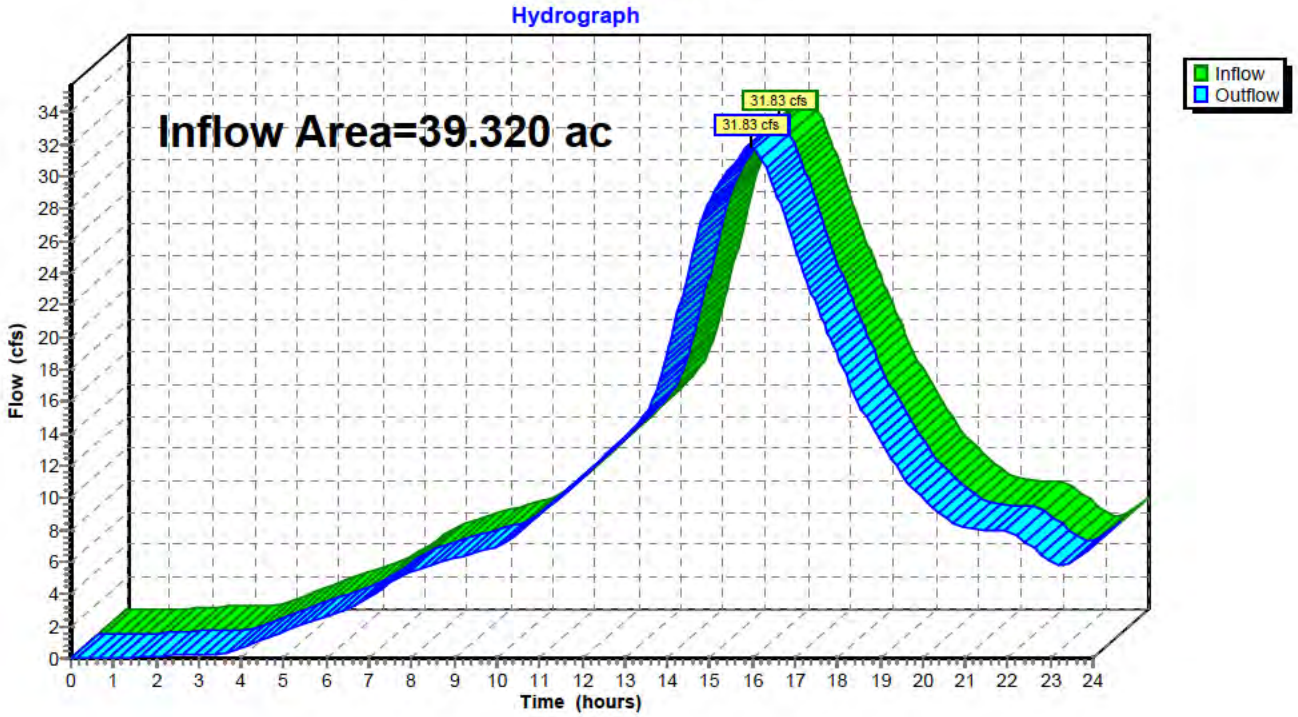
Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	3.51	1.51	13.31
0.25	0.01	0.00	0.00	13.25	3.64	1.60	13.94
0.50	0.02	0.00	0.00	13.50	3.78	1.71	14.68
0.75	0.05	0.00	0.00	13.75	3.94	1.84	16.13
1.00	0.09	0.00	0.00	14.00	4.11	1.98	18.29
1.25	0.14	0.00	0.00	14.25	4.31	2.14	20.75
1.50	0.20	0.00	0.00	14.50	4.52	2.31	23.36
1.75	0.25	0.00	0.00	14.75	4.75	2.50	25.87
2.00	0.30	0.00	0.00	15.00	4.97	2.69	27.60
2.25	0.36	0.00	0.00	15.25	5.20	2.88	28.73
2.50	0.41	0.00	0.00	15.50	5.43	3.08	29.66
2.75	0.47	0.00	0.00	15.75	5.66	3.28	**30.50**
3.00	0.52	0.00	0.00	16.00	5.88	3.48	**30.89**
3.25	0.58	0.00	0.00	16.25	6.09	3.66	30.09
3.50	0.63	0.00	0.02	16.50	6.28	3.82	28.58
3.75	0.69	0.00	0.16	16.75	6.45	3.98	26.80
4.00	0.74	0.01	0.41	17.00	6.61	4.12	24.91
4.25	0.79	0.02	0.68	17.25	6.76	4.26	23.08
4.50	0.85	0.03	0.95	17.50	6.89	4.38	21.45
4.75	0.90	0.04	1.22	17.75	7.02	4.49	19.89
5.00	0.96	0.05	1.47	18.00	7.13	4.60	18.36
5.25	1.01	0.06	1.70	18.25	7.24	4.69	16.83
5.50	1.07	0.08	1.93	18.50	7.34	4.78	15.47
5.75	1.12	0.09	2.14	18.75	7.43	4.86	14.30
6.00	1.17	0.11	2.35	19.00	7.51	4.94	13.23
6.25	1.23	0.13	2.55	19.25	7.58	5.01	12.16
6.50	1.29	0.15	2.80	19.50	7.65	5.07	11.14
6.75	1.35	0.17	3.15	19.75	7.72	5.13	10.32
7.00	1.42	0.20	3.55	20.00	7.78	5.19	9.70
7.25	1.49	0.23	3.98	20.25	7.84	5.24	9.13
7.50	1.57	0.26	4.43	20.50	7.90	5.29	8.60
7.75	1.64	0.30	4.81	20.75	7.95	5.34	8.12
8.00	1.71	0.33	5.08	21.00	8.00	5.40	7.88
8.25	1.78	0.37	5.32	21.25	8.06	5.45	7.80
8.50	1.86	0.41	5.54	21.50	8.11	5.50	7.78
8.75	1.93	0.44	5.74	21.75	8.17	5.55	7.78
9.00	2.00	0.49	5.93	22.00	8.22	5.59	7.69
9.25	2.07	0.53	6.12	22.25	8.26	5.64	7.36
9.50	2.15	0.57	6.29	22.50	8.31	5.67	6.90
9.75	2.22	0.61	6.45	22.75	8.35	5.71	6.38
10.00	2.30	0.66	6.67	23.00	8.38	5.75	5.86
10.25	2.38	0.71	7.04	23.25	8.42	5.78	5.59
10.50	2.46	0.76	7.51	23.50	8.47	5.83	5.80
10.75	2.55	0.82	8.03	23.75	8.52	5.87	6.24
11.00	2.64	0.88	8.57	24.00	**8.57**	**5.92**	6.76
11.25	2.74	0.94	9.12				
11.50	2.84	1.01	9.69				
11.75	2.94	1.09	10.27				
12.00	3.05	1.16	10.86				
12.25	3.16	1.24	11.46				
12.50	3.27	1.33	12.07				
12.75	3.39	1.41	12.69				

Summary for Reach T: Total

Inflow Area = 39.320 ac, 2.62% Impervious, Inflow Depth > 5.89" for 100-year event
Inflow = 31.83 cfs @ 15.96 hrs, Volume= 19.310 af
Outflow = 31.83 cfs @ 15.96 hrs, Volume= 19.310 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Reach T: Total



Hydrograph for Reach T: Total

Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Outflow (cfs)
0.00	0.00		0.00	13.00	13.77		13.77
0.25	0.00		0.00	13.25	14.42		14.42
0.50	0.00		0.00	13.50	15.18		15.18
0.75	0.00		0.00	13.75	16.67		16.67
1.00	0.00		0.00	14.00	18.89		18.89
1.25	0.03		0.03	14.25	21.43		21.43
1.50	0.07		0.07	14.50	24.11		24.11
1.75	0.11		0.11	14.75	26.68		26.68
2.00	0.14		0.14	15.00	28.46		28.46
2.25	0.16		0.16	15.25	29.62		29.62
2.50	0.17		0.17	15.50	30.57		30.57
2.75	0.18		0.18	15.75	**31.42**		**31.42**
3.00	0.19		0.19	16.00	**31.81**		**31.81**
3.25	0.19		0.19	16.25	30.98		30.98
3.50	0.22		0.22	16.50	29.42		29.42
3.75	0.36		0.36	16.75	27.58		27.58
4.00	0.61		0.61	17.00	25.63		25.63
4.25	0.89		0.89	17.25	23.74		23.74
4.50	1.16		1.16	17.50	22.06		22.06
4.75	1.42		1.42	17.75	20.46		20.46
5.00	1.67		1.67	18.00	18.89		18.89
5.25	1.91		1.91	18.25	17.31		17.31
5.50	2.14		2.14	18.50	15.90		15.90
5.75	2.35		2.35	18.75	14.71		14.71
6.00	2.56		2.56	19.00	13.60		13.60
6.25	2.76		2.76	19.25	12.51		12.51
6.50	3.02		3.02	19.50	11.46		11.46
6.75	3.38		3.38	19.75	10.61		10.61
7.00	3.79		3.79	20.00	9.97		9.97
7.25	4.24		4.24	20.25	9.39		9.39
7.50	4.70		4.70	20.50	8.84		8.84
7.75	5.09		5.09	20.75	8.35		8.35
8.00	5.37		5.37	21.00	8.10		8.10
8.25	5.61		5.61	21.25	8.02		8.02
8.50	5.83		5.83	21.50	8.00		8.00
8.75	6.03		6.03	21.75	7.99		7.99
9.00	6.22		6.22	22.00	7.91		7.91
9.25	6.40		6.40	22.25	7.57		7.57
9.50	6.57		6.57	22.50	7.09		7.09
9.75	6.74		6.74	22.75	6.55		6.55
10.00	6.96		6.96	23.00	6.02		6.02
10.25	7.34		7.34	23.25	5.74		5.74
10.50	7.83		7.83	23.50	5.97		5.97
10.75	8.36		8.36	23.75	6.42		6.42
11.00	8.91		8.91	24.00	6.95		6.95
11.25	9.48		9.48				
11.50	10.06		10.06				
11.75	10.66		10.66				
12.00	11.26		11.26				
12.25	11.88		11.88				
12.50	12.50		12.50				
12.75	13.13		13.13				

EXISTING AGRICULTURAL DRAIN TILE
PROBABILITY MAPPING
YORKVILLE AMENT Rd SOLAR
PREPARED FOR New Leaf Energy
Section no. 16, Kendall Twp., Kendall Co., IL

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

YORKVILLE AMENT Rd SOLAR
New Leaf Energy

YORKVILLE AMENT Rd SOLAR / New Leaf Energy , FIELD FILE NO. 8-4-16 , DATE: 7/20/2024 ,
IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE STANDARDS FOR PROBABLY DRAIN TILE MAPPING
COPYRIGHT © 2024, BY HUDDLESTON MCBRIDE LAND DRAINAGE COMPANY

DESCRIPTION CHART NO. 1A : *INVESTIGATION SLIT TRENCH LOCATIONS*

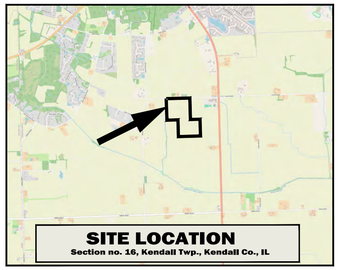
ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH GRD./INV.	FIELD NOTES:

NOTE: THIS DESCRIPTION CHART IS RESERVED FOR SITE INTENSIVE DRAIN TILE INVESTIGATION LOCATION, STAKING, GPS MAPPING AND EVALUATION IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE SPECIFICATIONS.

DESCRIPTION CHART NO. 1B : *SURVEY DATA POINT LOCATIONS*

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH HUB/INV.	FIELD NOTES:

NOTE: THIS DESCRIPTION CHART IS RESERVED FOR SITE INTENSIVE DRAIN TILE INVESTIGATION LOCATION, STAKING, GPS MAPPING AND EVALUATION IN ACCORDANCE WITH LOCAL STORMWATER ORDINANCE SPECIFICATIONS.



SITE LOCATION
Section no. 16, Kendall Twp., Kendall Co., IL

MAP LEGEND :

- *<<<FLOW<<<* — *EXISTING DRAIN TILE FLOW DIRECTION*
- *EX. POLYETHYLENE MAINLINE OR SYSTEM PART*
- *EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PARTS*
- *EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART*
- *EXISTING DRAIN TILE CONTINUES TO UPLAND WATERSHED*
- *EXISTING DRAIN TILE OUTLETS TO SURFACE*
- *EXIST. DRAIN TILE (1) INSPECTION STRUCTURE , / (2) CATCH BASIN*
- *EXIST. DRAIN TILE (1) LOCATED END / (2) ASSUMED END*
- *EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM*
- *EXISTING DRAIN TILE FAILURE , / FLOW SURCHARGE TO SURFACE*
- *EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION*
- *EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)*
- *EXISTING DRAIN TILE "BLOWOUT" OR FAILURE*
- *HAND PROBE OR ELECTRONIC SCAN FOR DRAIN TILE LOCATION*
- *INVESTIGATION SLIT TRENCH FOR INVESTIGATION*
- *SPECIFIC PIT EXCAVATION FOR INVESTIGATION*
- *SURVEY DATA POINTS*
- *REPORT IDENTIFICATION NUMBER*

REPORT LEGEND :

ID NO.	*POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.*
SZ. (SIZE)	*DRAIN TILE INTERNAL DIAMETER IN INCHES.*
MATERIAL / QUALITY	*TYPE OF TILE MATERIALS, PIPE QUALITY - GOOD, FAIR & POOR.*
FLOW %	*PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.*
(R)	*RESTRICTED OR BACHED UP FLOW, SURCHARGED CONDITION*
SILT %	*PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.*
(A)	*ABANDONED, FILLED WITH SILT BLOCKAGE, NO FLOW POTENTIAL*
DEPTH	*MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.*

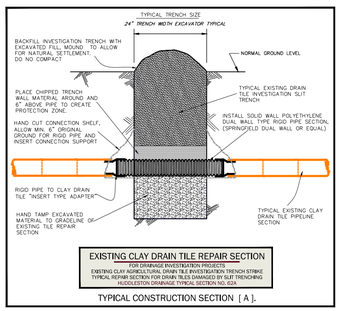
(GENERAL NOTES)

MAINLINE TILE	*TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.*
SUB-MAIN TILE	*SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.*
LATERAL TILE	*FEEDER LINE, SERVICE TILE OR SYSTEM SPUR.*
"BLOWOUT"	*EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.*
DRAIN TILE ENDS	*MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION.*
SLIT TRENCH	*INVESTIGATION TRENCH, TYPICAL 2'- 0" WIDE x 6'- 0" DEPTH.*

SPECIAL NOTES :

- *ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT < 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.*
- *ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR. (HUDDLESTON DRAINAGE (624) TYPICAL STANDARD "A")*
- *ALL EXISTING DRAIN TILE LOCATION DIMENSIONS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB METER ACCURACY, ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.*
- *THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY WITH ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.*
- *THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.*

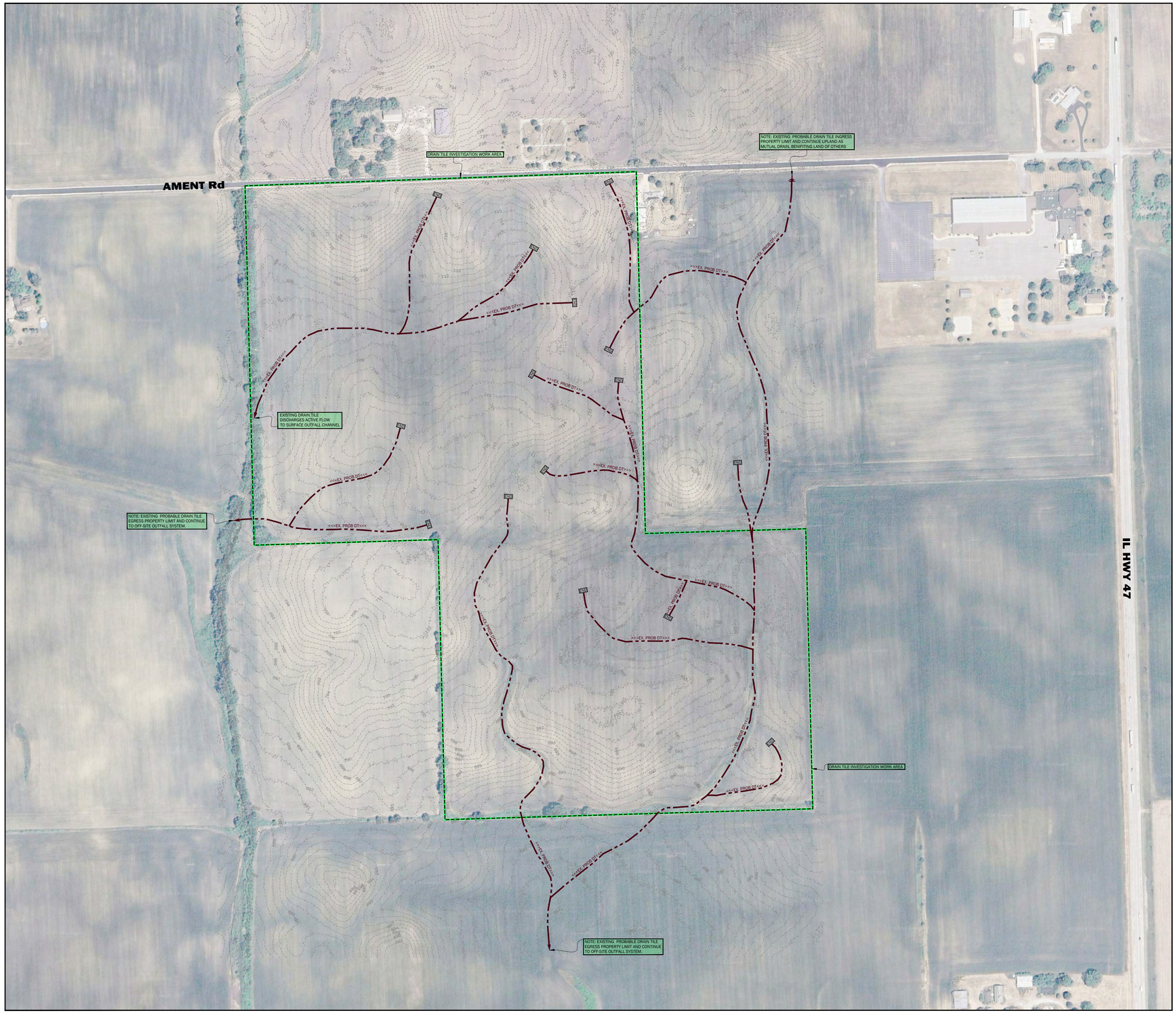
TOM HUDDLESTON, HUDDLESTON McBRIDE DRAINAGE CO.



EXISTING CLAY DRAIN TILE REPAIR SECTION
FOR DRAINAGE INVESTIGATION PROJECTS
EXISTING CLAY AGRICULTURAL DRAIN TILES DAMAGED BY TRENCH STRIKE
TYPICAL REPAIR SECTION FOR DRAIN TILES DAMAGED BY SLIT TRENCHING
HUDDLESTON DRAINAGE TYPICAL SECTION NO. 624

TYPICAL CONSTRUCTION SECTION [A].

THESE SYMBOLS REPRESENT SURVEY DATA POINTS WHICH HAVE BEEN STAKED IN THE FIELD FOR THE SPECIFIC PURPOSE OF ELECTRONIC LOCATION AND ELEVATION DETERMINATION BY THE PROJECT SURVEYOR.
THESE DATA POINTS CONSIST OF A 2" X 2" GROUND HUB AND A 3'-0" ON-LINE LOCATION STAKE WHICH INCLUDES DATA POINT IDENTIFICATION NUMBER, SEPARATION MEASUREMENT FROM HUB TO PIPE INVERT, AND PIPE SIZE.
ALL EXISTING DRAIN TILE ROUTES HAVE BEEN FIELD STAKED WITH "EXISTING DRAIN TILE" PIN FLAGS AT 50' INTERVALS AND DOUBLE FLAGS AT INTERSECTIONS.



PROJECT CLIENT:
New Leaf Energy
Tom Ryan , Project Manager
55 Technology Drive, Suite 102, Lowell, MA 01851

APPROVED BY AND DATE:	*RUDY P. DIXON, P.E., 10/17/24*
ACKNOWLEDGMENTS:	*HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS*
DRAWN BY AND DATE:	*TOM HUDDLESTON 10/17/24*
PROJECT DATE:	10/17/24
FIELD FILE NO.:	8-4-16
DRAWING NO.	8-4-16_P1

REVISIONS

DATE:	BY:	DESCRIPTION:

WEATHER CONDITIONS:	DRAWING SCALE:	SHEET NO.
SUNNY/ WARM - 45o	*1" TO 200'*	*ONE OF ONE*

RUDY P. DIXON 062.065333 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

1976 HUDDLESTON-MCBRIDE 48 Anniversary 2024 DRAINAGE SERVICES

ILLINOIS FARM BUREAU MEMBER

811 Know what's below. Call before you dig. NO EXCAVATING BIG NUMBER

NORTH

YORKVILLE AMENT Rd SOLAR
HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
Women-Owned Small Business (WOSB)
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-6007

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COORDINATE SYSTEM: ILLINOIS STATE PLANE EAST NAD 83

FORGESOLAR GLARE ANALYSIS

Project: **Ament Road - Kendal County**
5MW Solar Site

Site configuration: **Ament Road - Kendal County**

Created 09 Jul, 2024
Updated 09 Jul, 2024
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
DNI peaks at 1,034.0 W/m^2
Category 1 MW to 5 MW
Site ID 123723.21235

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Ament Road	0	0.0	0	0.0
Illinois Route 47	0	0.0	0	0.0
Immanuel Road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0

Component Data

PV Arrays

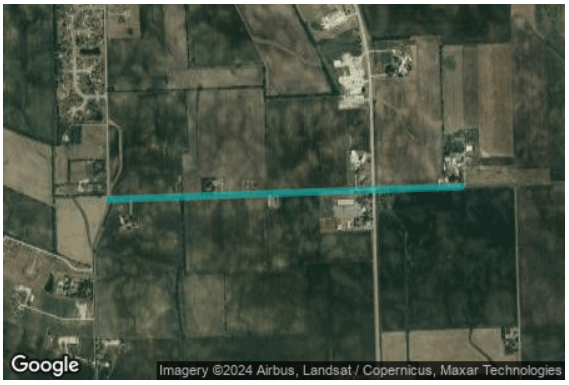
Name: PV array 1
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Ground Coverage Ratio: 0.5
Rated power: -
Panel material: Smooth glass without AR coating
Reflectivity: Vary with sun
Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.592943	-88.440589	699.77	20.00	719.77
2	41.589733	-88.440375	696.92	20.00	716.92
3	41.589653	-88.446018	693.17	20.00	713.17
4	41.592862	-88.446104	712.38	20.00	732.38

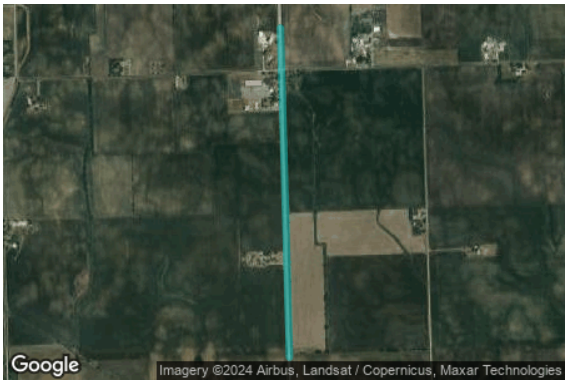
Route Receptors

Name: Ament Road
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.596670	-88.454069	725.54	5.00	730.54
2	41.597328	-88.429864	700.23	5.00	705.23

Name: Illinois Route 47
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.599350	-88.435937	716.32	5.00	721.32
2	41.582499	-88.435315	668.79	5.00	673.79

Name: Immanuel Road
Path type: Two-way
Observer view angle: 50.0°



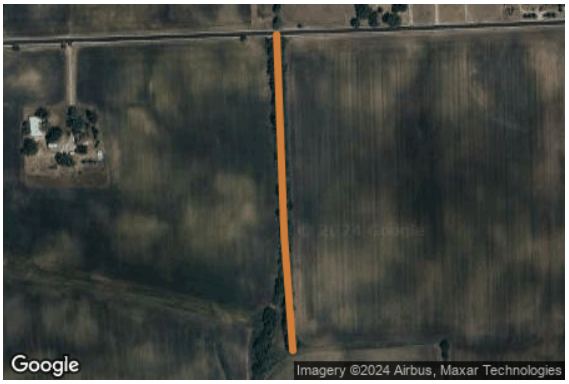
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	41.598883	-88.454116	737.83	5.00	742.83
2	41.596460	-88.454095	724.20	5.00	729.20
3	41.595208	-88.454588	719.17	5.00	724.17
4	41.594213	-88.455125	718.71	5.00	723.71
5	41.593764	-88.455125	718.19	5.00	723.19
6	41.590270	-88.454996	707.54	5.00	712.54
7	41.585776	-88.454803	680.48	5.00	685.48

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	41.596629	-88.442893	717.46	5.50
OP 2	2	41.596247	-88.438321	705.82	5.50
OP 3	3	41.595481	-88.436320	702.68	5.00
OP 4	4	41.587506	-88.436939	688.28	5.50
OP 5	5	41.580453	-88.450356	696.79	5.00
OP 6	6	41.588179	-88.454638	692.17	5.00
OP 7	7	41.589250	-88.454386	706.23	5.00
OP 8	8	41.589182	-88.457272	703.80	5.00
OP 9	9	41.591232	-88.455743	713.27	5.00
OP 10	10	41.592024	-88.456231	722.74	5.50
OP 11	11	41.595420	-88.452272	721.49	5.00
OP 12	12	41.597066	-88.454673	729.19	5.50
OP 13	13	41.597293	-88.446986	734.84	5.50
OP 14	14	41.597695	-88.436659	710.56	5.50

Obstruction Components

Name: Tree Line 1
Top height: 25.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.596783	-88.449005	719.57
2	41.594231	-88.448876	702.47
3	41.592739	-88.448726	703.41

Name: Tree Line 2
Top height: 25.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	41.589481	-88.448919	686.05
2	41.591038	-88.449305	692.86
3	41.592209	-88.449412	698.37
4	41.593156	-88.449176	702.37
5	41.593685	-88.448962	704.66

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Ament Road	0	0.0	0	0.0
Illinois Route 47	0	0.0	0	0.0
Immanuel Road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Ament Road	0	0.0	0	0.0
Illinois Route 47	0	0.0	0	0.0
Immanuel Road	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0

PV array 1 and Route: Ament Road

No glare found

PV array 1 and Route: Illinois Route 47

No glare found

PV array 1 and Route: Immanuel Road

No glare found

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
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.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
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.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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CohnReznick

www.cohnreznick.com

REAL ESTATE ADJACENT PROPERTY VALUE IMPACT REPORT:

Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities, and Market Participant and Assessor Interviews

Prepared For:

New Leaf Energy, Inc.

Submitted By:

CohnReznick LLP
Valuation Advisory Services
1 S. Wacker Drive, Suite 3550
Chicago, Illinois 60606
(312) 508-5900

Patricia L. McGarr, MAI, CRE, FRICS
Andrew R. Lines, MAI
Erin C. Bowen, MAI

March 21, 2023



LETTER OF TRANSMITTAL

March 21, 2023

Mr. Ben Sych
Project Developer
New Leaf Energy, Inc.
[redacted]

SUBJECT: Property Value Impact Report
An Analysis of Existing Solar Farms

To Whom it May Concern:

CohnReznick is pleased to submit the accompanying property values impact report for proposed solar energy uses in Illinois. Per the client's request, CohnReznick researched property transactions adjacent to existing solar farms, researched and analyzed articles and other published studies, and interviewed real estate professionals and Township/County Assessors active in the market where solar farms are located, to gain an understanding of actual market transactions in the presence of solar energy uses.

The purpose of this consulting assignment is to determine whether proximity to a renewable energy use (solar farm) has an impact adjacent property values. The intended use of our opinions and conclusions is to assist the client in addressing local concerns and to provide information that local bodies are required to consider in their evaluation of solar project use applications. We have not been asked to value any specific property, and we have not done so.

The client and intended user for the assignment is New Leaf Energy, Inc. The report may be used only for the aforementioned purpose and may not be distributed without the written consent of CohnReznick LLP ("CohnReznick").

This consulting assignment is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, as well as applicable state appraisal regulations.

Based on the analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our findings are:

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FINDINGS

I. Academic Studies *(pages 18-20):* CohnReznick reviewed and analyzed published academic studies that specifically analyzed the impact of solar facilities on nearby property values. These studies include multiple regression analyses of hundreds and thousands of sales transactions, and opinion surveys, for both residential homes and farmland properties in rural communities, which concluded existing solar facilities have had no negative impact on adjacent property values.

Peer Authored Studies: CohnReznick also reviewed studies prepared by other real estate valuation experts that specifically analyzed the impact of solar facilities on nearby property values. These studies found little to no measurable or consistent difference in value between the Test Area Sales and the Control Area Sales attributed to the proximity to existing solar farms and noted that solar energy uses are generally considered a compatible use.

II. CohnReznick Studies *(pages 21-91)*: Further, CohnReznick has performed 30 studies in over 15 states, of both residential and agricultural properties, in which we have determined that the existing solar facilities have not caused any consistent and measurable negative impact on property values.

For this Project, we have included 10 of these studies which are most similar to the subject in terms of general location and size, summarized as follows:

CohnReznick - Existing Solar Farms Studied

Solar Farm #	Solar Farm	County	State	Power Output (MW AC)	Site Area (Acres)	Date Project Completed	Impact on Surrounding Property Values
1	DTE Lapeer	LaPeer	MI	48.28	±365	May-17	No Impact
2	Grand Ridge Solar	LaSalle	IL	20.00	158	Jul-12	No Impact
3	Woodland Solar	Isle of Wight	VA	19.00	211	Dec-16	No Impact
4	Dominion Indy Solar III	Marion	IN	8.60	129	Dec-13	No Impact
5	Sunfish Farm	Wake	NC	5.00	50	Dec-15	No Impact
6	2662 Freeport Solar CSG	Stephenson	IL	2.00	18	Dec-20	No Impact
7	Portage Solar	Porter	IN	2.00	56	Sep-12	No Impact
8	IMPA Frankton Solar	Madison	IN	1.40	13	Jun-14	No Impact
9	Jefferson County Community	Jefferson	CO	1.20	14	May-16	No Impact
10	Valparaiso Solar	Porter	IN	1.00	28	Dec-12	No Impact

It is noted that proximity to the solar farms has not deterred sales of nearby agricultural land and residential single-family homes nor has it deterred the development of new single-family homes on adjacent land.

This report also includes two "Before and After" analysis, in which sales that occurred prior to the announcement and construction of the solar farm project were compared with sales that occurred after completion of the solar farm project, for both adjoining and non-adjoining properties. No measurable impact on property values was demonstrated.

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III. Market Participant Interviews *(pages 92-94)*: Our conclusions also consider interviews with over 45 County and Township Assessors, who have at least one solar farm in their jurisdiction, and in which they have determined that solar farms have not negatively affected adjacent property values.

With regards to the Project, we specifically interviewed Assessors in Illinois:

- In Otter Creek Township, in LaSalle County, Illinois, we spoke with Viki Crouch, the Township Assessor, who she said that *there has been no impact on property values due to their proximity to the **Grand Ridge Solar Farm***.
- We spoke with Ken Crowley, Rockford Township Assessor in Winnebago County, Illinois, who stated that he has seen *no impact on property values in his township as an effect of proximity to the **Rockford Solar Farm***.
- We spoke with James Weisiger, the Champaign Township Assessor in Champaign County, where the **University of Illinois Solar Farm** is located, and he noted *there appears to have been no impact on property values as a result of proximity to the solar farm*.
- Cindi Lotz of Fayette County, Illinois did indicate that the **Dressor Plains Solar** project *has not had any impact whatsoever on adjacent property values.*

To give us additional insight as to how the market evaluates farmland and single-family homes with views of solar farms, we interviewed numerous real estate brokers and other market participants who were party to actual sales of property adjacent to solar; these professionals also confirmed that solar farms did not diminish property values or marketability in the areas they conducted their business.

IV. Solar Farm Factors on Harmony of Use *(pages 95-101)*: In the course of our research and studies, we have recorded information regarding the compatibility of these existing solar facilities and their adjoining uses, including the continuing development of land adjoining these facilities.

CONCLUSION

Considering all of the preceding, the data indicates that solar facilities do not have a negative impact on adjacent property values.

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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Very truly yours,

CohnReznick LLP



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SCOPE OF WORK

CLIENT AND INTENDED USERS

The client and intended user of this report is New Leaf Energy, Inc.; other intended users may include the client's legal and site development professionals. Additional intended users of our findings include all relevant permitting authorities for New Leaf Energy's proposed solar projects in Illinois.

INTENDED USE

The intended use of our findings and conclusions is to assist the client in addressing local concerns and to provide information that permitting bodies consider in their evaluation of solar project use applications. We have not been asked to value any specific property, and we have not done so. The report may be used only for the aforementioned purpose and may not be distributed without the written consent of CohnReznick LLP ("CohnReznick").

PURPOSE

The purpose of this consulting assignment is to determine whether proximity to the proposed solar facility will result in an impact on adjacent property values.

DEFINITION OF VALUE

This report utilizes Market Value as the appropriate premise of value. Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

[1] Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]

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EFFECTIVE DATE & DATE OF REPORT

March 21, 2023 (Paired sale analyses contained within each study are periodically updated.)

PRIOR SERVICES

USPAP requires appraisers to disclose to the client any services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services.

This report is a compilation of the Existing Solar Farms which we have studied over the past year, and is not evaluating a specific subject site. In this instance, there is no "subject property" to disclose.

INSPECTION

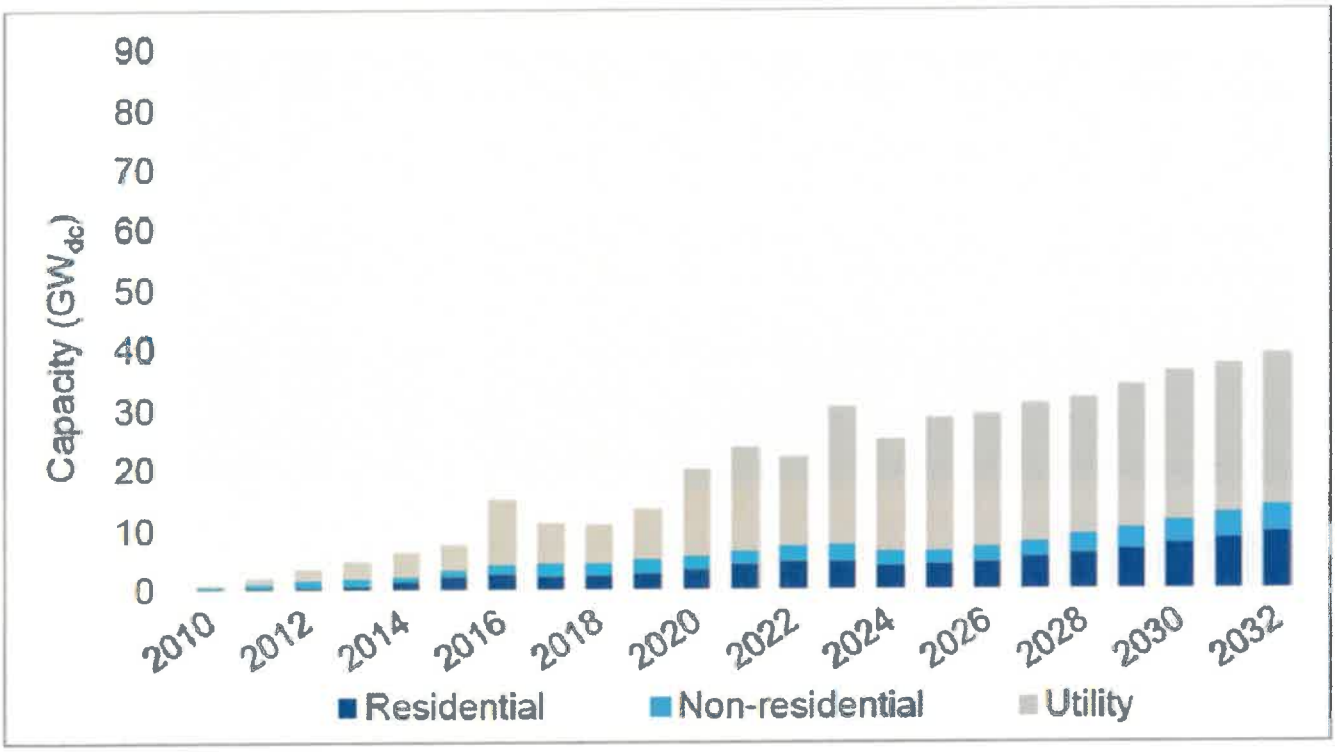
Patricia L. McGarr, MAI, CRE, FRICS, Andrew R. Lines, MAI, and Erin C. Bowen, MAI have viewed the exterior of all comparable data referenced in this report in person, via photographs, or aerial imagery.

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OVERVIEW OF SOLAR DEVELOPMENT IN THE UNITED STATES

Solar development increased almost exponentially over the past ten years in the United States as technology and the economic incentives (Solar Investment Tax Credits or ITC) made the installation of solar farms economically reasonable. The cost to install solar panels has dropped nationally by 70 percent since 2010, which has been one cause that led to the increase in installations. A majority of these solar farm installations are attributed to larger-scale solar farm developments for utility purposes. The chart below portrays the historical increase on an annual basis of solar installations in the US as a whole, courtesy of research by Solar Energy Industries Association (SEIA) and Wood Mackenzie, and projects solar photovoltaic (PV) deployment for the next ten years through 2032, with the largest percentage of installations attributed to utility-scale projects.

US PV installation historical data and forecast, 2010-2032



Wood Mackenzie POWER & RENEWABLES SEIA Solar Energy Industries Association ©2022

The United States installed 4.6 Gigawatts (GW) DC of solar photovoltaic capacity for all the sectors, residential, commercial, community solar and utility-scale solar projects in Q3 2022, a 17 percent decrease from Q3 2021 and a 2 percent increase from Q2 2022, which could have been higher without supply chain constraints. Due to the anti-circumvention investigation instigated by Auxin Solar's petition to the Department of Commerce, most manufacturers have simply stopped shipping equipment to the United States to avoid tariff risk. Additionally, the

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Uyghur Forced Labor Prevention Act (UFLPA) went into effect on June 21, 2022 which has resulted in a reduction in expectations of utility-scale projects in the pipeline, reduced down 10 GWdc from Q1 2022. Most of the reduction comes from the utility-scale solar segment while expectations for distributed solar have increased, effectively balancing each other out.

The beginning dates for operation of multiple gigawatts of projects have been pushed from 2022 into 2023 or later. The projects likely to come online in 2022 already have secured equipment, as of the end of 2021.

However, solar power generation still accounted for 45 percent of all new electricity-generating capacity additions in Q3 2022 and continues to make up the largest share of new generating capacity in the U.S.

As of August 12, 2022, the Inflation Reduction Act was passed in the Senate and The House of Representatives, which includes long-term solar incentives and investment in domestic solar manufacturing. Included in the bill, a 10-year extension and expansion of the Investment Tax Credit (ITC) and Production Tax Credit (PTC) will provide tax credits for solar manufacturing and direct payment options for tax credits. While the uncertainty of the anti-circumvention investigation remains present, the passage of the Inflation Reduction Act gives the solar industry long-term market certainty.

Recent articles show that over the past decade, the solar industry has experienced unprecedented growth. Among the factors contributing to its growth were government incentives, significant capacity additions from existing and new entrants and continual innovation. Solar farms offer a wide array of economic and environmental benefits to surrounding properties. Unlike other energy sources, solar energy does not produce emissions that may cause negative health effects or environmental damage. Solar farms produce a lower electromagnetic field exposure than most household appliances, such as TV and refrigerators, and studies have confirmed there are no health issues related to solar farms.[2]

Solar farm construction in rural areas has also dramatically increased the tax value of the land on which they are built, which has provided a financial boost to some counties. CohnReznick has studied real estate tax increases due to the installation of solar, which can range up to 10-12 times the rate for farmland. A majority of tax revenue is funneled back into the local area, and as much as 50 percent of increased tax revenue can typically be allocated to the local school district. By converting farmland to a passive solar use for the duration of the system's life, the solar energy use does not burden school systems, utilities, traffic, nor infrastructure as it is a passive use that does not increase population as say a residential subdivision would.

Beyond creating jobs, solar farms are also benefiting the overall long-term agricultural health of the community. The unused land, and also all the land beneath the solar panels, will be left to rejuvenate naturally. In the long run this is a better use of land since the soil is allowed to recuperate instead of being ploughed and fertilized year after year. A solar farm can offer some financial security for the property owner over 20 to 25 years. Once solar panel racking systems are removed, the land can revert to its original use.[3]

---

[2] "Electromagnetic Field and Public Health." Media Centre (2013): 1-4. World Health Organization.
[3] NC State Extension. (May 2016). Landowner Solar Leasing: Contract Terms Explained. Retrieved from: https://content.ces.ncsu.edu/landowner-solar-leasing-contract-terms-explained

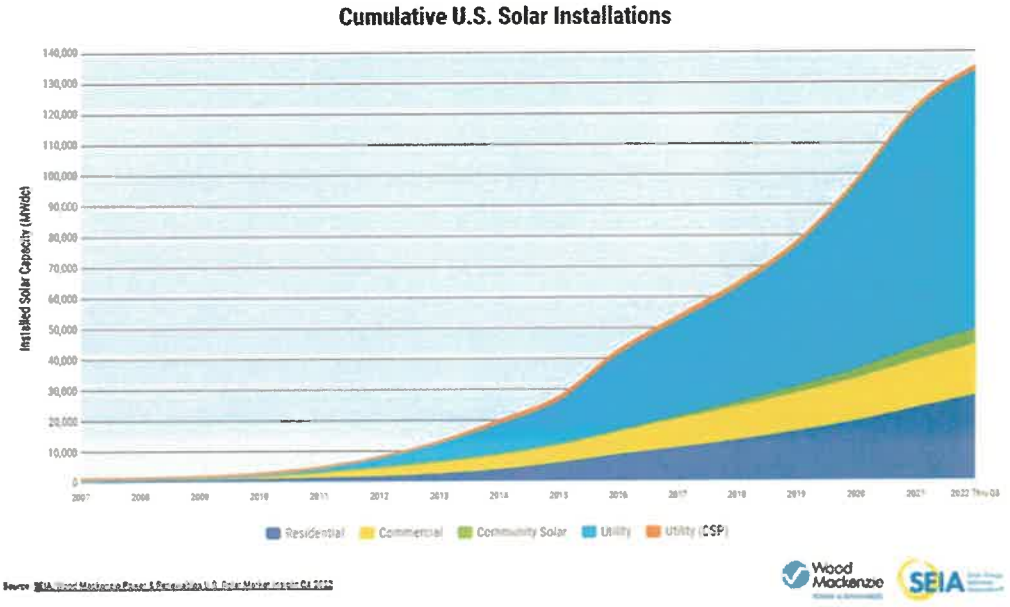
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NATIONAL COMMUNITY SOLAR ENERGY PRODUCTION

Community solar projects (facilities that generate 5 MW AC or less of power) account for 9,600 MW of installed power in the U.S. as of the fourth quarter 2022, according to SEIA data. The community solar industry had a robust year in 2022 with 416 MW installed, according to SEIA data. According to the U.S. Energy Information Administration (EIA) through December 2022, there are over 4,258 community solar facilities in operation across the country.

Community solar installations declined 17 percent year-over-year as of third quarter 2022, and installations are down 17 percent from the second quarter 2022. Due to uncertainty around the anti-circumvention investigation, supply chain issues, and long timelines for new community solar policies, community solar installations are expected to contract in 2023. The growth of community solar installations from 2014 to 2022 is presented in the following chart.



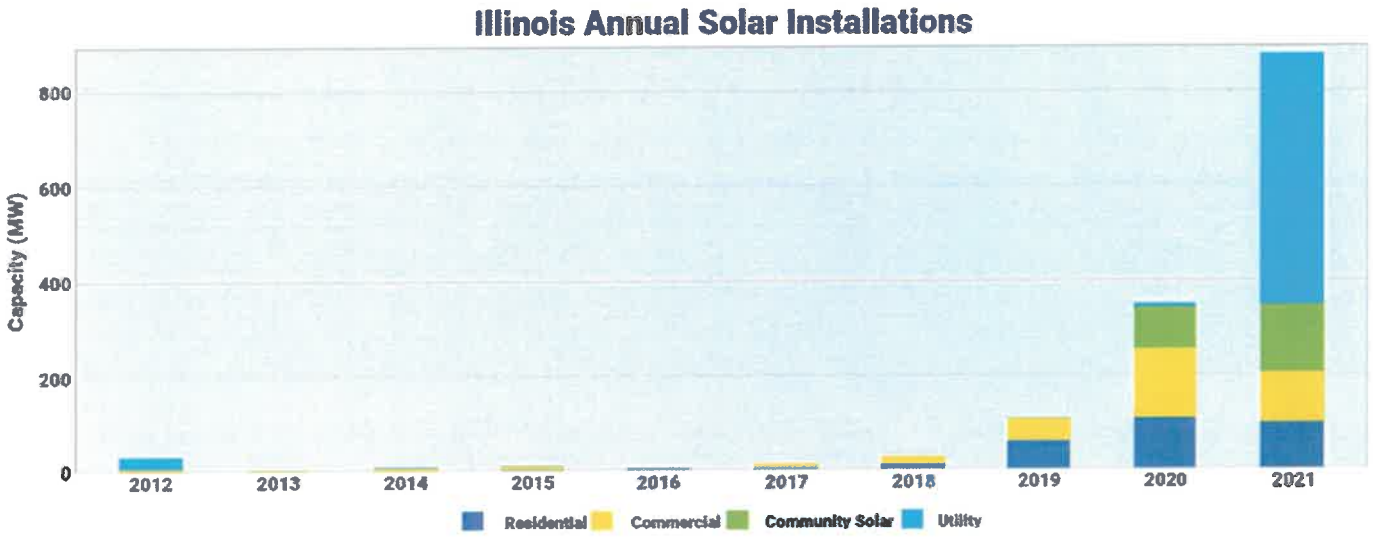
While early growth for community solar installations was led primarily by three key markets - New York, Minnesota, and Massachusetts - a growing list of states with community solar programs have helped diversify the market, creating large pipelines set to come to fruition over the next several years.

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SOLAR ENERGY PRODUCTION IN ILLINOIS

As of the end of Q3 2022, Illinois has 1,909 MW of solar installed, ranking 15th in the US for the capacity of solar installed according to the Solar Energy Industries Association (SEIA). There have been significantly more utility investments in clean energy with continued growth on the horizon, with 4,943 MW of solar proposed to be installed over the next five years.



Illinois has 1,446.1 MW AC of solar power planned for installation through December 2022 in 15 facilities across the state. Seven of the planned solar installations in Illinois are utility scale and total 1,430.8 MW AC, or 99 percent of all planned installations. The largest new solar facility in Illinois will be a 600 MW AC utility scale installation projected to become operational in December 2024 in Lee County, that is being developed by Steward Creek Solar. The total planned solar facilities will increase solar power generation in the state by approximately 176 percent.

There are 9 community solar projects planned for the state of Illinois before the end of 2023, generating a total of 24.1 MW AC of power.

Additionally, on January 27, 2023, Illinois Governor, JB Pritzker, signed into law House Bill 4412 which protects clean energy projects in Illinois from the increasing number of local bans. House Bill 4412 establishes statewide wind and solar project siting regulations, prioritizes protection for endangered species and natural areas, and limits the restrictions allowed in local ordinances that have previously hindered wind and solar clean energy projects. A rapid development in clean energy across the state can be expected as House Bill 4412 prevents future bans of clean energy projects on a local level and takes precedence over current bans.

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APPRAISAL THEORY – ADJACENT PROPERTY'S IMPACT ON VALUE

According to Randall Bell, PhD, MAI, author of text *Real Estate Damages,* published by the Appraisal Institute in 2016, understanding the market's perceptions on all factors that may have an influence on a property's desirability (and therefore its value) is essential in determining if a diminution or enhancement of value has occurred.[4] According to Dr. Bell:

> *"There is often a predisposition to believe that detrimental conditions automatically have a negative impact on property values. However, it is important to keep in mind that if a property's value is to be affected by a negative condition, whether internal or external to the property, that condition must be given enough weight in the decision-making process of buyers and sellers to have a material effect on pricing relative to all the other positive and negative attributes that influence the value of that particular property."*[5]

Market data and empirical research through the application of the three traditional approaches to value should be utilized to estimate the market value to determine if there is a material effect on pricing due, to the influence of a particular characteristic of or on a property.

A credible impact analysis is one that is logical, innate, testable and repeatable, prepared in conformity with approved valuation techniques. In order to produce credible assignment results, more than one valuation technique should be utilized for support for the primary method, or a check of reasonableness, such as utilization of more than one approach to value, conducting a literature review, or having discussions (testimony) with market participants.[6] CohnReznick implemented the scientific method[7] to determine if a detrimental condition of proximity to a solar farm exists, further described in the next section.

---

[4] Bell, Randall, PhD, MAI. *Real Estate Damages. Third ed.* Chicago, IL: Appraisal Institute, 2016. (Pages 1-2)
[5] Ibid, Page 314
[6] Ibid, Pages 7-8
[7] The scientific method is a process that involves observation, development of a theory, establishment of a hypothesis, and testing. The valuation process applies principles of the scientific method as a model, based upon economic principles (primarily substitution) as the hypothesis. The steps for the scientific method are outlined as follows:

1. Identify the problem.
2. Collect relevant data.
3. Propose a hypothesis.
4. Test the hypothesis.
5. Assess the validity of the hypothesis.

Bell, Randall, PhD, MAI. *Real Estate Damages. Third ed.* Chicago, IL: Appraisal Institute, 2016. (Pages 314-316)

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METHODOLOGY

The purpose of this report is to determine whether proximity to the solar facility resulted in any measurable and consistent impact on adjacent property values. To test this hypothesis, CohnReznick identified three relevant techniques to test if a detrimental condition exists.

(1) A review of published studies;
(2) Paired sale analysis of properties adjacent to existing solar generating facilities, which may include repeat sale analyses or "Before and After" analyses; and,
(3) Interviews with real estate professionals and local real estate assessors.

The paired sales analysis is an effective method of determining if there is a detrimental impact on surrounding properties.

> *"One of the most useful applications of the sales comparison approach is paired sale analysis. This type of analysis may compare the subject property or similarly impacted properties called* ***Test Areas*** *(at Points B, C, D, E, or F) with unimpaired properties called* ***Control Areas*** *(Point A). A comparison may also be made between the unimpaired value of the subject property before and after the discovery of a detrimental condition. If a legitimate detrimental condition exists, there will likely be a* ***measurable and consistent difference*** *between the two sets of market data; if not, there will likely be no significant difference between the two sets of data. This process involves the study of a group of sales with a detrimental condition, which are then compared to a group of otherwise similar sales without the detrimental condition."*[8]

As an approved method, paired sales analysis can be utilized to extract the effect of a single characteristic on value. By definition, paired data analysis is "a quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties; to apply this technique, sales or rental data on nearly identical properties is analyzed to isolate a single characteristic's effect on value or rent."[9] The text further describes that this method is theoretically sound when an abundance of market data, or sale transactions, is available for analysis.

Where data is available, CohnReznick has also prepared "Before and After" analyses or a Repeat Sale Analysis,[10] to determine if a detrimental impact has occurred.

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[8] Bell, Randall, PhD, MAI. *Real Estate Damages. Third ed.* Chicago, IL: Appraisal Institute, 2016. (Page 33)
[9] *The Appraisal of Real Estate 14th Edition.* Chicago, IL: Appraisal Institute, 2013.
[10] Another type of paired sales analysis involves studying the sale and subsequent resale of the same property. This method is used to determine the influence of time on market values or to determine the impact of a detrimental condition by comparing values before and after the discovery of the condition.
Bell, Randall, PhD, MAI. *Real Estate Damages. Third ed.* Chicago, IL: Appraisal Institute, 2016. (Page 35)

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SCOPE OF WORK

The scope of work utilized to test the hypothesis stated on the prior page is as follows:

1. Review published studies, assess credibility, and validity of conclusions;
2. Prepare paired sale analyses for existing solar farms as follows:
    2.1. Identify existing solar farms comparable to the proposed project to analyze;
    2.2. Define Test Area Sales and Control Areas Sales;
    2.3. Collect market data (sale transactions) for both Test Area and Control Area Sales;
    2.4. Analyze and confirm sales, including omission of sales that are not reflective of market value;
    2.5. Prepare comparative analysis of Test Area and Control Area sales, adjusting for market conditions;
    2.6. Interpret calculations; and
3. Conduct interviews with real estate professionals and local real estate assessors who have evaluated real property adjacent to existing solar farms.

It should be noted that our impact report data and methodology have been previously reviewed by our peer in the field – Kirkland Appraisals, LLC – as well as by the Solar Energy Industries Association (SEIA).

The following bullet points summarize important elements to consider in our scope of work:

- Due to the limited number of community solar projects that qualified for study in the state of Illinois, we have incorporated some regional utility scale projects and community solar projects in other states.

- Test Area Sales consists of sales that are adjacent to an existing solar facility. Ownership and sales history for each adjoining property to an existing solar farm through the effective date of this report is maintained within our workfile. Adjoining properties with no sales data or that sold prior to the announcement of the solar farm were excluded from further analysis.

- Control Area Sales are generally located in the same market area, although varies based on the general location of the existing solar farm under analysis. In rural areas, sales are identified first within the township, and expands radially outward through the county until a reliable set of data points is obtained.

- Control Area Sales are generally between 12 and 18 months before or after the date of the Test Area Sale(s), and are comparable in physical characteristics such as age, condition, style, and size.

- Sales of properties that sold in a non-arm's length transaction (such as a transaction between related parties, bank-owned transaction, or between adjacent owners) were excluded from analysis as these are not considered to be reflective of market value, as defined earlier in this report. The sales that remained after exclusions were considered for a paired sale analysis.

- The methodology employed in this report for paired sale analysis does not rely on multiple subjective adjustments that are typical in many appraisals and single-paired sales analyses. Rather, the

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methodology remains objective, and the only adjustment required is for market conditions;[11] the analysis relies upon market conditions trends tracked by credible agencies such as the Federal Housing Finance Agency ("FHFA"), who maintains a House Price Index ("HPI")[12] for macro and micro regions in the United States. A market conditions adjustment is a variable that affects all properties similarly and can be adjusted for in an objective manner.

- To make direct comparisons, the sale price of the Control Area Sales was adjusted for market conditions to a common date. In this analysis, the common date is the date of the Test Area Sale(s). After adjustment, any measurable difference between the sale prices would be indicative of a possible price impact by the solar facility.

- If there is more than one Test Area Sale to evaluate, the sales are grouped if they exhibit similar transactional and physical characteristics; otherwise, they are evaluated separately with their own respective Control Area Sale groups.

[11] Adjusting for market conditions is necessary as described in The Appraisal of Real Estate 14th Edition as follows: "Comparable sales that occurred under market conditions different from those applicable to the subject on the effective date of appraisal require adjustment for any differences that affect their values. An adjustment for market conditions is made if general property values have increased or decreased since the transaction dates."

[12] The FHFA HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. The FHFA HPI serves as a timely, accurate indicator of house price trends at various geographic levels. Because of the breadth of the sample, it provides more information than is available in other house price indexes.

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TECHNIQUE 1: REVIEW OF PUBLISHED STUDIES

The following is a discussion of various studies that consider the impact of solar farms on surrounding property values. The studies range from quantitative analysis to survey-based formal research to less formal analyses.

ACADEMIC REPORTS

There have been three academic reports that attempt to quantify the effect on property values due to proximity to solar.

i. The first report is a study completed by **The University of Texas at Austin**, published in May 2018.[13] The portion of the study focusing on property impact was an Opinion Survey of Assessors with no sales data or evidence included in the survey. The opinion survey was sent to 400 accessors nationwide and received only 37 responses. Of those 37 assessors, only 18 had assessed a home near a utility-scale solar installation, the remainder had not. Of the 18 assessors with experience in valuing homes near solar farms, 17 had not found any impact on home values near solar. Those are the actual facts in the study. A small number of those assessor respondents hypothetically surmised an impact, but none had evidence to support such statements.

   The paper admits that there is no actual sales data analyzed, and further denotes its own areas of weakness, including "This study did not differentiate between ground-mounted and rooftop installations." The author states on the last line of page 22: ***"Finally, to shift from perceived to actual property value impacts, future research can conduct analyses on home sales data to collect empirical evidence of actual property value impacts."***

   The paper concludes with a suggestion that a statistic hedonic regression model may better identify impacts. It should be noted that the type of statistical analysis that the author states is required to determine "*actual property value impacts*' was completed two years later by the following Academic Studies.

ii. The second report is a study prepared by a team at the **University of Rhode Island**, published in September 2020, "*Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island.*"[14] The study utilized a hedonic pricing model, or multiple regression analysis, to quantify the effect of proximity on property values due to solar by studying existing solar installations in Massachusetts and Rhode Island. The study evaluated 208 solar facilities, 71,373 housing sales occurring within one-mile of the solar facilities (Test Group), and 343,921 sales between one-to-three miles (Control Group). Because it is a hedonic regression model, it allowed them to isolate specific

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[13] Al-Hamoodah, Leila, et al. An Exploration of Property-Value Impacts Near Utility-Scale Solar Installations. Policy Research Project (PRP), LBJ School of Public Affairs, The University of Texas at Austin, May 2018, emp.lbl.gov/sites/default/files/property-value_impacts_near_utility-scale_solar_installations.pdf.

[14] Gaur, V. and C. Lang. (2020). Property Value Impacts of Commercial-Scale Solar Energy in Massachusetts and Rhode Island. Submitted to University of Rhode Island Cooperative Extension on September 29, 2020. Accessed at https://web.uri.edu/coopext/valuing-sitingoptions-for-commercial-scale-solar-energy-in-rhode-island/.

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variables that could impact value, including isolating rural and non-rural locations. The study defines "**Rural**," as an area having a "population density of 850 people per square mile or fewer."

The study provides data which found no negative impact to residential homes near solar arrays in rural areas: "these results suggest that [the Test Area] in rural areas ***is effectively zero*** (a statistically insignificant 0.1%), and that the negative externalities of solar arrays are only occurring in non-rural areas."[15] Further, the study tested to determine if the size of the installation impacted values, and found no evidence of differential property values impacts by the solar installation's size.

Thus, not only are there no impacts to homes in similar areas as the proposed Project, but any differences in the size of a solar farm are similarly not demonstrating an impact.

iii. The third report is a published study prepared by Dr. Nino Abashidze, School of Economics, Georgia Institute of Technology, dated October 20, 2020, entitled "*Utility Scale Solar Farms and Agricultural Land Values*." Abashidze examined 451 solar farms in North Carolina. "Across many samples and specifications, we find ***no direct negative or positive spillover effect of a solar farm construction on nearby agricultural land values.*** Although there are no direct effects of solar farms on nearby agricultural land values, we do find evidence that suggests construction of a solar farm may create a small, positive, option-value for land owners that is capitalized into land prices. Specifically, after construction of a nearby solar farm, we find that agricultural land that is also located near transmission infrastructure may increase modestly in value."

iv. On March 1, 2023, an article was prepared by the Energy Analysis and Environmental Impacts Division, Lawrence Berkeley National Lab, Berkeley, CA, which measured 1.8 million residential transactions around solar facilities greater than 1 MW in the states of CA, CT, MA, MN, NC and NJ. We are still reviewing this article although it does note that for the overwhelming majority of the transactions (in the states of CA, CT and MA), no impact was measured near large-scale photo-voltaic facilities or LSPVs. We expect to have additional opinions regarding the merits and conclusions of this study in the coming weeks after the date of this report.

VALUATION EXPERT REPORTS

We have similarly considered property value impact studies prepared by other experts, which have also noted that the installation of utility-scale solar on a property has no measurable or consistent impact on adjoining property value. According to a report titled "Mapleton Solar Impact Study" from Kirkland Appraisals, LLC, conducted in Murfreesboro, North Carolina in September 2017, which studied 13 existing solar farms in the state, found that the solar farms had no impact on adjacent vacant residential, agricultural land, or residential homes. The paired sales data analysis in the report primarily consisted of low density residential and agricultural land uses and included one case where the solar farm adjoined to two dense subdivisions of homes.

[15] The University of Rhode Island study's conclusion that there may be an impact to non-rural communities is surmised is that "land is abundant in rural areas, so the development of some land into solar does little to impact scarcity, whereas in non-rural areas it makes a noticeable impact.

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Donald Fisher, ARA who has served six years as Chair of the American Society of Farm Managers and Rural Appraisers, and has prepared several market studies examining the impact of solar on residential values was quoted in a press release dated February 15, 2021 stating, "Most of the locations were in either suburban or rural areas, and all of these studies found either a neutral impact or, ironically, a positive impact, where values on properties after the installation of solar farms went up higher than time trends."

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REAL ESTATE ASSESSOR SOLAR IMPACT REPORTS

The Chisago County (Minnesota) Assessor's Office conducted their own study on property prices adjacent to and in the close vicinity of the North Star solar farm in Chisago County, Minnesota. At the November 2017 Chisago County Board meeting, John Keefe, the Chisago County Assessor, presented data from his study. He concluded that the North Star solar farm had, "no adverse impact" on property values. His study encompassed 15 parcels that sold and were adjacent or in the close vicinity to the solar farm between January 2016 and October 2017; the control group used for comparison comprised of over 700 sales within the county. Almost all of the [Test Area] properties sold were at a price above the assessed value. He further stated that, "It seems conclusive that valuation has not suffered."[16]

Furthermore, Grant County, Kentucky Property Value Administrator, Elliott Anderson, stated that Duke Energy built a solar farm near Crittenden, adjacent to existing homes on Claiborne Drive in December 2017. At the time of the interview, there have been nine arm's length homes sales on that street since the solar farm commenced operations. Each of those nine homes sold higher than its assessed value, and one over 32 percent higher. At the time, Anderson noted that several more lots were for sale by the developer and four more homes were currently under construction. Anderson said that *the solar farm had no impact either on adjoining home values or on marketability or desirability of those homes adjacent to the solar farm.*

CONCLUSION

These published studies and other valuation expert opinions conclude that there is no impact to property adjacent to established solar farms. These conclusions have been confirmed by academic studies utilizing large sales databases and regression analysis investigating this uses' potential impact on property values. Further, the conclusion has been confirmed by county assessors who have also investigated this adjacent land use' potential impact on property values.

[16] Chisago County Press: County Board Real Estate Update Shows No "Solar Effects" (11/03/2017)

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TECHNIQUE 2: PAIRED SALE ANALYSIS

SOLAR FARM 1: DTE LAPEER SOLAR PROJECT, LAPEER, MICHIGAN

Coordinates: Latitude 43.0368219316, Longitude -83.3369986251

PINs: L20-95-705-050-00, L20-98-008-003-00

Total Land Size: ±365 Acres

Date Project Announced: 2016

Date Project Completed: May 2017

Output: 48.28 MW AC



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The Surrounding Area: The DTE Lapeer solar farm is located just south of the City of Lapeer, in Lapeer County, Michigan and is a joint project between the City of Lapeer and DTE Electric Company. The solar farm was developed with Inovateus Solar MI, LLC to meet Michigan renewable energy standards. The solar farm features over 200,000 panels, a power output of 48.28 MW AC, and produces enough energy to power 14,000 homes. The Lapeer solar project was developed in two phases: the Demille Solar installation and the Turrill Solar installation. For purposes of our study, taken together, both installations are considered one solar farm.



DTE's Lapeer Solar Projects Demille and Turrill Solar installations

Lapeer is considered to be in the Tri-Cities area of central Michigan and is approximately 21 miles east of the City of Flint. Interstate-69 serves Lapeer and runs east-west just south of the solar farm. The two phases of the solar installation are on the east and west sides of Michigan State Route 24 from each other.

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The Immediate Area: Land uses surrounding the Demille installation include a correctional facility and industrial uses to the west, buffered by a mature stand of trees, a retail center to the northeast, other commercial uses to the east along MI-24/South Lapeer Road, and residential homes to the southeast. Interstate-69 runs south of the Demille solar installation.

The Turrill installation is surrounded to the north by a residential subdivision, to the north and east by industrial uses, to the south by vacant land and residential homes, and to the west by light commercial and professional uses along MI-24/South Lapeer Road. Hunter's Creek divides two sets of solar arrays in the Turrill installation.

The Demille installation adjoins Interstate-69 to the South; while a residential subdivision adjoins the solar farm to the east. To the northeast corner of the solar panels is a senior living facility, Stonegate Health Campus, developed before the solar facility.

Real Estate Tax Information:

Prior to the development of the solar farm, the land under the Demille and Turrill solar installations were municipal-owned and were not subject to property tax. After development, in 2017, the land became taxable and taxes were $82,889 total, as shown below.

PIN	Acres	2016 Taxes Paid	2017 Taxes Paid	Tax Increase	2016 Assessed Value	2017 Assessed Value	Value Increase
Lapeer County, MI							
L20-98-008-003-00*	110.84	$ -	$ 34,294	N/A	$ -	$ 726,700	N/A
L20-95-705-050-00*	254.84	$ -	$ 48,595	N/A	$ -	$ 1,029,750	N/A
TOTAL	**365.68**	**$ -**	**$ 82,889**	**N/A**	**$ -**	**$ 1,756,450**	**N/A**

* Prior to development as a solar farm, the parcels were municpal property without a taxable value.

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PAIRED SALE ANALYSIS

The maps, below, and on the following pages display properties adjoining the solar sites that are numbered in red for subsequent analysis.

Demille Solar Farm



DTE Lapeer Solar Projects - Demille Adjoining Properties

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DTE Lapeer Solar Projects - Demille Adjoining Properties

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Turrill Solar Farm



DTE Lapeer Solar Projects - Turrill Adjoining Properties

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DTE Lapeer Solar Projects - Turrill Adjoining Properties

In reviewing Adjoining Properties to study in a Paired Sale Analysis, several properties and sales were considered but eliminated from further consideration as discussed below.

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We identified eight Adjoining Properties that sold since the solar farm started operations in May of 2017: Adjoining Properties 3, 4, 7, 9, 10, and 16 for the Demille Solar Farm, and Adjoining Properties 3 and 4 for the Turrill Solar Farm. Of these properties, three were considered atypical for the area.

Adjoining Property 7 adjacent to the Demille Solar farm is a split-level home with a finished walk out basement with a pool. The typical home in the area has a traditional basement and pools are atypical. The unusual nature of this sale was confirmed with the selling broker, Renee Voss (see comments below). We note that this home sold twice after the construction of the solar farm, once in September 2018 and again in August 2019. The appreciate rate between the two sale dates are analyzed further later in this section.

Adjoining Property 16 just south of the Demille Solar Farm is a 10.1-acre lot that is buffered by trees. The home is atypical for the area, as most homes are situated on lots between 1-acre and 1.5-acres in size and were built before 1980; this home was built in 2008. We interviewed the broker Josh Holbrook (see comments below) who confirmed the atypical nature of this property.

Adjoining Property 3, just west of the Turrill Solar Farm, was a ranch home with 1,348 square feet on a lot that was just over one acre. Comparables for homes of this size, type, and lot size were not available in the immediate market area. It should be noted that the price per square foot for this home ($108.01) is significantly higher than median price per square foot of either data set we studied.

As a part of our research, we interviewed three local real estate brokers that sold homes adjacent to the Lapeer Solar farm. According to the brokers, there was no impact on the home prices or marketability due to the homes' proximity to the solar arrays.

Renee Voss of Coldwell Banker, selling broker of the raised ranch at 1138 Don Wayne Drive (Adjoining Property 7), which is adjacent to the Demille solar farm at the southeast corner, noted that there was no impact on this sale from the solar farm located to the rear. The home, which has a pool in the backyard, sold quickly with multiple offers, Voss stated.

Josh Holbrook, the selling broker of 1408 Turrill Road (known as Adjoining Property 16), located just south of the Demille Solar Farm, said the solar farm had no impact on the sale and that the community takes pride in the solar farm.

Anne Pence of National Realty Centers, the selling broker for 1126 Don Wayne Drive, a single-family home adjacent to the Demille solar farm (known as Test Area Sale 9), reported that "the solar farm did not have any effect on the sale of this home. The buyers did not care one bit about the solar field in the back yard. The fact is that you know no one is going to be behind you when they develop a solar farm in your back yard. And [sometimes the developer] put up trees to block the view. My in-laws also actually live at end of that street, even though they haven't sold or put their house on market, they don't mind the solar panels either. It's not an eyesore. And another house sold on that block, a raised ranch home, and it sold with no problems."

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Adjoining Properties 3, 4, and 9 to the Demille Solar Farm were considered for a paired sales analysis, and we analyzed these properties as single-family home uses in Group 1. The improvements on these properties are located between 275 to 305 feet to the nearest solar panel.

Test Area Sales Group 1 - Demille Solar									
Adj. Property #	Address	Median Sale Price	Median Site Size (AC)	Median Beds	Median Baths	Median Year Built	Median Square Feet	Median Sale Date	Median Price PSF
3, 4, 9	1174 Alice Dr, 1168 Alice Dr, 1126 Don Wayne Drive	$165,000	0.50	3	2.0	1973	1,672	Jan-19	$105.26

We analyzed six Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the median sale date of the Test Area Sales in Group 1. The Control Area Sales for Group 1 are ranch homes with three bedrooms and one and a half to two bathrooms. We excluded sales that were bank-owned, and those between related parties.



Lapeer Solar-Demille - Group 1: Test Area Sales Map

Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeat-sales index measuring average price changes in repeat sales or

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refinancing of the same properties. The result of our analysis for DTE Lapeer Solar Project - Group 1-Demille is presented on the below.

CohnReznick Paired Sale Analysis DTE Lapeer Solar Group 1 - Demille Solar		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Test Area Sales (3)	Adjoining solar farm	$105.26
Control Area Sales (6)	No: Not adjoining solar farm	$99.64
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		5.65%

The days on market for the three Test Area Sales had a median of 29 days on market (ranging from 5 to 48 days), while the median days on market for the Control Area Sales was 21 days (ranging from 5 to 224 days), ***and we note no significant marketing time differential.***

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GROUP 2 – DEMILLE

Adjoining Property 10 to the Demille Solar Farm was considered for a paired sales analysis, and we analyzed this property as a single-family home use in Group 2. The improvements on this property are located approximately 315 to the nearest solar panel.

Test Area Sale Group 2 - Demille Solar										
Adj. Property #	Address	Sale Price	Median Site Size (AC)	Bedrooms	Bathrooms	Year Built/Renovated	Square Feet	Other Features	Sale Date	Price PSF
10	1120 Don Wayne Drive, Lapeer	$194,000	0.47	3	2.5	1976/2006	1,700	Above Ground Pool, Two Car Garage	Nov-19	$114.12

We analyzed five Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the sale date of the Test Area Sale in Group 2. The Control Area Sales for Group 2 are similarly sized homes in Lapeer County with three to four bedrooms and one and half to three bathrooms, with an above-ground pool, and an attached garage. We excluded sales that were bank-owned, and those between related parties.



DTE Lapeer Solar-Demille - Group 2: Test Area Sales Map

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Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeat-sales index measuring average price changes in repeat sales or refinancing of the same properties. The result of our analysis for DTE Lapeer Solar Project - Group 2 is presented below.

CohnReznick Paired Sale Analysis DTE Lapeer Solar Group 2 - Demille Solar		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (1)	Adjoining solar farm	$114.12
Control Area Sales (5)	No: Not adjoining solar farm	$113.01
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		**0.98%**

The marketing time for the Test Area Sales was 90 days on market, while the median marketing time for the Control Area Sales was 34 days (ranging from 3 to 73 days). We note the Test Area Sale was initially listed above its market value, as there was a listing price decline after a month on the market. We also note that after the final decrease of the list price, the Test Area Sale home was only on the market 51 more days, which is within the range exhibited by the Control Area Sales.

GROUP 3 – TURRILL

Adjoining Property 4 to the Turrill Solar Farm was analyzed separately since it is a two-story home on a larger lot than the Test Area Sale in Group 2. The home on Adjoining Property 4 is 290 feet from the property line to the nearest solar panel.

Test Area Sale Group 3 - Turrill Solar									
Adj. Property #	**Address**	**Median Sale Price**	**Median Site Size (AC)**	**Median Beds**	**Median Baths**	**Median Year Built**	**Median Square Feet**	**Median Sale Date**	**Median Price PSF**
4	1060 Cliff Drive	$200,500	1.30	4	2.5	1970	2,114	Sep-18	$94.84

We analyzed four single-family homes as Control Area Sales with similar construction that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the sale date of Adjoining Property 4.

The Control Area Sales for Group 3 are two-story homes with two to four bedrooms and 2.5 to 3 bathrooms. We excluded sales that were bank-owned, and those between related parties.

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DTE Lapeer Solar-Turrill - Group 3: Test Area Sales Map

Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeat-sales index measuring average price changes in repeat sales or refinancing of the same properties. The result of our analysis for DTE Lapeer Solar Project-Turrill – Group 3 is presented on the following page.

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CohnReznick Paired Sale Analysis DTE Lapeer Solar Group 3 - Turrill Solar		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sale (1)	Adjoining solar farm	$94.84
Control Area Sales (4)	No: Not adjoining solar farm	$96.32
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		**-1.53%**

The marketing time for the Test Area Sale was two days on market, while the median days on market for the Control Area Sales was 35 days (ranging from 11 to 177 days), ***and we note no negative marketing time differential.***

Noting no significant price differential in any of the three groups, it does not appear that the DTE Lapeer Solar Farm had any negative impact on adjacent property values.

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BEFORE & AFTER ANALYSIS – DEMILLE SOLAR PROJECT

We note two of the Test Area Sales in Group 1 of the Demille Solar project (Adjoining Properties 4 and 9), one sale in Group 2 of the Demille Solar farm (Adjoining Property 10), as well as Adjoining Property 7 have sold at least twice over the past 15 years. To determine if any of the rates of appreciation for these identified home sales were affected by the proximity to the Demille Solar farm, we prepared a Repeat-Sales Analysis on each identified adjoining property. First, we calculated the total appreciation between each sale of the same property, the number of months that elapsed between each sale, and determined the monthly appreciation rate. Then, we compared extracted appreciation rates reflected in the Federal Housing Finance Agency (FHFA) Home Price Index for Michigan's 48446 zip code (where the identified homes are located) over the same period. The index for zip codes is measured on a yearly basis and is presented below.

48446 Zip Code - Housing Price Index Change (Year over Year) Not Seasonally Adjusted					
Five-Digit ZIP Code	Year	Annual Change (%)	HPI	HPI with 1990 base	HPI with 2000 base
48446	2004	2.02	438.38	206.29	111.35
48446	2005	3.68	454.53	213.89	115.45
48446	2006	-1.76	446.53	210.12	113.42
48446	2007	-6.35	418.17	196.78	106.22
48446	2008	-8.37	383.17	180.31	97.33
48446	2009	-10.62	342.49	161.16	86.99
48446	2010	-8.94	311.86	146.75	79.21
48446	2011	-6.89	290.37	136.64	73.75
48446	2012	0.29	291.22	137.04	73.97
48446	2013	7.27	312.39	147.00	79.35
48446	2014	7.10	334.56	157.43	84.98
48446	2015	5.10	351.63	165.47	89.32
48446	2016	6.10	373.08	175.56	94.76
48446	2017	6.74	398.23	187.39	101.15
48446	2018	5.96	421.96	198.56	107.18
48446	2019	5.74	446.17	209.95	113.33
48446	2020	4.99	468.43	220.43	118.98

We have presented the full repeat sales analysis on the following page.

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Repeat Sales Analysis											48446 Zip Code - FHFA House Price Index Change			
Property ID	Address	Land Area (Acres)	Total Finished Living Area (SF)	Most Recent Sale Date	Most Recent Sale Price	Prior Sale Date	Prior Sale Price	Total Appreciation	Months Elapsed Between Sales	Monthly Appreciation Rate	Index Level During Year of Most Recent Sale	Prior Sale Year Index Level	Total Appreciation	Monthly Appreciation Rate
4	1168 Alice Drive	0.46	1,672	10/9/2019	$176,000	12/8/2017	$144,000	22.22%	22	0.92%	446.17	398.23	12.04%	0.52%
4	1168 Alice Drive	0.46	1,672	12/8/2017	$144,000	10/1/1993	$100,000	44.00%	290	0.13%	398.23	238.05	67.29%	0.18%
9	1126 Don Wayne Drive	0.50	1,900	5/21/2018	$160,000	12/21/2007	$119,000	34.45%	125	0.24%	446.17	418.17	6.70%	0.05%
10	1120 Don Wayne Drive	0.47	1,700	11/8/2019	$194,000	10/15/2014	$173,200	12.01%	61	0.19%	446.17	334.56	33.36%	0.47%
7	1138 Don Wayne Drive	0.47	2,128	9/7/2018	$179,900	8/22/2014	$148,500	21.14%	49	0.40%	446.17	334.56	33.36%	0.60%
7	1138 Don Wayne Drive	0.47	2,128	8/28/2019	$191,000	9/7/2018	$179,900	6.17%	12	0.51%	446.17	446.17	0.00%	0.00%
	Median - Test Area Sales	*0.47*	*1,800*							*0.32%*				*0.33%*
	Median - Before/After	*0.49*	*2,019*							*0.21%*				*0.11%*

Conclusion

When compared to the FHFA home price index for the local zip code, the median monthly appreciation rate of the sales of properties adjoining the Demille Solar Farm that sold before construction of the solar farm and again after construction of the solar farm outperformed the median for the zip code, as depicted in the far-right column in the table above (and highlighted in orange). Additionally, the extracted appreciation rate for the resales of Adjoining Properties 4 and 7, that sold twice after the solar farm was constructed, exhibited higher rates of appreciation than the Home Price Index for the zip code (highlighted in white). As such, *we have concluded that there does not appear to be a consistent detrimental impact on the value of properties adjacent to the DTE Lapeer-Demille Solar Farm.*

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SOLAR FARM 2: GRAND RIDGE SOLAR FARM, LASALLE COUNTY, ILLINOIS

Coordinates: Latitude 41.143421, Longitude -88.758340

PINs: 34-22-100-000, 34-22-101-000

Total Land Size: 158 acres

Date Project Announced: December 31, 2010

Date Project Completed: July 2012

Output: 20 MW AC

This solar farm is located in the southeast quadrant of the intersection of E. 21st and N. 15th Roads, near Streator, in LaSalle County, Illinois. The solar farm was developed by Invenergy and is part of a renewable energy center known as Grand Ridge. The Energy Center includes the 20 MW AC solar facility, a 210 MW wind farm, and a 36 MW advanced-energy storage facility, all in one local vicinity. The solar site is located adjacent to the south and west of Invenergy's wind farm.

The solar facility consists of 20 individual 1-MW solar inverters and over 155,000 photovoltaic solar panels manufactured by General Electric.

The Surrounding Area: The Grand Ridge Solar Farm is situated just outside of the City of Streator, in Otter Creek Township, in LaSalle County, Illinois. The solar farm is located in a primarily rural part of Illinois, with the nearest interstate, Interstate-55, located approximately 14 miles southeast of the site.

The Immediate Area: Within a one-mile radius of the solar farm, surrounding uses mainly consist of agricultural land, with some single-family homes to the west. All of the adjacent land parcels to the solar farm are used for agricultural and/or residential purposes.

The solar site is surrounded by row crops to the north adjoining N. 15th Road. Row crops also adjoin the solar arrays to the east. Scrub shrubbery exists on the western border of the solar site, along E. 21st Road. On the west side of E. 21st Road is the 28-acre private Sandy Ford Sportsmans Club that includes a 12-acre fishing lake. The private Lazy Acres Fishing Club adjoins the solar site to the south and is surrounded by mature trees.

Real Estate Tax Information: Prior to development of the solar farm, in 2011, the owner of this 158-acre site paid real estate taxes of $3,000 annually. In the year following the solar farm development, 2012, real estate taxes increased to approximately $240,000, a 7,791 percent increase in tax revenue for the site.

PIN	Acres	2011 Taxes Paid	2012 Taxes Paid	Tax Increase	2011 Assessed Value	2012 Assessed Value	Value Increase
LaSalle County, IL							
34-22-100-000	78.99	$ 1,580	$ 120,064	7501%	$ 23,830	$ 1,812,357	7505%
34-22-101-000	78.80	$ 1,457	$ 119,539	8106%	$ 21,975	$ 1,804,433	8111%
TOTAL	**157.79**	**$ 3,036**	**$ 239,602**	**7791%**	**$ 45,805**	**$ 3,616,790**	**7796%**

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The map below displays the parcels in the solar farm site (outlined in red). Properties adjoining the solar parcels are numbered for subsequent analysis.



Grand Ridge Solar - Adjoining Properties

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The surrounding area is primarily populated with agricultural uses. Some of these agricultural parcels contain homesteads on the site and others are fully unimproved.

Adjoining Properties 1, 3, 5, 6, 7, 13, and 14 have no sales data, therefore, those properties djoining Properties have been excluded from further analysis.

Recall, the solar farm was announced on December 31, 2010 and began operations in July 2012. Adjoining Properties 8 and 9 were sold in 1997 and 1996, respectively. These sales did not occur within a reasonable time period prior to announcement/completion. Therefore, Adjoining Properties 8 and 9 were excluded from further analysis.

Adjoining Property 4 sold in March 2011 while construction was ongoing. However, we have not considered this property for a paired sales analysis because the impact of being proximate to the solar farm could not be differentiated from the impact of the construction. Therefore, Adjoining Property 4 was excluded from further analysis.

Adjoining Property 2 transferred in September of 2018 with no consideration amount on a Trustee's deed from Gemini Farms LLC to the Bedeker Family Gift Trust. John and Susan Bedeker are owners of the Adjoining Property 1. This is not considered an arm's length transaction, therefore, Adjoining Property 2 was excluded from further analysis.

Adjoining Properties 11 and 12 were initially one parcel of 37.07 acres. Adjoining Property 12 sold in October 2016, which is a reasonable time period after completion of the solar farm. When Adjoining Property 12 was sold, the parcel was split into the two-acre homesite now known as Adjoining Propeprty 12, and the 35.07 acre farm, that was retained by the seller. Therefore, we have excluded Adjoining Property 11 and only considered Adjoining Property 12 (Test Area Sale) for paired sales analysis.

PAIRED SALES ANALYSIS

We have considered only one type of paired sales analysis, we have compared sales of similar properties not proximate to the solar farm (Control Area Sales) to the sales of the adjoining property (Test Area Sale), after the completion of the solar farm project.

Adjoining Property 12 (Test Area Sale) was considered for a paired sales analysis, and we analyzed this property as a single-family home use, a 2,328 square foot home located on a 2.0- acre parcel that sold in October 2016. This parcel is approximately 366 feet from the closest solar panel, and the improvements are approximately 479 feet from the closest solar panel. The table on the following page outlines the other important characteristics of Adjoining Property 12.

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Grand Ridge Solar Farm Test Area Sale - Adjoining Property 12										
Property #	Address	Sale Price	Beds	Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price/SF	Sale Date
Adjoining Property 12	2098 N 15th Rd, Streator, IL	$186,000	3	4.0	1997	2,328	Single Family Home and Garage and Farm Acreage	2.0	$79.90	Oct-16

We have found five Control Area Sales using data from the Northern Illinois Multiple Listing Service (MLS) and verified these sales through county records, conversations with brokers, and the County Assessor's office. We excluded sales that were not arm's length, such as REO sales or those between related parties. We have excluded any home sites under one acre and included only sales with a similar quantity of bedrooms, bathrooms, and living area. The Control Area Sales are comparable in most physical characteristics and bracket Adjoining Property 12 reasonably.



Grand Ridge Solar: Test Area Sale Map

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It is important to note that the Control Area Sales are not adjoining to any solar farm, nor do they have a view of one from the property. Therefore, neither the announcement nor the completion of the solar farm use could have impacted the sales price of these properties. It is informative to note that the average marketing time (from list date to closing date) for Control Area Sales of 171 days is consistent with the marketing time for the Test Area Sale which was on the market for 169 days. This is an indication that the marketability of the Test Area Sale was not negatively influenced by proximity to the solar farm.

We analyzed the five Control Area Sales and adjusted for market conditions using a regression analysis to identity the appropriate monthly market conditions adjustment. The results of the paired sales analysis for the Grand Ridge Solar Farm are presented below.

CohnReznick Paired Sales Anaysis Grand Ridge Solar Farm Adjoining Property 12		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sale (1)	Yes: Adjoining solar farm	$79.90
Control Area Sales (5)	No: Not adjoining solar farm	$74.35
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		7.46%

The unit sale price of the Test Area Sale was somewhat higher than the median adjusted unit sale price of the Control Area Sales.

We contacted the selling broker of the Test Area Sale home, Tina Sergenti with Coldwell Banker, who said that the proximity of the solar farm had no impact on the marketing time or selling price of the home. The Test Area Sale sold with 169 days on market (5 – 6 months) compared to the Control Area Sales, which sold between 10 471 days on market (0 and 16 months).

Noting no negative price differential, it does not appear that the Grand Ridge Solar Farm impacted the sales price of the Test Area Sale, Adjoining Property 12. This was confirmed by the real estate agent who marketed and sold this home.

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SOLAR FARM 3: WOODLAND SOLAR FARM, ISLE OF WIGHT COUNTY, VIRGINIA

Coordinates: Latitude 36.890000, Longitude -76.611000

PINs: 41-02-004, 41-02-001, 41-02-001A, 41-02-005

Total Land Size: 211.12 acres

Date Project Announced: August 4, 2015

Date Project Completed: December 2016

Output: 19.0 MW AC



Aerial imagery retrieved from Google Earth

The Woodland Solar Farm is located in unincorporated Isle of Wight County, Virginia, and was developed by Dominion Virginia Power in 2016. This solar farm has a capacity of 19.0 Megawatts (MW) AC of power, which is enough to power 4,700 homes. The solar farm sits on 204 acres, part of Oliver Farms, a 1,000-acre site that was chosen for its flat land and proximity to power lines. The land under the solar arrays was previously farmed and

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used to grow broccoli, collards, peas, strawberries, and butter beans. The solar installation includes 79,648 solar panels and was one of the largest of its kind at the time of construction.

The Surrounding Area: Isle of Wight County is in the southeast part of Virginia and has shoreline along the James River on its eastern border. The county is predominantly rural and has two incorporated towns, Smithfield and Windsor. The Woodland Solar facility is approximately 27 miles northwest of Norfolk, Virginia, across the Elizabeth River and the Nansemond River. The solar site is also approximately 21 miles southwest of Newport News, Virginia. The town of Smithfield is approximately nine miles northeast of the solar facility and the town of Windsor is approximately 12 miles southwest. The solar facility is near the intersection of State Route 600 (Oliver Drive) and State Route 602 (Longview Drive).

The Immediate Area: Land uses surrounding the Woodland Solar facility include forests and agricultural land to the north, west, and south, and residential and farmland to the east.

Landscaping around the solar site consists of the naturally occurring vegetation and forests. It should be noted that the landowner that leases the land to the solar owner has agricultural buildings and other structures along Longview Drive and the nearest solar panels are approximately 220 feet from the property line.

Real Estate Tax Information: In 2015, prior to the property being assessed as a solar farm, the assessed value of the property was approximately $542,200 and ownership paid $4,609 in real estate taxes (see below). In 2016, the assessed value increased to $3,021,600 and the real estate tax increased to $27,844.

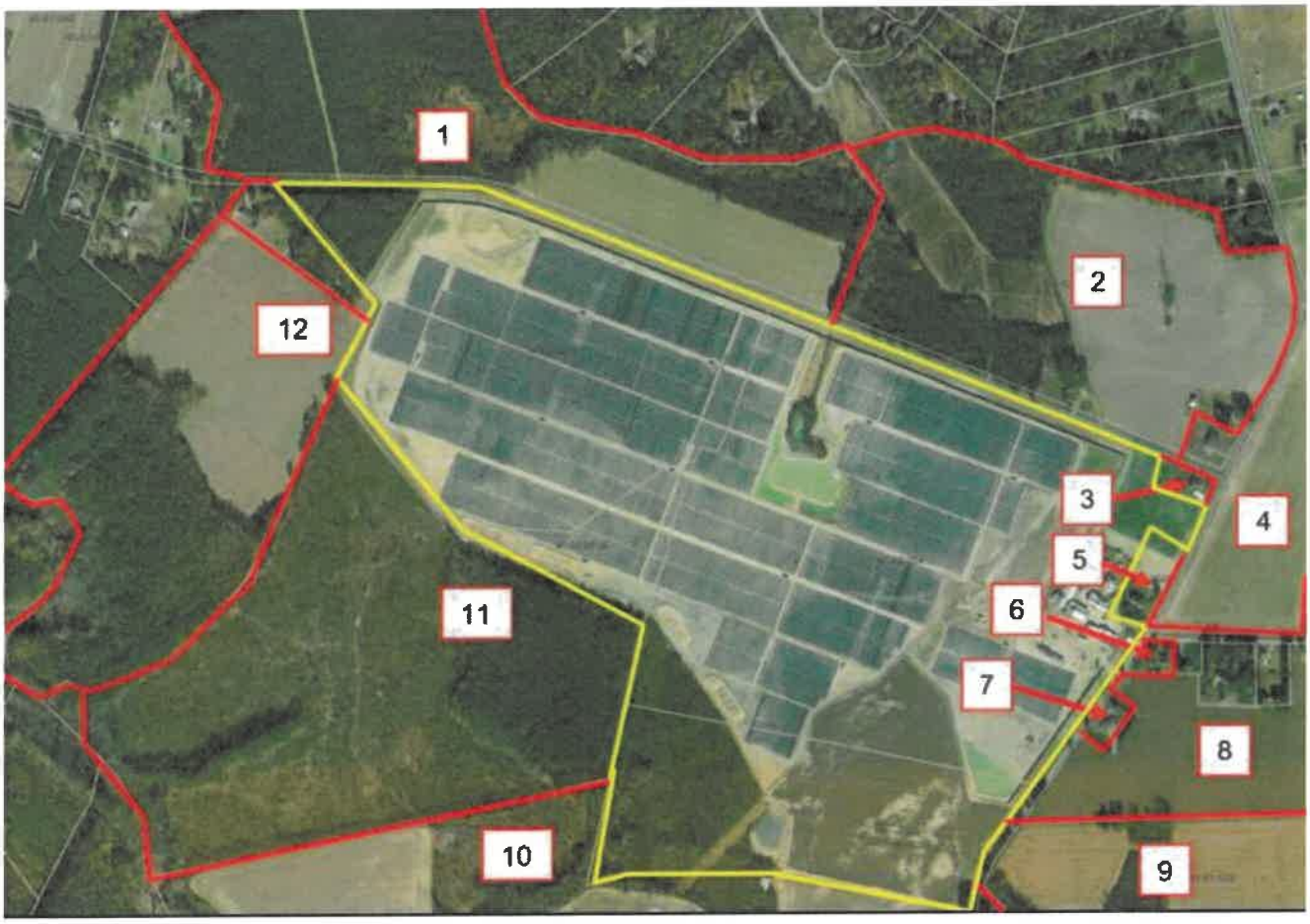
PIN	Acres	2015 Taxes Paid	2016 Taxes Paid	Tax Increase	2015 Assessed Value	2016 Assessed Value	Value Increase
Isle of Wight County, VA							
41-02-004	107.32	$ 2,250	$ 15,985	610%	$ 264,700	$ 1,728,100	553%
41-02-001	62.66	$ 1,369	$ 8,601	529%	$ 161,000	$ 939,900	484%
41-02-001A	8.08	$ 230	$ 1,193	420%	$ 27,000	$ 110,700	310%
41-02-005	33.06	$ 761	$ 2,065	171%	$ 89,500	$ 242,900	171%
TOTAL	**211.12**	**$ 4,609**	**$ 27,844**	**504%**	**$ 542,200**	**$ 3,021,600**	**457%**

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PAIRED SALE ANALYSIS:

The map below displays the Adjoining Properties to the solar farm (outlined in red). Properties adjoining the solar farm parcels are numbered for subsequent analysis.



Woodland Solar - Adjoining Properties

In reviewing Adjoining Properties to study in a Paired Sale Analysis, several properties and sales were considered but eliminated from further consideration as discussed below.

We identified three Adjoining Properties that sold since the solar farm started operations in December 2016: Adjoining Property 3, and two parcels included in Adjoining Property 5. The two properties that were considered part of Adjoining Property 5, sold between related parties, and were sales between family members of the land lessor for the solar site. These two sales were excluded from further analysis as they were not arms' length transactions.

Adjoining Property 3 was considered for a paired sales analysis and we analyzed this property as single-family home use. The improvements on this property are located approximately 600 feet from the nearest solar panel.

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Woodland Solar Farm Test Area Sale - Adjoining Property 3									
Adj. Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Home Size GLA (SF)	Sale Date	Price PSF
3	18146 Longview Drive	$175,000	1.00	3	1	1978	1,210	Jun-16	$144.63

We analyzed five Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the sale date of the Test Area Sale. The Control Area Sales are one-story homes with three bedrooms and either one or two bathrooms. We excluded sales that were bank-owned, REO sales, and those between related parties.



Woodland Solar – Test Area Sale Map

The Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market conditions adjustment. The result of our analysis for Woodland Solar Farm is presented on the following page.

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CohnReznick Paired Sales Anaysis Woodland Solar Farm Adjoining Property 3		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Test Area Sale (1)	Yes: Adjoining solar farm	$144.63
Control Area Sales (5)	No: Not adjoining solar farm	$137.76
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		4.99%

The difference between the unit price of the Test Area Sale and the Adjusted Median Unit Price of the Control Area Sales is considered within the range for a typical market area.

Noting no negative marketing time differential, the Test Area Sale sold in 33 days (1-2 months), while the Control Area Sales sold between 17 and 37 days (0-2 months), with a median time on market of 28 days.

Noting no negative price differential, with the Test Area Sale having a higher unit sale price than the Control Area Sales, it does not appear that the Woodland Solar Farm had any negative impact on adjacent property values.

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SOLAR FARM 4: DOMINION INDY SOLAR III, MARION COUNTY, INDIANA

Coordinates: Latitude 39°39'14.16"N, Longitude 86°15'35.06"W

PIN: 49-13-13-113-001.000-200

Total Land Size: 129 acres

Date Project Announced: August 2012

Date Project Completed: December 2013

Output: 8.6 MW AC (11.9 MW DC)

The Dominion Indy III solar farm was developed by Dominion Renewable Energy and became operable in December 2013. This solar farm has ground-mounted solar panels and has the capacity for 8.6 Megawatts (MW) AC of power. The panels are mounted in a fixed tilt fashion with 12 inverters.

The Surrounding Area: The Dominion Indy III solar farm is located in Decatur Township, in the southwest portion of Marion County, Indiana. The solar farm is approximately 10 miles southeast of the Indianapolis International Airport and approximately eight and a half miles from the center of Indianapolis.

The Immediate Area: The solar installation is on the southern side of West Southport Road. Adjoining parcels to the west, south, and east are agricultural in nature, actively farmed primarily with row crops and large areas of mature trees. There is one single family home on 4.78 acres of land at the northwest corner of the solar site, with frontage on West Southport Road, identified in our analysis as Adjoining Property 9.

To the north, across West Southport Road from the solar site, is the single-family residential subdivision known as Crossfield. Originally developed with over 81 acres of land by the Key Life Insurance Company, the one- and two-story homes in the subdivision were built between approximately 1998 and 2011.

All of the adjacent land parcels to the solar farm are used for agricultural or residential purposes.

The solar farm is surrounded by a chain link fence around all of the solar panels. Additionally, there are some natural shrubs and trees on all sides of the property; this vegetation was in place before the solar farm was developed.

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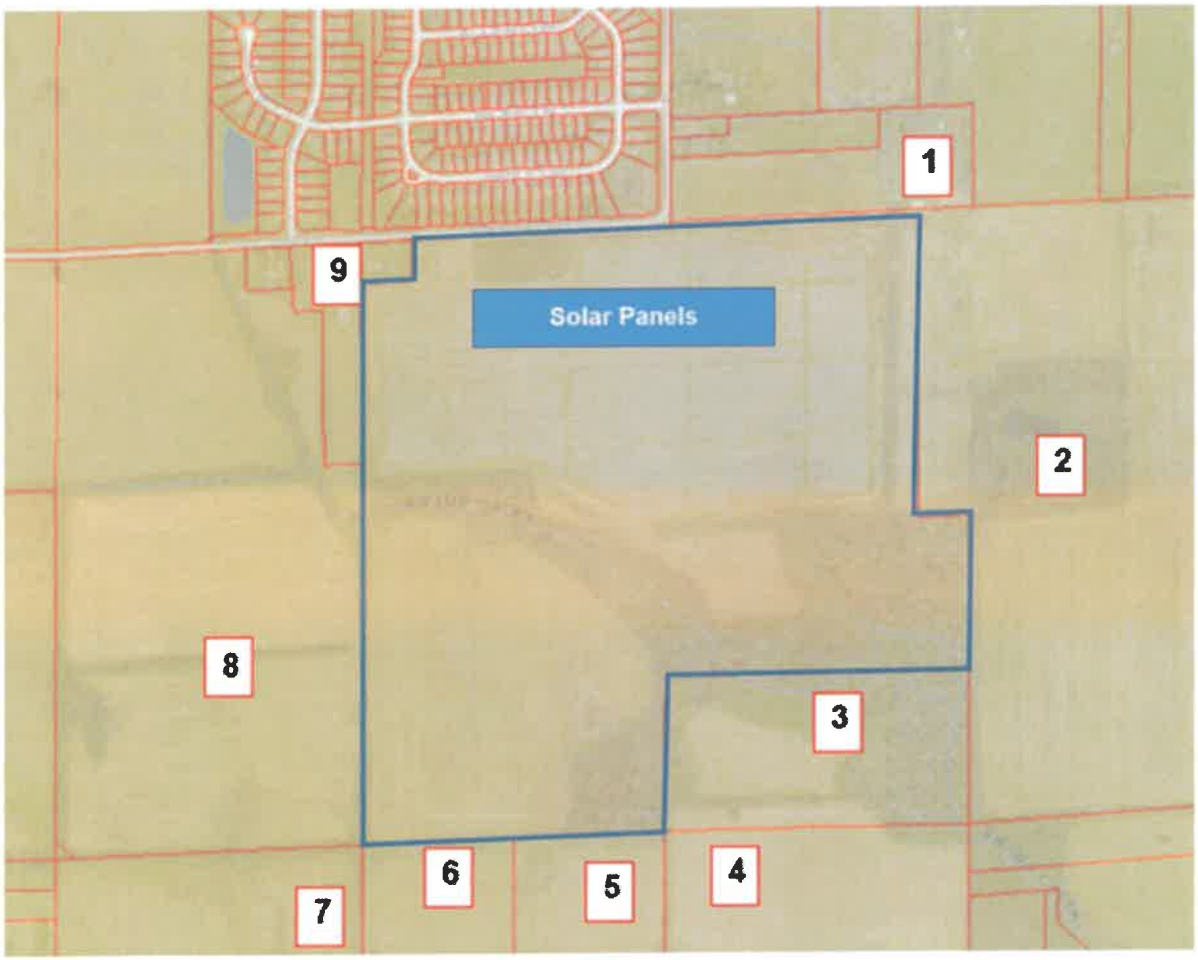
Real Estate Tax Information: Prior to development of the solar farm, in 2013, the owner of this 129-acre site paid real estate taxes of $1,788 annually. After development of the solar farm development, in 2015, real estate taxes increased to approximately $16,405, an 818 percent increase in tax revenue for the site.

PIN	Acres
Marion County, IN 49-13-13-113-001.000-200	129.04
TOTAL	**129.04**

2013 Taxes Paid	2015 Taxes Paid	Tax Increase
$ 1,788	$ 16,405	818%
$ 1,788	**$ 16,405**	**818%**

2013 Assessed Value	2015 Assessed Value	Value Increase
$ 89,400	$ 109,900	23%
$ 89,400	**$ 109,900**	**23%**

The map below, and the maps on the following pages, display the parcels within the solar farm is located (outlined in blue). Properties adjoining this site are numbered for subsequent analysis.



Dominion Indy III - Adjoining Properties

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PAIRED SALES ANALYSIS

We have considered two types of paired sales analysis with regards to the Dominion Indy III solar farm. The first compares sales of Adjoining Properties (Test Area Sales) to the solar farm after the completion of the solar farm site to similar properties not proximate to the solar farm (Control Area Sales). We utilized this type of paired sale analysis for all three groups of Adjoining Properties under study.

The second type of paired sale analysis is known as a Before and After analysis which compares sales of Adjoining Properties that occurred prior to the announcement of the solar farm with the sales of the same Adjoining Properties after the completion of the solar farm development. We were able to use home sale data from the Crossfield subdivision that is located to the north of the solar site, across West Southport Road, for this analysis.

GROUP 1

Adjoining Property 2 is a vacant 86.96-acre agricultural parcel located to the east of the solar site. Adjoining Property 2 sold in October 2017 and was considered for a paired sale analysis, known as a Test Area Sale, in Group 1.

The property line of this unimproved parcel is approximately 166 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 12.

Test Area Sale Group 1 - Agricultural Land								
Adjoining Property #	Address	Sale Price	Site Size (AC)	NCCPI Index	Wetlands	Floodplain	Sale Price/AC	Sale Date
Adjoining Property 2	5755 W Southport Rd, Indianapolis, IN	$738,584	89.96	63.4	1%	Zone X	$8,210	Oct-17

Soil Productivity and Land Value Trends and the NCCPI Productivity Index

Crop yields have been the basis for establishing a soil productivity index, and are used by county assessors, farmers, and market participants in assessing agricultural land. While crop yields are an integral part in assessing soil qualities, it is not an appropriate metric to rely on because "yields fluctuate from year to year, and absolute yields mean little when comparing different crops. Productivity indices provide a single scale on which soils may be rated according to their suitability for several major crops under specified levels of management such as an average level."[1] The productivity index, therefore, not crop yields, is best suited for applications in land appraisal and land-use planning.

The United States Department of Agriculture's (USDA) National Resources Conservation Services (NRCS) developed and utilizes the National Commodity Crop Productivity Index (NCCPI) as a national soil interpreter and is used in the National Soil Information System (NASIS), but it is not intended to replace other crop

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production models developed by individual states.[17] The focus of the model is on identifying the best soils for the growth of commodity crops, as the best soils for the growth of these crops are generally the best soils for the growth of other crops.[18] The NCCPI model describes relative productivity ranking over a period of years and not for a single year where external influences such as extreme weather or change in management practices may have affected production. At the moment, the index only describes non-irrigated crops, and will later be expanded to include irrigated crops, rangeland, and forestland productivity.[19]

Yields are influenced by a variety of different factors including environmental traits and management inputs. Tracked climate and soil qualities have been proven by researchers to directly explain fluctuations in crop yields, especially those qualities that relate to moisture-holding capacity. Some states such as Illinois have developed a soil productivity model that considers these factors to describe "optimal" productivity of farmed land. Except for these factors, "inherent soil quality or inherent soil productivity varies little over time or from place to place for a specific soil (map unit component) identified by the National Cooperative Soil Survey (NCSS)."[20] The NRCS Web Soil Survey website has additional information on how the ratings are determined. The **State of Indiana** does not have its own crop production model and utilizes the NCCPI.

In analyzing agricultural land sales for Control Area Sales with similar characteristics to Adjoining Property 2, we have excluded any parcels with NCCPI soil indices less than 50.0 and greater than 85.0.

We identified and analyzed four Control Area Sales that were comparable in location, size, and use that were not located in close proximity to the solar farm. The Control Area Sales for Adjoining Property 2 are land tracts that were larger than 20 acres and utilized specifically as farmland. We excluded sales that were bank-owned, those between related parties, split transactions, and land with significant improvements.

The Control Area Sales that are included in this analysis sold within a reasonable time frame from the sale date of the Test Area Sale and are similar to the Test Area Sale in physical characteristics.

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[17] Agricultural land rental payments are typically tied to crop production of the leased agricultural land and is one of the primary reasons the NCCPI was developed, especially since the model needed to be consistent across political boundaries.
[18] Per the User Guide for the National Commodity Crop Productivity Index, the NCCPI uses natural relationships of soil, landscape and climate factors to model the response of commodity crops in soil map units. The present use of the land is not considered in the ratings.
[19] AgriData Inc. Docs: http://support.agridatainc.com/NationalCommodityCropProductivityIndex(NCCPI).ashx
[20] USDA NRCS's User Guide National Commodity Crop Productivity Index (NCCPI)

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Dominion Indy III - Group 1: Test Area Sale Map

The Control Area Sales were adjusted for market conditions using a regression and trend analysis to identify the appropriate monthly market condition adjustment. Using the agricultural land sale data published in the *Land Sales Bulletin,*[21] from January 2016 through December 2017, which includes reliable and credible data for analysis, we extracted a monthly rate of change of 0.50 percent.

The results of our analysis for Adjoining Property 2, in Group 1 are presented on the following page.

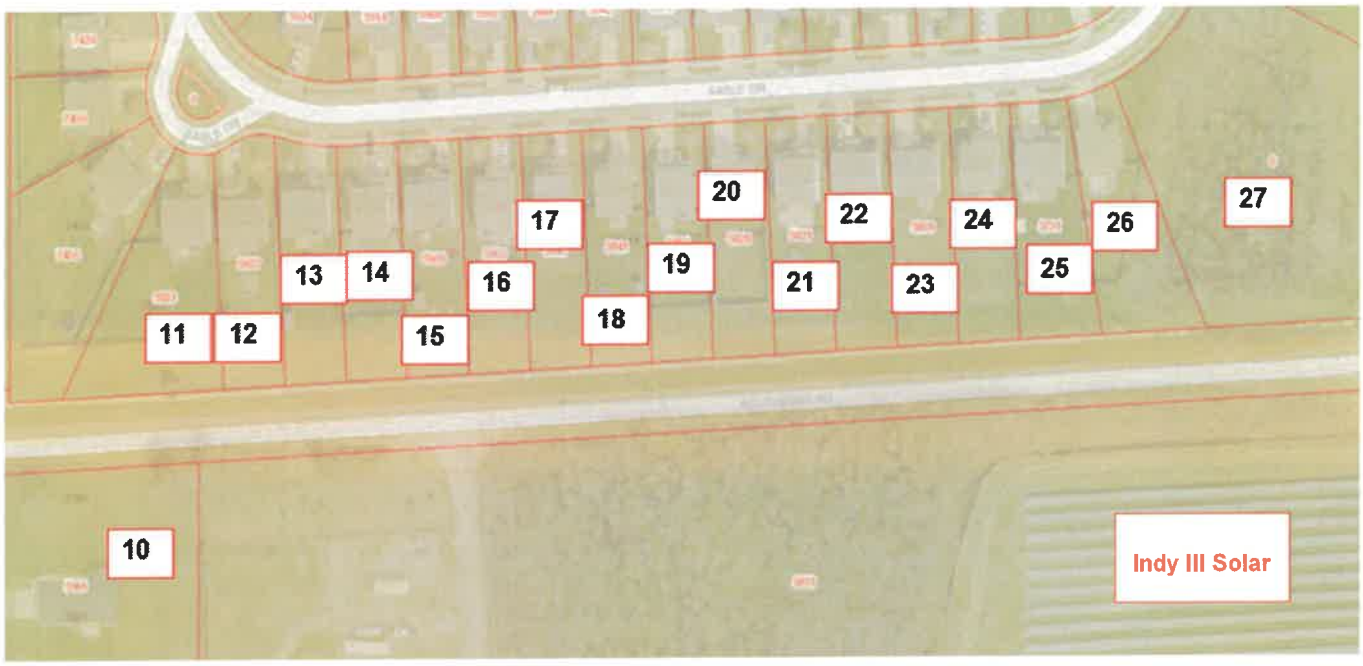
[21] https://www.landsalesbulletin.com/

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CohnReznick Paired Sale Analysis Dominion Indy III Solar Group 1 - Agricultural Land		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per Acre
Test Area Sale (Adjoining Property 2)	Yes: Solar Farm was completed by the sale date	$8,210
Control Area Sales (4)	No: Not adjoining solar farm	$8,091
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		1.47%

Noting the relatively low price differential, in which the Test Area Sale was higher than the median for the Control Areas Sales, it does not appear that the Dominion Indy III solar farm had any negative impact on the adjoining agricultural property value.



Dominion Indy III Solar - Adjoining Properties

We idenitified a total of nine Adjoining Properties that sold after the develoment of the solar farm as single-family home uses. Adjoining Properties 11, 13, 14, 15, 18, 20, 22, 24 and 26 were analyzed in two paired sales analyses (Group 2 and Group 3). These nine properties were analyzed as single-family homes and they are located in the Crossfield subdivision, across West Southport Road from the solar site, as seen in the map above.

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It should be noted that Adjoining Properties 11 and 24 have sold more than once since the solar farm was constructed, and each sale is included in the analysis. Adjoining Property 11 sold first in December 2015 and later in July 2018, approximately two and a half years later. Adjoining Property 24 sold first in February 2014 and later in April 2019, approximately five years later. Our research indicated that these were arm's-length sales.

The nine Adjoining Properties that were included in our paired sales analysis were divided into two groups, based on the sale dates of the Test Area Sales.

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GROUP 2

For Group 2 (sales in 2014 – 2016), we analyzed four Control Area Sales with similar location, square footages, lot sizes, and ages that sold within a reasonable time frame from the median sale date of the Group 2 Test Area Sales.

Test Area Sales Group 2									
Adj. Property #	Address	Median Sale Price	Median Site Size (AC)	Median Beds	Median Baths	Median Year Built	Median Square Feet	Median Sale Date	Median Price PSF
11, 20, 22, 24	5933 Sable Dr, 5829 Sable Dr, 5813 Sable Dr, 5737 Sable Dr	$129,375	0.23	4	2.0	2008	2,163	Jul-15	$60.61

The Test Area Sales in Group 2 are located between 230 feet and 404 feet from the house to the solar panels. The Control Area Sales for Group 2 are located beyond this area in other areas of the Crossfield Division and in other nearby subdivisions.



Dominion Indy III – Group 2: Test Area Sales

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GROUP 3

For Group 3 (sales occurring in 2017 - 2019), we analyzed a set of seven Control Area Sales with similar locations, square footages, lot sizes, and ages that sold within a reasonable time frame from the median sale date of the Group 3 Test Area Sales.

Dominion Indy III Solar Test Area Sales Group 3									
Adj. Property #	Address	Median Sale Price	Median Site Size (AC)	Median Beds	Median Baths	Median Year Built	Median Square Feet	Median Sale Date	Median Price PSF
11, 13, 14, 15, 18, 24, 26	5933 Sable Dr, 5921 Sable Dr, 5915 Sable Dr, 5909 Sable Dr, 5841 Sable Dr, 5737 Sable Dr, 5731 Sable Dr	$169,900	0.23	3	2.5	2006	2,412	Jul-18	$72.15

The Test Area Sales in Group 3 are located between 227 feet and 419 feet from the house to the solar panels. The Control Area Sales are located beyond this area, in other areas of the Crossfield Division, and in other nearby subdivisions.



Dominion Indy III – Group 3: Test Area Sales

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Control Area Sales in Groups 2 and 3 were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

CohnReznick Paired Sale Analysis Dominion Indy III Solar Group 2		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (4)	Adjoining solar farm	$60.61
Control Area Sales (8)	No: Not adjoining solar farm	$57.84
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		**4.78%**

CohnReznick Paired Sale Analysis Dominion Indy III Solar Group 3		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (7)	Adjoining solar farm	$72.15
Control Area Sales (11)	No: Not adjoining solar farm	$71.69
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		**0.65%**

The Test Area Sales in Group 2 sold between 18 and 75 days on market (0-3 months), while the Control Area Sales in Group 2 sold between 2 and 649 days on market (0-23 months). The Test Area Sales in Group 3 sold between 3 and 75 days on market (0-3 months), while the Control Area Sales in Group 3 sold between 2 and 89 days on market (0-3 months).

Noting the relatively low price differentials, it does not appear that the Dominion Indy III solar farm had any negative impact on adjoining residential property values.

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BEFORE ANNOUNCEMENT AND AFTER CONSTRUCTION OF THE SOLAR FARM ANALYSIS

Due to the number of sales over time in the Crossfield subdivision, we were able to conduct an analysis on the prices of single-family homes before the solar farm announcement date in comparison to the prices of single-family homes after the construction of the Dominion Indy III solar farm. This analysis shows the appreciation rates of homes in the subdivision over the period before the solar farm was announced to after construction was complete. If there were a difference in the appreciation rates of homes within the Test Area (homes adjoining the solar farm) from the homes within the Control Areas (homes not adjoining the solar farm), we would expect to see it in the results of this analysis. We have provided our conclusions from the analysis below, and the following page displays an explanatory chart.

- The Before the Announcement of the solar farm period is from 2006 to July 2012. The After Construction of the solar farm period is from December 2013 to 2019.
- 25 Test Area Sales were sold from 2006 to 2019 and 46 Control Area Sales sold from 2008 to 2019.
    - The Test Area Sales are homes located adjoining the Dominion Indy III Solar Farm in the Crossfield subdivision.
    - The Control Area Sales are homes located in the remainder of the Crossfield subdivision, not adjoining the solar farm.
- In both the Test Area Sales (ORANGE) and Control Area Sales (BLUE) plotted on the chart on the following page, new construction homes sold through 2011, prior to announcement of the solar farm.
- The dotted lines are polynomial trend lines plotted by Microsoft Excel in order to illustrate and approximate the "average" trend of each set of data.
- After construction of the solar farm, in parallel with the improving economic climate (as depicted by the Red lines representing the Federal Housing Finance Agency's House Price Index for the East North Central region that includes Indiana), it appears that unit prices for both the Test Area Sales and the Control Area Sales appreciated at a similar rate over the period from 2013 to 2019.
- The economic climate improved in the period from 2013 to 2019, as shown by the Red line representing the Federal Housing Finance Agency's House Price Index for the East North Central region that includes Indiana. After construction of the solar farm, in parallel with the improving economic climate, it appears that unit prices for both the Test Area Sales and the Control Area Sales appreciated at a similar rate over the period from 2013 to 2019.

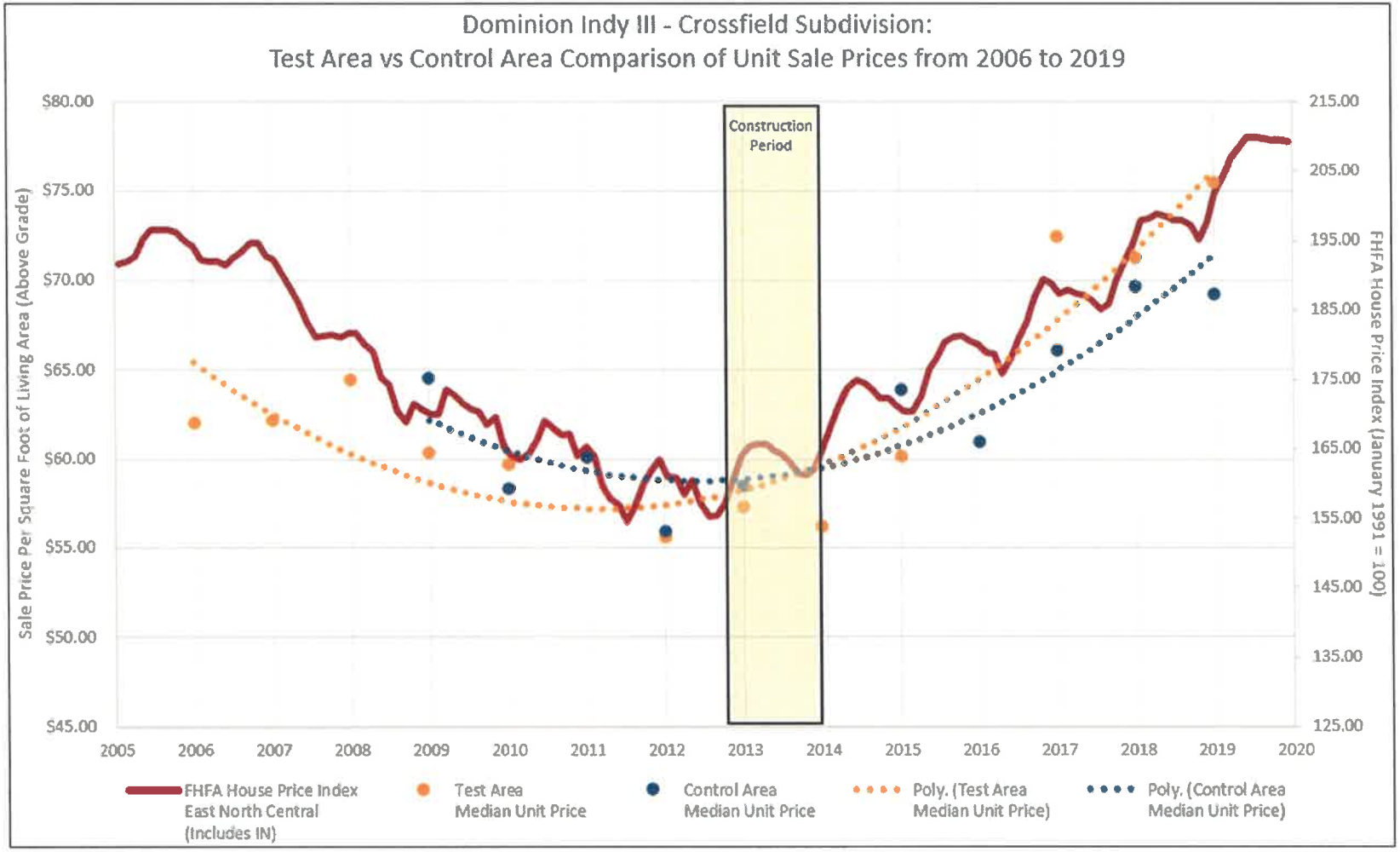
A difference in appreciation rates does not appear to exist between Test Area Sale homes versus the Control Area Sale homes.

Sale prices of single-family homes after the construction of the solar farm exhibit a similar appreciation trend as sales prior to the solar farm announcement. Overall, our findings indicate that there *is not a consistent and measurable difference* in prices that exists in association with homes proximate to the Dominion Indy III solar farm

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ANALYSIS OF BEFORE ANNOUNCEMENT AND AFTER CONSTRUCTION OF THE DOMINION INDY III SOLAR FAR



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SOLAR FARM 5: SUNFISH FARM SOLAR, WAKE COUNTY, NORTH CAROLINA

Coordinates: Latitude 35 33.457, Longitude 78 44.190

PIN: 675874971

Total Land Size: Approximately 49.6 acres

Date Project Completed: December 2015

Output: 5 MW AC



This Sunfish Farm solar facility is located in the southern portion of Wake County, North Carolina, approximately 16 miles south of Raleigh. The solar facility was placed into service in December 2015 and has a power generating capacity of 5 MW AC. The solar facility was developed by Cypress Creek Renewables, which has built several community-scale solar farms in North Carolina.

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The Surrounding Area: The Sunfish Farm solar facility is surrounding by single family homes, some of which are in subdivisions, as well as agricultural and forest land. The local area is accessible from Raleigh via Fayetteville Road (US Hwy 401) and Interstate 40. The Sunfish Farm solar farm is located southwest of the town of Fuquay-Varina, which has experienced considerable population growth over the past 10 years due to the area's proximity to Research Triangle Park (Raleigh, Durham, Chapel Hill).

The Immediate Area: The solar farm is buffered from residences and road frontages by trees and is surrounded by fencing. The solar farm is clearly visible from the roadways. Immediate land uses surrounding the solar farm include residential homes to the north, some residential homes (some that also contain commercial uses) to the west, agricultural land to the south, and agricultural land and residential homes to the east.

There is an 11.25-acre carve-out of land in the original, larger farmland parcel that was split from the parent parcel in 2014, as pictured below. Both the carved out parcel and the solar farm parcel are owned by an individual who leases the land for the solar farm use.



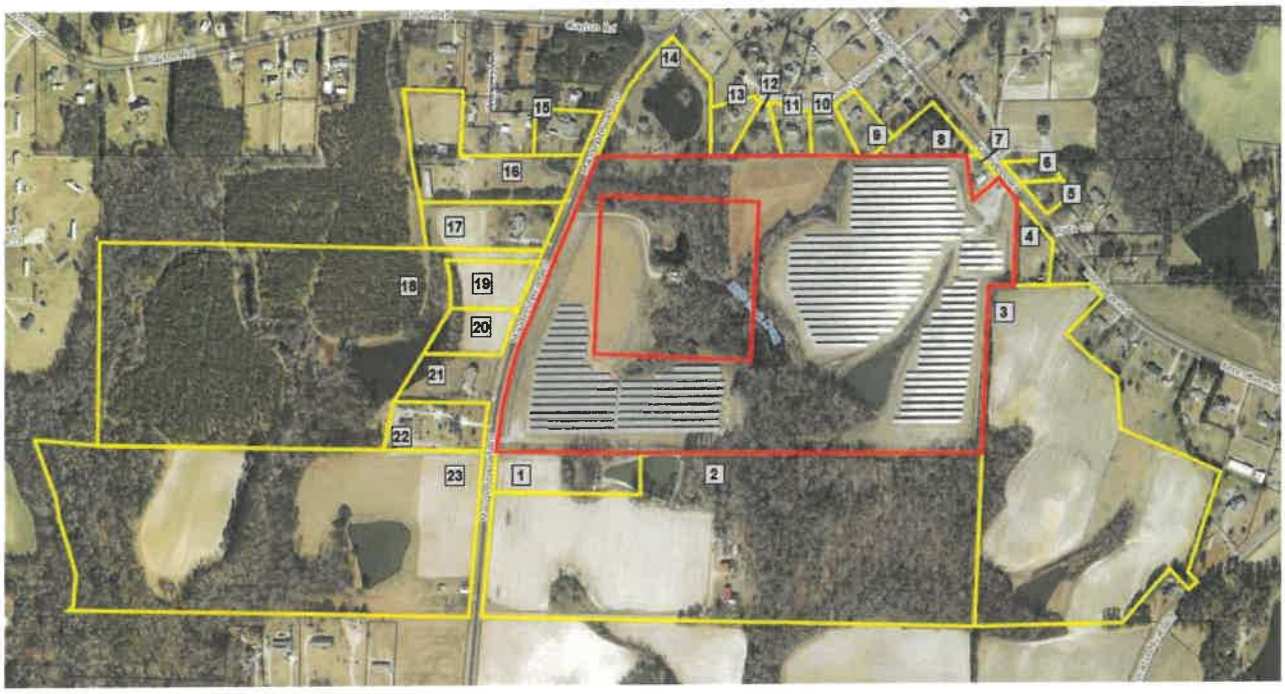
Real Estate Tax Information: Solar farms in North Carolina are assessed as personal property, separate from the land assessment. After the solar farm was placed into service, there was an increase of 180 percent in total assessed value, and 203 percent increase in total taxes paid.

PIN	Acres	2013 Taxes Paid (Per Acre)	2016 Taxes Paid (Per Acre)	Tax Increase	2013 Assessed Value (Per Acre)	2016 Assessed Value (Per Acre)	Value Increase
Wake County, NC							
675874971 (Post 2015 Split)	49.60	$ 119.52	$ 105.33		$ 18,589	$ 15,123	
Personal Property Tax		$ -	$ 256.81		$ -	$ 36,871	
TOTAL	**49.60**	**$ 119.52**	**$ 362.14**	**203%**	**$ 18,588.83**	**$ 51,994.82**	**180%**

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The map below displays the properties adjoining the solar arrays and are numbered for subsequent analysis (outlined in yellow).



Sunfish Farm Solar - Adjoining Properties

PAIRED SALES ANALYSIS

We have considered only one type of paired sales analysis, comparing sales of properties not proximate to the solar farm (Control Area Sales) to the sales of adjoining properties (Test Area Sales) after the completion of the solar farm project. We were able to identify two Adjoining Properties to the Sunfish Farm solar facility that sold after the solar installation was placed into service (Adjoining Properties 10 and 15). These sales were analyzed in separate Test Area Sale groups based on home type (conventional single-family home and manufactured single-family home) and sale dates.

We collected Control Area Sale data from the Wake County Real Estate database which summarizes data directly from the Real Estate Assessor website for the county. We have also reviewed other public records and verified marketing information through online sources such as Zillow.com, Redfin.com, Realtor.com and Estately.com. We have verified these sales through county records, conversations with brokers, and the County Assessor's Office. We excluded sales that were not arm's length, such as REO sales or bank-owned properties, or those between related parties.

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GROUP 1

Adjoining Property 10 (Test Area Sale 1) was considered for a paired sales analysis, and we analyzed this property as a single-family home use. The property is a single-story 1,470 square foot home located on a 0.79-acre lot that sold in September 2017. This property line is approximately 50 feet from the closest solar panel, and the improvements are approximately 200 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 10.

SUNFISH FARM SOLAR TEST AREA SALE GROUP 1										
Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Home Size (SF)	Improvements	Sale Price/SF	Sale Date
Test Sale 1 Adjoining Property 10	7513 Glen Willow Court	$188,000	0.79	3	2	1989	1,470	One-Story, No Basement	$127.89	Sep-17

We have identified 14 single-family home sales in the Control Area Sale group that are located within Wake County, either in Middle Creek Township or Panther Branch Township. They were built generally from 1989 to 1999 and are each similar in square footage and layout, as well as quality of construction, to the Test Area Sale and they sold within a reasonable time frame from the sale date of the Test Area Sale.



Sunfish Farm Solar - Group 1: Test Area Sale Map

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It is informative to note that the marketing time (from list date to closing date) for Control Area Sales ranged from 30 to 127 days on market, and the marketing time for Adjoining Property 10 was 98 days, which is within the range of the Control Area Sales. This is an indication that the marketability of the Test Area Sale was not negatively influenced by proximity to the solar farm.

We adjusted the Control Area Sales for market conditions using the compounded monthly growth rate exhibited in the FHFA House Price Index, for the period from December 2015 to the end of December 2018 (36 months).

When adjusting sales prices for market conditions (time between date of Test Area Sale and Control Area Sales date) throughout this analysis we have used regression analysis to identify the appropriate monthly market conditions adjustment. We utilized the Federal Housing Finance Agency House Price Index (FHFA HPI) for the 27592 zip code to determine the average monthly rate of appreciation. The FHFA HPI is a broad measure of the movement of single-family house prices. The FHFA HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or re-financings on the same properties. The FHFA HPI serves as a timely, accurate indicator of house price trends at various geographic levels.[22]

The results of the paired sales analysis for Adjoining Property 10 are presented below.

CohnReznick Paired Sales Analysis Sunfish Farm Solar GROUP 1 - Adjoining Property 10		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sale (1)	Yes: Adjoining solar farm	$127.89
Control Area Sales (14)	No: Not adjoining solar farm	$124.86
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		**2.43%**

The difference between the unit price of the Test Area Sale and the Adjusted Median Unit Price of the Control Area Sales is considered within the range for a typical market area.

Noting no negative price differential, it does not appear that the Sunfish Farm solar installation impacted the sale price of the Test Area Sale, Adjoining Property 10.

[22] https://www.fhfa.gov/DataTools/Downloads/Pages/House-Price-Index.aspx

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GROUP 2

Adjoining Property 15 (Test Area Sale) was considered for a paired sales analysis, and we analyzed this property as a manufactuerd single-family home use, with 1,860 square feet of improvements, on a parcel of 1.24-acres, that sold in October 2019. The property line for this property is approximately 665 feet from the closest solar panel, and the improvements are approximately 760 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 15.

SUNFISH FARM SOLAR TEST AREA SALE GROUP 2										
Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Home Size (SF)	Improvements	Sale Price/SF	Sale Date
Test Sale 1 Adjoining Property 15	7608 Maude Stewart Road	$125,000	1.24	2	2	1990	1,860	One-Story, Manufactured, No Basement	$67.20	Oct-19

In Group 2, we have studied only homes on lots between 0.50 and 1.60 acres and homes that are greater than 1,750 square feet, built between 1990 and 2003, so as to be comparable to the Test Area Sale home. The Control Area Sales sold within a reasonable time frame from the sale date of the Test Area Sale and are similar to the Test Area Sale in physical characteristics, that is they are one-story manufactured homes with no basements, that are located in Wake County, either in Middle Creek Township or Panther Branch Township.



Sunfish Farm Solar - Group 2: Test Area Sale Map

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We analyzed the eight Control Area Sales and adjusted the Control Area Sales for market conditions using the compounded monthly growth rate exhibited in the FHFA House Price Index, for the period from December 2018 to December 2020 (24 months).

The results of the paired sales analysis for Adjoining Property 15 are presented below.

CohnReznick Paired Sales Analysis Sunfish Farm Solar GROUP 2 - Adjoining Property 15		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sale (1)	Yes: Adjoining solar farm	$67.20
Control Area Sales (8)	No: Not adjoining solar farm	$66.23
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		**1.47%**

The unit sale price of the Test Area Sale was slightly higher than the median adjusted unit sale price of the Control Area Sales and is considered within the range for a typical market area.

Noting no negative price differential, it does not appear that the Sunfish Farm solar installation impacted the sale price of the Test Area Sale, Adjoining Property 15.

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SOLAR FARM 6: 2662 FREEPORT SOLAR CSG, STEPHENSON COUNTY, IL

Coordinates: Latitude 42.33941447101255, Longitude -89.6394781667045

PIN: 08-00-13-800-001

Total Land Size: 17.84 acres

Date Project Announced: N/A

Date Project Completed: December 2020

Output: 2.0 MW AC



Approximate 2662 Freeport Solar CSG boundaries outlined in yellow, aerial imagery provided by Google Earth

2662 Freeport Solar CSG is located in Stephenson County, Illinois and is accessible via Illinois Route 26 N. The solar farm was developed by Borrego Solar Systems, Inc. and RECON Corporation and the improvements are owned by 2662 Freeport Solar I LLC. The solar farm went into operation in December 2020 with a total of 140,438 square feet of solar panels. The 17.84-acre solar farm was located on a larger 45-acre parcel that was replatted in January 2021. The underlying land of the solar farm sold in May 2022 for $200,000, with a 20-year ground

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lease for the solar panels. The remaining portion of the parcel – 27.16 acres – includes a single-family home, farm buildings, and farmland and has an easement for access to the solar site.

The Surrounding Area: The 2662 Freeport Solar CSG installation is located in Stephenson County, directly north of the City of Freeport. Stephenson County is located on the northern border of the state of Illinois, along the border with Wisconsin. The solar site is approximately 3 miles north of downtown Freeport and 100 miles northwest of the City of Chicago.

The 2662 Freeport Solar CSG project is one of 134 solar farms in Illinois and one of nine solar farms located within Stephenson County. The 2662 Freeport Solar CSG project is a similar size to all of the existing solar farms in Illinois with the exception of seven that are significantly larger and have output ranging from 10 to 200 MW. All of the solar farms in Stephenson County have capacity of 2.0 MW, similar to 2662 Freeport Solar CSG.

The Immediate Area: The solar farm is located in between W. Winneshiek Road to the north, Jay Street to the south, Blumenthal Road to the west, and Route 26 N to the east. The solar site is surrounded by farmland to the north and west, farmland and farmhouse buildings to the east, and single-family homes in a community surrounding Willow Lake to the south. The parcel lines of the single-family homes to the south are lined with mature trees. The single-family home located adjacent to the east of the solar site is surrounded by mature trees while the farm buildings have direct views of the solar site.

Real Estate Tax Info: In 2021 (payable 2022), the assessed value of the improvements was $145,333 and the owner paid $16,038 in real estate taxes. The 2021 assessed value of the underlying land was $2,404 and the participating the landowner paid $265 in real estate taxes. Prior assessment and tax information was unavailable given the split of the parcels, and the previous assessment and taxes included the larger 45-acre site and structures.

Adjoining Parcels: The following map displays the parcel in the solar farm site (outlined in red). Properties adjoining the solar parcels are numbered for subsequent analysis.

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2662 Freeport Solar CSG - Adjoining Properties

The surrounding area is primarily populated with agricultural uses to the north, east, and west, and a single-family home residential community to the south. Some of the agricultural parcels contain homesteads on the site and others are fully unimproved.

Adjoining Properties 4, 6, 8, and 9 have no sales data. Therefore, Adjoining Properties 4, 6, 8, and 9 are excluded from further analysis.

Recall, the solar farm under analysis began operations in December 2020. Adjoining Properties 1, 3, 5, 7, and 12 were sold in 2003, 2019, 2002, 2012, and 2008, respectively. These sales did not occur within a reasonable time period prior to /completion. Therefore, Adjoining Properties 1, 3, 5, 7, and 12 were excluded from further analysis.

Adjoining Property 11 sold in December 2021 and is comprised of 27 acres. Adjoining Property 11 consists of the remaining portion of the solar farm's parcel that was subdivided in 2020. Adjoining Property 11 includes a farmhouse, farm buildings, farmland, and an easement for access to the solar farm. We searched Stephenson County for sales of similar properties to Sale 3 with large areas of farmland and farm buildings and only found two comparables sales more than 15 acres. We excluded Adjoining Property 11 as a Test Area Sale given the easement and limited comparable Control Area Sales.

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Therefore, we have only considered Adjoining Properties 2 and 10 for paired sales analysis (identified as Test Area Sales 1 and 2 going forward).

PAIRED SALES ANALYSIS

We considered only one type of paired sales anaylsis, which was comparing sales of properties not proximate to the solar farm (Control Area Sales) to the sales of adjoining properties after the completion of the solar farm project (Test Area Sales). Test Area Sales 1 and 2 are located in the single-family residential subdivision ajdacent to the south of the solar farm and have been utilized as a group of test sales.

We identified Control Area Sale data through the RealQuest database which aggregates real estate sales from public record. We verified these sales through county records and conversations with brokers and sellers. We excluded sales that were not arm's length, such as REO sales or bank-owned properties, or those between related parties.

It is important to note the these Control Area Sales are not adjoining to any solar farm, nor do they have a view of one from the property. Therefore, the announcement nor the completion of the solar farm use could not have impacted the sales price of these properties. Additionally, these Control Area Sales are all located within a one mile radius of the 2662 Freeport Solar CSG project.

Test Area Sale 1 sold in November 2020 for $140,000 after being on the market for 40 days. The property is a single-story 1,750 square foot home with a 2-car attached garage, located on a 0.5-acre lot. The improvements on this property are located approximately 230 feet to the nearest solar panel while the property line is approximately 100 feet to the nearest solar panel. Test Area Sale 2 sold in January 2021 for $150,000 after being on the market for 51 days. The property is a one- to two-story 2,009 square foot home with a 2-car attached garage and 2.5-stall detached garage, located on a 0.5-acre lot. The improvements on this property are located approximately 330 feet to the nearest solar panel while the property line is approximately 280 feet to the nearest solar panel.

The table on the following page outlines the characteristics of the Test Area Sales.



Test Area Sale 1



Test Area Sale 2

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2662 Freeport Solar 1 CSG Test Area Sales										
Sale #	Address	Sale Price	Beds	Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price/ SF	Sale Date
1	1424 Jay St. Freeport, IL 61032	$140,000	3	2.0 (1 full, 2 half)	1979	1,750	1-story SFH with 2-car attached garage	0.5	$80.00	Nov-20
2	1226 Jay St. Freeport, IL 61032	$150,000	3	2.5	1977	2,009	1-2 story SFH with 2-car attached garage and detached 2.5 stall garage	0.5	$74.66	Jan-21

We analyzed 14 Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within 12 months from the median sale date of the Test Area Sales. The Control Area Sales are single-family homes with three to four bedrooms and 2 to 2.5 baths, consist of between 1,200 square feet and 2,300 square feet of gross living area, and built between 1957 and 1993. The Control Area Sales have a partial unfinished basement or finished basement, and are located on lots between 0.3 and 0.6 acres in size.

The Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeated-sales index measuring the average price changes in repeat sales or refinancing of the same properties. The result of our analysis for the 2662 Freeport Solar CSG project is presented below.

CohnReznick Paired Sales Anaysis 2662 Freeport Solar 1 CSG		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Test Area Sales (2)	Yes: Adjoining solar farm	$77.33
Control Area Sales (14)	No: Not adjoining solar farm	$76.08
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		1.65%

The marketing time (from list date to closing date) for Control Area Sales ranged from 16 to 87 days on market with a median of 61 days. The marketing time for to Test Area Sales ranged from 40 to 51 days, which is within the range of the Control Area Sales and below the median, ***and we note no significant marketing time differential.***

The small differential between the Test Area Sale and the Control Area Sales is within the range of normal market variance, and therefore it does not appear that the 2662 Freeport Solar CSG installation impacted the sale price of the Test Area Sales.

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We contacted the selling broker of Test Area Sale 2, Julie Wenzel of RE/MAX Town Lake & Country, who indicated that proximity to the solar farm did not impact the sale of the property.

Additionally, we spoke with Cami Grossenbacher, Stephenson County Deputy Assessor, who stated that there has been *no impact on property values due to their proximity to the **2662 Freeport Solar CSG** project.*

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SOLAR FARM 7: PORTAGE SOLAR FARM, PORTAGE, PORTER COUNTY, INDIANA

Coordinates: Latitude 41.333263, Longitude -87.093015

PIN: 64-06-19-176-001.000-015

Total Land Size: 56 AC

Date Project Announced: February 2012

Date Project Completed: September 2012

Output: 1.96 MW AC (1.5 MW DC)

The solar farm was developed by Ecos Energy, a subsidiary of Allco Renewable Energy Limited, and is currently owned by PLH, Inc. This solar panels are ground-mounted the facility has the capacity for 1.96 Megawatts (MW) AC of power, which is enough to power 300 homes. This solar farm consists of 7,128 solar modules which are of a fixed tilt installation and it contains three inverters.

The Surrounding Area: The Portage Solar Farm is located outside the City of Portage, in Portage Township, approximately 2.5 miles to the southeast of the city center. The solar farm is also approximately two miles northwest of South Haven, a neighboring residential community. Portage Township is in the northern portion of Porter County, which is in the northwestern corner of the state of Indiana. The solar farm is approximately 45 miles southeast of downtown Chicago.

The Immediate Area: This solar farm is located on the south side of Robbins Road, and is surrounded to the west, south, and east by agricultural land. Just beyond the agricultural land buffer, uses to the west and east area single family homes, and to the south is an apartment complex and a commercial development with an IMAX movie theater and restaurants. To the north of the solar farm, across Robbins Road uses consist of a residential subdivision and vacant land. The solar farm and surrounding properties have a Valparaiso mailing address.

The solar farm is fenced from adjacent properties by a fence that surrounds all of the solar panels. Natural vegetation borders the northern, and eastern sides of the larger agricultural parcel the solar farm is nestled within.

Real Estate Tax Information: The taxes on the 56 acres of farmland were $1,400 per year prior to the solar farm development. After the solar farm was developed, only 13 acres (23 percent of the site) were re-assessed and the remaining 43 acres continued to be farmed. The total real estate tax bill increased to $16,350 after the solar farm was built, including both uses on the site. This indicates that the real estate taxes for the solar farm increased from $25 per acre to $1,175 per acre after the solar farm was developed.

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The map below displays the solar farm parcel shaded in blue, and the adjoining properties (outlined in red). Adjoining Properties to the solar farm are numbered for subsequent analysis.



Portage Solar Farm - Adjoining Properties

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Portage Solar Farm - Adjoining Properties

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PAIRED SALES ANALYSIS

Adjoining Properties 1 and 7 (Test Area Sales) were each considered for a paired sales analysis. Adjoining Property 1 was analyzed as homestead-small farmland tract since at the time of purchase the site was used only as agricultural land. The buyer bought it as vacant land and subsequently built a home on the site. Adjoining Property 7 was analyzed as a single-family home use.

GROUP 1

For Adjoining Property 1 (Group 1), the property line is approximtately 836 feet from the closest solar panel and the residential home that was eventually built is approximately 1,228 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 10.

Portage Solar Test Area Sale Group 1								
Adj. Property #	Address	Sale Price	Site Size (AC)	PI Index (Corn)	Year Built	Vacant at the Time of Sale	Sale Price per Acre	Sale Date
1	442 W 875 N, Valparaiso	$149,600	18.70	139.30	2017 (After Purchase)	Yes	$8,000	Feb-14

In Group 1, we analyzed nine Control Area Sales of homesteads-small farmland tracts that sold within a reasonable time frame from the sale date of Adjoining Property 1. All Control Area Sales were adjusted for market conditions using regression analysis to identify the appropriate monthly market conditions adjustment.

The result of our analysis for Group 1 is presented below.

CohnReznick Paired Sale Analysis Portage Solar Group 1		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price Per Acre
Test Area Sales (1)	Adjoining solar farm	$8,000
Control Area Sales (9)	No: Not adjoining solar farm	$7,674
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		4.25%

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GROUP 2

For Adjoining Property 7 (Group 2), the residential home is approximately 1,227 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 7.

Portage Solar Test Area Sale Group 2									
Adj. Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Square Feet	Sale Price per SF	Sale Date
7	836 N 450 W Valparaiso	$149,800	1.00	3.0	1.5	1964	1,776	$84.35	Sep-13

For Adjoining Property 7, we analyzed seven Control Area Sales of similar single family homes that sold within a reasonable time frame from the sale date of Adjoining Property 7. All Control Area Sales were adjusted for market conditions using regression analysis to identify the appropriate monthly market conditions adjustment.



Portage Solar - Group 2: Test Area Sale Map

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The result of our analysis for Group 2 is presented below.

CohnReznick Paired Sale Analysis Portage Solar Group 2		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (1)	Adjoining solar farm	$84.35
Control Area Sales (7)	No: Not adjoining solar farm	$84.27
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		**0.10%**

Noting the relatively small price differentials between Test Area Sales and Control Area Sales, with both Test Area Sales (Adjoining Property 1 and 7) having higher unit sale prices than the respective Control Area Sales, it does not appear that the Portage Solar Farm had any negative impact on adjacent property values.

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SOLAR FARM 8: IMPA FRANKTON SOLAR FARM, FRANKTON, INDIANA

Location: Frankton, Madison County, Indiana

Coordinates: Latitude 40.125701; Longitude -85.4626.88

PIN: 48-08-06-500-012.001-020

Total Land Size: 13 acres

Date Project Announced: November 2013

Date Project Completed: June 2014

Output: 1.0 MW AC (1.426 MW DC)

IMPA Frankton Solar Farm is located on the west side of South Lafayette Street, in the Town of Frankton. The solar farm was built in 2014 in joint effort by Inovateus Solar and Indiana Municipal Power Agency (IMPA). This solar farm has the capacity for 1 MW AC and its expected annual output is 1,426 MWh (megawatt hours). The solar farm is separated off from the adjacent properties by a 6 foot fence that surrounds the entirety of the solar panels. From our inspection of the site, we noted that the driveway to access the panels slopes downward and allows some views of the site.

The Surrounding Area: The IMPA Frankton solar farm is located in Lafayette Township, in the central portion of Madison County, Indiana. The solar farm is approximately 50 miles northeast of the center of Indianapolis and 65 miles northeast of the Indianapolis International Airport.

The Immediate Area: The solar installation is relatively centrally located in an undeveloped pocket of the town of Frankton, on the western side of South Lafayette Street. Adjoining parcels to the west include park land featuring baseball fields. Land further to the west is agricultural in nature, actively farmed primarily with row crops. Adjoining parcels to the north are residential with large estate homes. Adjoining the solar farm to the southeast is a single-family home identified in our analysis as Adjoining Property 7, and a baseball field. More farmland is directly south of the solar site. The solar site is adjoining a number of homes located east of the panels, along Lafayette Street. Mature trees at the rear of residential properties act as vegetative buffers.

Across Lafayette Street, to the east, are single-family residential homes forming the southeast quadrant of homes in Frankton.

All of the adjacent land parcels to the solar farm are used for agricultural, residential, or recreational purposes.

The solar farm is surrounded by a chain link fence that contains all the solar panels. Additionally, vegetative buffers along sides facing residential properties were planted as part of the solar farm development.

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Real Estate Tax Information: Prior to development of the solar farm in 2014, the original owner held one parcel of 15.667 acres with a home, pole barn and a utility shed, and no personal property was assessed on this parcel. In 2014 the parcel was split into two parcels and 13 acres was sold to IMPA for development of the solar farm. The owner of the parent parcel of 15.667 acres paid real estate taxes of $1,799 annually, prior to the split. After development of the solar farm, real estate taxes for both parcels, plus personal property tax revenue generated from the solar parcel, caused an increase $8,275, or a 360 percent increase in tax revenue for the entire site.

PIN	Acres	2013 Taxes Paid	2017 Taxes Paid	Tax Increase	2013 Assessed Value	2017 Assessed Value	Value Increase
Madison County, IN							
48-08-06-500-012.000-020 (parent)	15.667 (2013)	$ 1,799	$ 1,402		$ 138,700	$ 127,000	
Personal Property		$ -	$ -		$ -	$ -	
48-08-06-500-012.001-020 (2014 solar parcel split)	13.00 (2017)	$ -	$ 4,063		$ -	$ 137,400	
Personal Property		$ -	$ 2,810		$ -	$ 440,380	
TOTAL	**0.00**	**$ 1,799**	**$ 8,275**	**360%**	**$ 138,700**	**$ 704,780**	**408%**

The map below displays the solar farm parcel (outlined in red). Properties adjoining this parcel are numbered for subsequent analysis.



IMPA Frankton Solar Farm - Adjoining Properties

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PAIRED SALES ANALYSIS

We have performed a paired sales analysis with regards to the IMPA Frankton solar farm. The analysis compares sales of Adjoining Properties to the solar farm after the completion of the solar farm site (Test Area Sales) to similar properties not proximate to the solar farm (Control Area Sales). We utilized this type of paired sale analysis for both groups of Adjoining Properties under study.

GROUP 1

In Group 1, we identified and analyzed six Control Area Sales that were comparable to the Test Area Sale in location, size, and use that were not located in close proximity to the solar farm. We excluded sales that were bank-owned, or otherwise non arms'-length transactions. Adjoining Property 2 was manufactured single-family home use.

IMPA Frankton Solar Farm Test Area Sales Group 1									
Adj. Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Home Size (SF)	Sale Date	Price PSF
2	607 S. Lafayette St Frankton, IN	$41,900	0.37	2	2	1991	1,466	Jun-15	$28.58

We identified six Control Area Sales that are included in this analysis that sold within a reasonable time frame from the sale date of the Test Area Sale (Adjoining Property 2) and are similar to the Test Area Sale in physical characteristics.

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IMPA Frankton Solar Farm – Group 1: Test Area Sale Map

Control Area Sales in Group 1 were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

CohnReznick Paired Sale Analysis IMPA Frankton Solar Farm Group 1		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price per SF**
Test Area Sale (1)	Adjoining Solar Farm	$28.58
Control Area Sales (6)	No: Not adjoining solar farm	$28.42
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		**0.56%**

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GROUP 2

In Group 2, we identified and analyzed five Control Area Sales that were comparable to the Test Area Sale (Adjoining Property 7) in location, size, and use that were not located in close proximity to the solar farm. We excluded sales that were bank-owned, or otherwise non arms'-length transactions. Adjoining Property 7 was analyzed as a single-family home use.

IMPA Frankton Solar Farm Test Area Sales Group 2									
Adj. Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Home Size (SF)	Sale Date	Price PSF
7	713 S. Lafeytte St Frankton, IN	$131,000	3.04	4	2	2003	2,500	Oct-16	$52.40

We identified five Control Area Sales that are included in this analysis that sold within a reasonable time frame from the sale date of the Test Area Sale and are similar to the Test Area Sale in physical characteristics.



IMPA Frankton Solar Farm – Group 2: Test Area Sale Map

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Control Area Sales in Group 2 were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

CohnReznick Paired Sale Analysis IMPA Frankton Solar Farm Group 2		
No. of Sales	Potentially Impacted by Solar Farm	Adjusted Median Price per SF
Test Area Sale (1)	Adjoining Solar Farm	$52.40
Control Area Sales (5)	No: Not adjoining solar farm	$51.47
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		1.81%

Noting the relatively small price differential, in which the Test Area Sales were higher than the median for the Control Areas Sales, in both Groups 1 and 2, it does not appear that the IMPA Frankton solar farm had any negative impact on adjoining property values.

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SOLAR FARM 9: JEFFERSON COUNTY COMMUNITY SOLAR GARDEN, JEFFERSON COUNTY, COLORADO

Coordinates: Latitude 39.859564, Longitude -105.1497

PIN: 29-194-01-037

Total Land Size: 13.63 acres

Date Project Announced: November 2013

Date Project Completed: May 2016

Output: 1.2 MW AC

The Jefferson County Community Solar Garden is adjacent to the Whisper Creek residential subdivision, just outside the City of Arvada, and was developed by SunShare Management. This solar farm has the capacity for 1.2 Megawatts (AC) of power, which is enough to power 300 homes. After two months of operation, the solar farm was 100 percent subscribed and its three largest customers are the cities of Arvada and Northglenn, as well as the Green Mountain Water and Sanitation District.

The Surrounding Area: The Whisper Creek subdivision is located between the Welton Reservoir to the west and Standley Lake to the east. To the northwest of the subdivision lies the Colorado Hills Open Space and the Rocky Flats national Wildlife Refuge. The subdivision is primarily in the City of Arvada city limits, but the municipal boundary splits the street the Test Area Sales are located on, West 89th Loop, some are in Arvada and some are in unincorporated Jefferson County. Arvada is a northwestern suburb of the City of Denver and is accessible via Interstate-25 and Interstate-70 and Interstate-76.

The Immediate Area: The immediate area has uses that consist of vacant land to the north and east, a horse and alpaca farm to the south, known as Evening Star Farms, and single-family homes and a municipal police station and vacant land to the west.

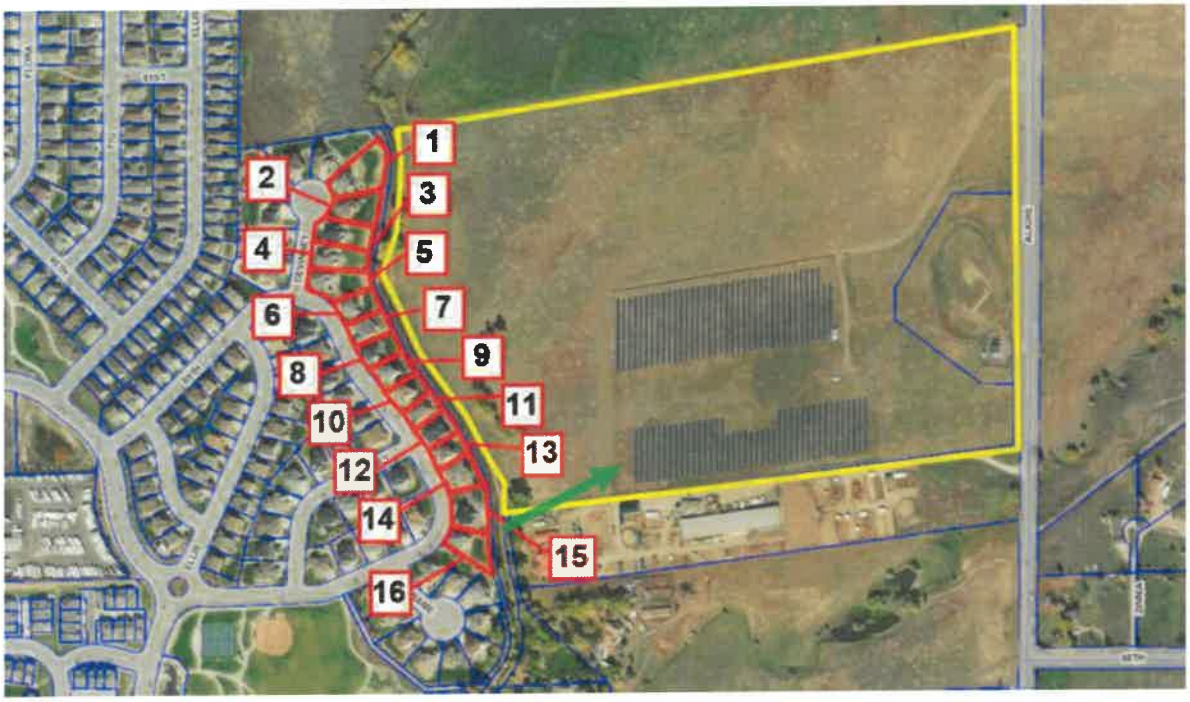
Real Estate Tax Information: In 2017, real estate taxes totaled $79.10 for the entire parcel for the year, which is slightly less than taxes billed in 2016 and 2015.

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PAIRED SALES ANALYSIS

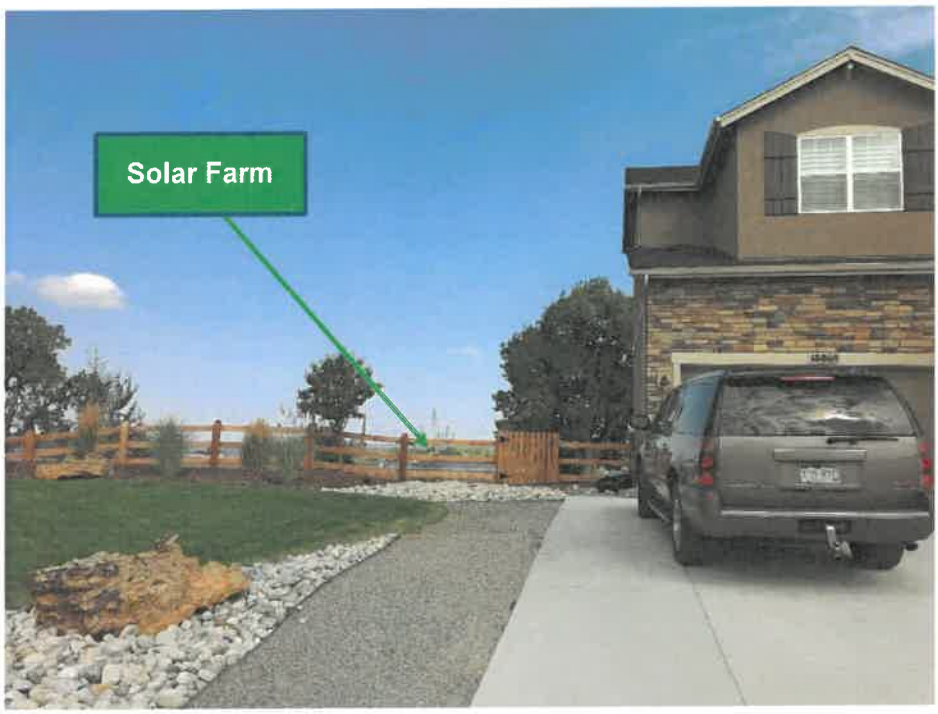
We found three Adjoining Properties that qualified for a paired sales analysis. The map below displays the solar farm parcel (outlined in yellow) and the Adjoining Properties (outlined in red) are numbered for subsequent analysis



Jefferson County Community Solar Garden - Adjoining Properties
(Q2 2016 imagery date)
(Green Arrow – Direction of Photos on Following Page)

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View from 89th Loop towards Solar Farm at rear of home



View from the rear of a Test Area Sale, towards Solar Farm

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Adjoining Properties 9, 10, and 13 (Test Area Sales 1, 2, and 3, respectively), were considered for a paired sales analysis. The Test Area Sales are two-story, single-family residential homes with four bedrooms and three and a half bathrooms, between 3,000 and 4,000 square feet of gross living area, on less than 0.30 acre of land, and each sold in 2016 as new construction homes.

Jefferson County Community Solar Garden Test Area Sales									
Adj. Property #	Address	Median Sale Price	Median Site Size (AC)	Median Beds	Median Baths	Median Year Built	Median Square Feet	Median Sale Date	Median Price PSF
9, 10, 13	13929 W 89TH LOOP, 13919 W 89TH LOOP, 13889 W 89TH LOOP	$635,500	0.23	4	3.5	2016	3,848	Jun-16	$165.15

The Test Area Sales are located between 595 feet and 720 feet from the house to the solar panels. We analyzed six Control Area Sales of single-family homes that are included in this analysis that sold within a reasonable time frame from the median sale date of the Test Area Sales and are similar to the Test Area Sales in physical characteristics. The Control Area Sales are removed from the solar panels in other areas of the Whisper Creek subdivision.



Jefferson County Community Solar Garden – Test Area Sales Map

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All Control Area Sales were adjusted for market conditions using regression analysis to identify the appropriate monthly market conditions adjustment.

The results of our analyses for the Jefferson County Community Solar Garden are presented below.

CohnReznick Paired Sale Analysis Jefferson County Community Solar Garden		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (3)	Adjoining solar farm	$165.15
Control Area Sales (6)	No: Not Adjoining solar farm	$164.36
Difference between Unit Price of Test Area Sales and Adjusted Median Unit Price of Control Area Sales		**0.48%**

Noting no negative price differential, it does not appear that the Jefferson County Community Solar Garden had any negative impact on adjacent property values.

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SOLAR FARM 10: VALPARAISO SOLAR, VALPARAISO, PORTER COUNTY, INDIANA

Coordinates: Latitude 41.301180, Longitude –87.094055

PINs: 64-09-07-152-001.000-019 and 64-09-07-152-002.000-019

Total Land Size: 27.9 Acres

Date Project Announced: March 2012

Date Project Completed: December 20, 2012

Output: 1 MW AC (1.3 MW DC)

The Valparaiso solar farm was developed by Sustainable Power Group, LLC and became operational in December 2012. The solar facility has ground mounted capacity for 1.0 Megawatts (MW) AC of power. The panels are mounted in a fixed tilt fashion and there are two inverters in this solar farm.

The Surrounding Area: The Valparaiso solar farm is located in Union Township, in the northwest portion of Porter County, Indiana. Porter County is located in the very northwest corner of the state of Indiana. The solar farm is approximately 10 miles northwest of the Porter County Regional Airport and approximately six and a half miles northwest of the center of the city of Valparaiso.

The Immediate Area: This solar farm is located on the southern side of Indiana Route 130 (Railroad Avenue) in Valparaiso, Porter County, Indiana and is located approximately 35 miles southwest of downtown Chicago.

Adjoining parcels to the solar farm to the east and south are residential homes and to the west and north are agricultural in nature.

The solar farm is lined by a chain link fence that surrounds all of the solar panels. Additionally, there are bushes and trees to the north and west of the solar panels; this vegetation has been in place since before development of the solar farm. Other small trees were planted and spaced out around the perimeter of the solar farm after development. From our inspection, the solar panels cannot be seen from Indiana State Route 130 from the north, nor on N 475 W Road to the east as this is a raised roadway. The adjacent properties to the east of the solar panels have full view of the panels from the backyards of the homes.

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Real Estate Tax Information: Prior to development of the solar farm, in 2011, the original parent parcel contained a home, a homesite, excess land, and agricultural land. In 2012, Valparaiso Solar, LLC bought the entire property to develop the solar farm on. Subsequently when Valparaiso Solar, LLC sold the project to PLH, LLC, they split the parcels so that the home and homesite were one parcel of 3.25 acres and the remaining 24.65 acres were the solar panel site. After development of the solar farm development, in 2015, total real estate taxes for both parcels had increased to approximately $2,587, a 25 percent increase in tax revenue for the site.

PIN	Acres	2011 Taxes Paid	2015 Taxes Paid	Tax Increase	2011 Assessed Value	2015 Assessed Value	Value Increase
Porter County, IN							
64-09-07-151-001.000-019 (parent parcel)		$ 2,072			$ 203,800		
64-09-07-152-001.000-019 (split parcel)	24.65		$ 2,587			$ 156,800	
64-09-07-152-002.000-019 (split parcel)	3.25		$ 1,741			$ 187,900	
TOTAL	**27.90**	**$ 2,072**	**$ 2,587**	**25%**	**$ 203,800**	**$ 344,700**	**69%**

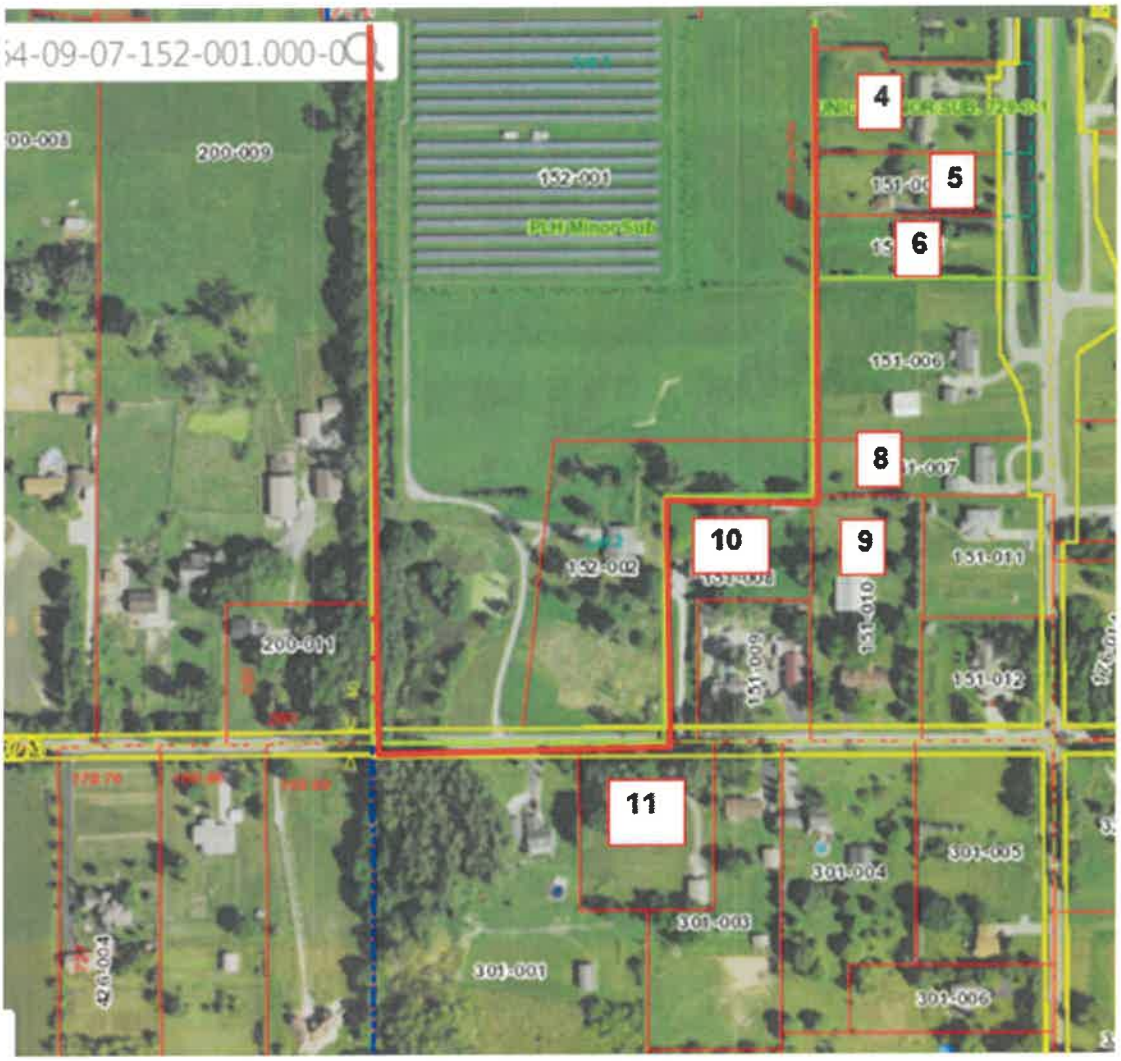
The maps below and on the following page display the solar farm parcels (outlined in red). Properties adjoining this parcel are numbered for subsequent analysis.



Valparaiso Solar Farm - Adjoining Properties

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Valparaiso Solar Farm - Adjoining Properties

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PAIRED SALES ANALYSIS

Adjoining Properties 10 and 14 (Test Area Sales) were each considered for a paired sales analysis. Both were analyzed as single-family home uses.

GROUP 1

For Adjoining Property 10 (Group 1), the residential home is approximately 514 feet from the closest solar panel. The following table outlines the other important characteristics of Adjoining Property 10.

Valparaiso Solar Test Area Sale Group 1									
Adj. Property #	Address	Sale Price	Site Size (AC)	Beds	Baths	Year Built	Square Feet	Price PSF	Sale Date
10	489 W 450 N, Valparaiso, IN	$105,000	1.45	3	2	1993	1,274	$ 82.42	Jul-15

We analyzed five Control Area Sales that sold within a reasonable time frame from the sale date of Adjoining Property 10. All Control Area Sales were adjusted for market conditions using regression analysis to identify the appropriate monthly market conditions adjustment.

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Valparaiso Solar - Group 1: Test Area Sale Map

The result of our analyses for Group 1 is presented below.

CohnReznick Paired Sale Analysis Valparaiso Solar Group 1		
No. of Sales	**Potentially Impacted by Solar Farm**	**Adjusted Median Price Per SF**
Test Area Sales (1)	Adjoining solar farm	$82.42
Control Area Sales (5)	No: Not adjoining solar farm	$79.95
Difference between Unit Price of Test Area Sale and Adjusted Median Unit Price of Control Area Sales		**3.09%**

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TECHNIQUE 3: MARKET COMMENTARY

Additionally, we have contacted market participants such as appraisers, brokers, and developers familiar with property values around solar farms. Commentary from our conversations with these market participants is recorded below.

In Otter Creek Township, in LaSalle County, Illinois, we spoke with Viki Crouch, the Township Assessor, who she said that *there has been no impact on property values due to their proximity to the* ***Grand Ridge Solar Farm***.

We spoke with Ken Crowley, Rockford Township Assessor in Winnebago County, Illinois, who stated that he has seen *no impact on property values in his township as an effect of proximity to the* ***Rockford Solar Farm***.

We spoke with James Weisiger, the Champaign Township Assessor in Champaign County, where the **University of Illinois Solar Farm** is located, and he noted that no one has petitioned to have their property assessments lowered and *there appears to have been no impact on property values as a result of proximity to the solar farm*.

We spoke with Ken Surface, a Senior Vice President of Nexus Group. Nexus Group is a large valuation group in Indiana and has been hired by 20 counties in Indiana regarding property assessments. Mr. Surface is familiar with the solar farm sites in Harrison County (Lanesville Solar Farm) and Monroe County (Ellettsville Solar Farm) and stated he has noticed *no impact on property values from proximity to these sites*.

We interviewed Missy Tetrick, a Commercial Valuation Analyst for the Marion County Indiana Assessor. She mentioned the Indy Solar III sites and stated that she saw *no impact on land or property prices from proximity to this solar farm*.

We spoke with Dorene Greiwe, Decatur County Indiana Assessor, and she stated that solar farms have only been in the county a couple of years, but she has seen *no impact on land or property prices due to proximity to this solar farm*.

Connie Gardner, First Deputy Assessor for Madison County Indiana, stated that there are three solar farms in her county, and she has seen *no impact on land or property prices due to proximity to these solar farms*.

We spoke with Tara Shaver, Director of Administration for Marion County, Indiana Assessor/Certified Assessor, and she stated that she has seen *no impact on land or property prices due to proximity to solar farms*.

Candace Rindahl of ReMax Results, a real estate broker with 16 years of experience in the North Branch, Minnesota area, said that she has been in most of the homes surrounding the North Star Solar Farm and personally sold two of them. She reported that the neighboring homes sold at market rates comparable to other homes in the area not influenced by the solar farm, and they sold within 45 days of offering, at the end of 2017, *which was in line with the market.*

Dan Squires, Chisago County Tax Assessor (Minnesota), confirmed that the Chisago County Assessor's Office completed their own study on property values adjacent to and in close vicinity to the solar farm from January

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2016 to October 2017. From the study, the assessor determined the residential homes adjacent to the North Star Solar Farm (Minnesota) *were in-line with the market and were appreciating at the same rate as the market.*[23]

Renee Davis, Tax Administrator for Bladen County, North Carolina, stated that she *has not seen any effect on property values due to proximity to a solar farm.*

We spoke with Jim Brown, an appraiser for Scotland County, North Carolina, who stated that he *has seen no effect on property values due to proximity to a solar farm.*

We spoke with Gary Rose, a tax assessor for Duplin County, North Carolina, who stated that *he has seen no effect on property values in regards to proximity to a solar farm.*

Kathy Renn, a property Valuation Manager for Vance County, North Carolina, stated that she has *not noticed any effect on property values due to proximity to a solar farm.*

Larry Newton, a Tax Assessor for Anson County, North Carolina, stated that there are six solar farms in the county ranging from 20 to 40 acres and he *has not seen any evidence that solar farms have had any effect on property values due to proximity to a solar farm.*

We spoke with Patrice Stewart, a Tax Administrator for Pasquotank County, North Carolina, and she has seen *no effect on land or residential property values due to proximity to the solar farms in Pasquotank County.*

We spoke with the selling broker of the Adjoining Property for Elm City Solar, in North Carolina, Selby Brewer, who said the solar farm *did not impact the buyer's motivation.*

We spoke with Amy Carr, Commissioner of Revenue in Southampton County, Virginia, who stated that most of the solar farms are in rural areas, but she *has not seen any effect or made any adjustments on property values.* They have evaluated the solar farmland considering a more intense use, which increased the assessed value.

The Interim Assessor for the town of Whitestown in Oneida County, New York, Frank Donato, stated that he *has seen no impact on property values of properties nearby solar farms.*

Steve Lehr at the Department of Assessment for Tompkins County, New York, mentioned that the appraisal staff *has made no adjustments regarding assessed values of properties surrounding solar farms. Marketing times for properties have also stayed consistent.* Lehr noted that a few of the solar farms in Thompkins County are on land owned by colleges and universities and a few are in rural areas.

At this point in time, Al Fiorille, Senior Valuation Specialist in the Tompkins County Assessment department in New York, reported that he *cannot measure any negativity from the solar farms and arrays that have been installed within the county.*

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[23] Chisago County Press: County Board Real Estate Update Shows No "Solar Effects" (11/03/2017)

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In the Assessor's office in the town of Seneca, Ontario County, New York, Shana Jo Hamilton stated that she *has seen no impact on property values of properties adjacent to solar farms*.

Michael Zazzara, Assessor of the City of Rochester in Monroe County, New York commented that the City has a couple of solar farms, and they *have seen no impact on nearby property values and have received no complaints from property owners.*

While there are one or two homes nearby to existing solar farms in the town of Lisbon in St. Lawrence County, New York, Assessor Stephen Teele *has not seen any impact on property values in his town.* The solar farms in the area are in rural or agricultural areas in and around Lisbon.

The Assessor for the Village of Whitehall in Washington County, New York, Bruce Caza, noted that there are solar farms located in both rural and residential areas in the village and *he has seen no impact on adjacent properties, including any concerns related to glare form solar panels.*

Laurie Lambertson, the Town Assessor for Bethlehem, in Albany County, New York noted that the solar farms in her area are tucked away in rural or industrial areas. *Lambertson has seen no impact on property values in properties adjacent to solar farms.*

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SOLAR FARM FACTORS ON HARMONY OF USE

Zoning changes and conditional use permits often require that the proposed use is compatible with surrounding uses.

The following section analyzes specific physical characteristics of solar farms and is based on research and CohnReznick's personal solar farm site visits and indicate that solar farms are generally harmonious with surrounding property and compliant with most zoning standards.

Appearance: Most solar panels have a similar appearance to a greenhouse or single-story residence can range from 8 to 20 feet but are usually not more than 15 feet high. As previously mentioned, developers generally surround a solar farm with a fence and often leave existing perimeter foliage, which minimizes the visibility of the solar farm. The physical characteristics of solar farms are compatible with adjoining agricultural and residential uses.

Sound: Solar panels in general are effectively silent and sound levels are minimal, like ambient sound. There are limited sound-emitting pieces of equipment on-site, which only produce a quiet hum (e.g., inverters). However, these sources are not typically heard outside the solar farm perimeter fence.

Odor: Solar panels do not produce any byproduct or odor.

Greenhouse Gas (GHG) Emissions: Much of the GHG produced in the United States is linked to the combustion of fossil fuels, such as coal, natural gas, and petroleum, for energy use. Generating renewable energy from operating solar panels for energy use does not have significant GHG emissions, promoting cleaner air and reducing carbon dioxide (CO_2) emissions to fight climate change.

Traffic: The solar farm requires minimal daily onsite monitoring by operational employees and thus minimal operational traffic.

Hazardous Material: Modern solar panel arrays are constructed to U.S. government standards. Testing shows that modern solar modules are both safe to dispose of in landfills and are also safe in worst case conditions of abandonment or damage in a disaster.[24] Reuse or recycling of materials would be prioritized over disposal. Recycling is an area of significant focus in the solar industry, and programs for both batteries and solar panels are advancing every year. While the exact method of recycling may not be known yet as it is dependent on specific design and manufacturer protocol, the equipment is designed with recyclability of its components in mind, and it is likely that solar panel and battery energy storage recycling and reuse programs will only improve in 25 years' time.

Examples of homes built adjoining to solar farms are presented on the following pages.

[24] Virginia Solar Initiative - Weldon Cooper Center for Public Service – University of Virginia (https://solar.coopercenter.org/taxonomy/term/5311)

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For the Dominion Indy III solar farm, the adjacent land to the west was acquired and subsequently developed with a large estate home – after the solar panels had been in operation for years.



Dominion Indy III Solar Farm
September 2014



Dominion Indy III Solar Farm
October 2016



Estate home adjacent to Dominion Indy III Solar Farm

In ground pool and attached garage (home cost estimated at $450,000 - October 2015)

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Innovative Solar 42 (2017)
Cumberland County, NC



Innovative Solar 42 (2019)
Cumberland County, NC

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Developer Built Home

Sold 6/18/19 for $265,900 ($110.75/sf)

Cumberland County, NC (adjacent to Innovative 42 solar farm)

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Portage Solar Farm, IN
October 2015



Portage Solar Farm, IN
October 2016



4,255 square foot estate home under construction, adjacent to Portage Solar Farm located in Indiana

On-site pond and attached garage (cost estimated at $465,000) April 2018

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The Brighton PV Solar farm became operational in December 2012. Located in Adams County, north of Denver, CO, this solar farm has a capacity of 1.8 MW AC and is located on a triangular parcel of land east of an area of existing custom-built estate homes. A photo of one home (15880 Jackson Street) located directly north of the circled area below, is presented to the right.



In December 2012, the 2.55-acre lot circled in red below (15840 Jackson Street) was purchased for future development of a single-family home. This home was built in 2017, and per the county assessor, the two-story home is 3,725 square feet above ground with 4 bedrooms and 3.5 bathrooms. According to the building permit issued in August 2016, the construction cost was budgeted at $410,000.



Brighton PV Solar, Adams County, CO
June 2016



Brighton PV Solar, Adams County, CO
June 2017

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SUMMARY OF ADJOINING USES

The table below summarizes each Existing Solar Farm's adjoining uses.

Composition of Surrounding Uses (% of Surrounding Acreage)							
Solar Farm #	Solar Farm	Acreage % of Surrounding Agricultural Uses	Acreage % of Surrounding Residential Uses	Acreage % of Surrounding Industrial Uses	Acreage % of Surrounding Office Uses	Acreage % of Surrounding Other Uses	Avg. Distance from Panels to Improvements (Feet)
1	DTE Lapeer	60.00%	35.00%	0.00%	0.00%	5.00%	260
2	Grand Ridge	97.60%	1.40%	0.00%	0.00%	1.00%	553
3	Woodland Solar	25.00%	5.00%	10.00%	0.00%	60.00%	615
4	Dominion Indy Solar III	97.70%	2.30%	0.00%	0.00%	0.00%	474
5	Sunfish Farm	81.70%	18.30%	0.00%	0.00%	0.00%	380
6	2662 Freeport Solar	96.30%	3.50%	0.00%	0.00%	0.00%	243
7	Portage Solar	65.50%	34.50%	0.00%	0.00%	0.00%	991
8	IMPA Frankton	76.30%	5.70%	0.00%	0.00%	18.00%	236
9	Jefferson County Solar Garden	73.00%	10.00%	0.00%	0.00%	16.67%	730
10	Valparaiso Solar LLC	81.60%	18.40%	0.00%	0.00%	0.00%	659

Overall, the vast majority of the surrounding acreage for each comparable solar farm is made up of agricultural land, some of which have homesteads. There are also smaller single-family home sites that adjoin the solar farms analyzed in this report. Generally, these solar farms are sound comparables to New Leaf Energy's proposed solar project in terms of adjoining uses, location, and size.

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SUMMARY AND FINAL CONCLUSIONS

The purpose of this property value impact report is to determine whether the presence of a solar farm has caused a measurable and consistent impact on adjacent property values. Under the identified methodology and scope of work, CohnReznick reviewed published methodology for measuring impact on property values as well as published reports that analyzed the impact of solar farms on property values. These studies found little to no measurable and consistent difference between Test Area Sales and Control Area Sales attributed to the solar farms.

A summary of the chosen CohnReznick impact studies prepared is presented below.

CohnReznick Solar Analysis Conclusions

Solar Farm No.	Solar Farm	Number of Test Area Sales	Number of Control Area Sales	Median Adjoining Property Sale Price per Unit (Test Area Sales)	Median Control Area Sales Price per Unit	Difference (%)	Avg. Feet from Panel to Lot	Avg. Feet from Panel to House	Impact Found
Single-Family Residential									
1	DTE Lapeer Solar Group 1	3	6	$105.26	$99.64	+5.64%	205	285	No Impact
	DTE Lapeer Solar Group 2	1	5	$114.12	$113.01	+0.98%	225	315	No Impact
	DTE Lapeer Solar Group 3	1	4	$94.84	$91.80	+3.31%	165	250	No Impact
2	Grand Ridge Solar	1	5	$79.90	$74.35	+7.46%	366	479	No Impact
3	Woodland Solar	1	5	$144.63	$137.76	+4.99%	420	615	No Impact
4	Dominion Indy Solar III Group 2	4	8	$59.10	$57.84	+2.18%	240	350	No Impact
	Dominion Indy Solar III Group 3	7	11	$72.15	$72.69	-0.74%	165	300	No Impact
5	Sunfish Farm Solar Group 1	1	14	$127.89	$124.86	+2.43%	50	200	No Impact
	Sunfish Farm Solar Group 2	1	10	$67.20	$66.23	+1.46%	665	760	No Impact
6	2662 Freeport Solar	2	14	$77.33	$76.08	+1.64%	114	243	No Impact
7	Portage Solar Group 2	1	7	$84.35	$84.27	+0.09%	1070	1233	No Impact
8	IMPA Frankton Solar Group 1	1	6	$28.58	$28.42	+0.56%	120	153	No Impact
	IMPA Frankton Solar Group 2	1	5	$52.40	$51.47	+1.81%	163	415	No Impact
9	Jefferson Community Solar Garden	3	6	$165.15	$164.36	+0.48%	609	658	No Impact
10	Valparaiso Solar Group 1	1	5	$82.42	$79.95	+3.09%	323	516	No Impact
Median Variance in Sale Prices for Test Area Sales to Control Area Sales						**+1.81%**			
29 Adjoining Test Area Sales studied and compared to 111 Control Area Sales									
** Note, the paired sale analysis for this group is an outlier as determined earlier in this report and was excluded from this summary table.*									
Land (Agricultural/Single Family Lots)									
4	Dominion Indy Solar III Group 1	1	4	$8,210	$8,091	+1.47%	280	-	No Impact
7	Portage Solar Group 1	1	9	$8,000	$7,674	+4.25%	845	-	No Impact
Median Variance in Sale Prices for Test to Control Areas						**+2.86%**			
2 Adjoining Test Area Sale studied and compared to 13 Control Area Sales									

As summarized above, we evaluated 31 property sales adjoining existing solar facilities (Test Area Sales) and 124 Control Area Sales. In addition, we studied a total of 37 Test Area Sales and 46 Control Area Sales in two Before and After analyses. In total, we have studied over 1,430 sale transactions across the United States.

The solar farms analyzed reflected sales of property adjoining an existing solar farm (Test Area Sales) in which the unit sale prices were effectively the same or higher than the comparable Control Area Sales that were not near a solar farm. The conclusions support that there is no negative impact for improved residential homes adjacent to solar, nor agricultural acreage. This was confirmed with market participants interviews, which provided additional insight as to how the market evaluates farmland and single-family homes with views of the solar farm.

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It can be concluded that since the Adjoining Property Sales (Test Area Sales) were not adversely affected by their proximity to the solar farm, that properties surrounding other proposed solar farms operating in compliance with all regulatory standards will similarly not be adversely affected, in either the short or long term periods.

Based upon the examination, research, and analyses of the existing solar farm uses, the surrounding areas, and an extensive market database, we have concluded that ***no consistent negative impact has occurred to adjacent property values that could be attributed to proximity to the adjacent solar farm***, with regard to unit sale prices or other influential market indicators. Additionally, in our workfile we have retained analyses of additional existing solar farms, each with their own set of matched control sales, which had consistent results, indicating no consistent and measurable impact on adjacent property values. This conclusion has been confirmed by numerous county assessors who have also investigated this use's potential impact on property values.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP



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Principal
Certified General Real Estate Appraiser
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Expires 9/30/2023
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CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact and data reported are true and correct.
2. The reported analyses, findings, and conclusions in this consulting report are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, findings, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value finding, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
8. Our analyses, findings, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP).
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. Patricia L. McGarr, MAI, CRE, FRICS, Andrew R. Lines, MAI, and Erin C. Bowen, MAI have viewed the exterior of all comparable data referenced in this report in person, via photographs, or aerial imagery.
11. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, and receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
12. Joseph P. B. Ficenec provided significant appraisal consulting assistance to the persons signing this certification, including data verification, research, and administrative work all under the appropriate supervision.
13. We have experience in reviewing properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Patricia L. McGarr, MAI, CRE, FRICS, Andrew R. Lines, MAI, and Erin C. Bowen, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.

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ASSUMPTIONS AND LIMITING CONDITIONS

The fact witness services will be subject to the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal description provided or for matter pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The legal description used in this report is assumed to be correct.
2. The property is evaluated free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent management are assumed.
4. Information furnished by others is believed to be true, correct and reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local and environmental regulations and laws unless the lack of compliance is stated, described, and considered in the evaluation report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in the evaluation report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
11. The date of value to which the findings are expressed in this report apply is set forth in the letter of transmittal. The appraisers assume no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
12. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such substances on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas, lead or lead-based products, toxic waste contaminants, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No

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responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

13. The forecasts, projections, or operating estimates included in this report were utilized to assist in the evaluation process and are based on reasonable estimates of market conditions, anticipated supply and demand, and the state of the economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicated by the appraisers and which could affect the future income or value projections.

14. Fundamental to the appraisal analysis is the assumption that no change in zoning is either proposed or imminent, unless otherwise stipulated. Should a change in zoning status occur from the property's present classification, the appraisers reserve the right to alter or amend the value accordingly.

15. It is assumed that the property does not contain within its confined any unmarked burial grounds which would prevent or hamper the development process.

16. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine if it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Unless otherwise noted in this report, we have not been provided with a compliance survey of the property. Any information regarding compliance surveys or estimates of costs to conform to the requirements of the ADA are provided for information purposes. No responsibility is assumed for the accuracy or completeness of the compliance survey cited in this report, or for the eventual cost to comply with the requirements of the ADA.

17. Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in this report.

18. Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with the building plans referenced in this report.

19. Unless otherwise noted in the body of this report, this evaluation assumes that the subject does not fall within the areas where mandatory flood insurance is effective.

20. Unless otherwise noted in the body of this report, we have not completed nor are we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property.

21. This report should not be used as a basis to determine the structural adequacy/inadequacy of the property described herein, but for evaluation purposes only.

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22. It is assumed that the subject structure meets the applicable building codes for its respective jurisdiction. We assume no responsibility/liability for the inclusion/exclusion of any structural component item which may have an impact on value. It is further assumed that the subject property will meet code requirements as they relate to proper soil compaction, grading, and drainage.

23. The appraisers are not engineers, and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

The evaluation services will be subject to the following limiting conditions:

1. The findings reported herein are only applicable to the properties studied in conjunction with the Purpose of the Evaluation and the Function of the Evaluation as herein set forth; the evaluation is not to be used for any other purposes or functions.

2. Any allocation of the total value estimated in this report between the land and the improvements applies only to the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are not valid if so used.

3. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in the evaluation.

4. This report has been prepared by CohnReznick under the terms and conditions outlined by the enclosed engagement letter. Therefore, the contents of this report and the use of this report are governed by the client confidentiality rules of the Appraisal Institute. Specifically, this report is not for use by a third party and CohnReznick is not responsible or liable, legally or otherwise, to other parties using this report unless agreed to in writing, in advance, by both CohnReznick and/or the client or third party.

5. Disclosure of the contents of this evaluation report is governed by the by-laws and Regulations of the Appraisal Institute has been prepared to conform with the reporting standards of any concerned government agencies.

6. The forecasts, projections, and/or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. This evaluation is based on the condition of local and national economies, purchasing power of money, and financing rates prevailing at the effective date of value.

7. This evaluation shall be considered only in its entirety, and no part of this evaluation shall be utilized separately or out of context. Any separation of the signature pages from the balance of the evaluation report invalidates the conclusions established herein.

8. **Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by anyone other than the client without the prior written consent of the appraisers, and in any event, only with property qualification.**

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9. The appraisers, by reason of this study, are not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

10. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's client, through advertising, solicitation materials, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to evaluation conclusions, the identity of the appraisers or CohnReznick, LLC, or any reference to the Appraisal Institute, or the MAI designation. Further, the appraisers and CohnReznick, LLC assume no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.

11. This evaluation is not intended to be used, and may not be used, on behalf of or in connection with a real estate syndicate or syndicates. A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, an investment or gain from an interest in real property, including, but not limited to a sale or exchange, trade or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange commissions or any state regulatory agency which regulates investments made as a public offering. It is agreed that any user of this evaluation who uses it contrary to the prohibitions in this section indemnifies the appraisers and the appraisers' firm and holds them harmless from all claims, including attorney fees, arising from said use.

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ADDENDUM A:
APPRAISER QUALIFICATIONS

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Patricia L. McGarr, MAI, CRE, FRICS, CRA

Principal and CohnReznick Group – Valuation Advisory National Director

200 S. Wacker Drive, Suite 2600
Chicago, IL 60606
312-508-5802
patricia.mcgarr@cohnreznick.com

Patricia L. McGarr, MAI, CRE, FRICS, CRA, is a principal and National Director of CohnReznick Advisory Group's Valuation Advisory Services practice. Pat's experience includes market value appraisals of varied property types for acquisition, condemnation, mortgage, estate, ad valorem tax, litigation, zoning, and other purposes. Pat has been involved in the real estate business since 1980. From June 1980 to January 1984, she was involved with the sales and brokerage of residential and commercial properties. Her responsibilities during this time included the formation, management, and training of sales staff in addition to her sales, marketing, and analytical functions. Of special note was her development of a commercial division for a major Chicago-area brokerage firm.

Since January 1984, Pat has been exclusively involved in the valuation of real estate. Her experience includes the valuation of a wide variety of property types including residential (SF/MF/LIHTC), commercial, industrial, and special purpose properties including such diverse subjects as quarries, marinas, riverboat gaming sites, shopping centers, manufacturing plants, and office buildings. She is also experienced in the valuation of leasehold and leased fee interests. Pat has performed appraisal assignments throughout the country, including the Chicago Metropolitan area as well as New York, New Jersey, California, Nevada, Florida, Utah, Texas, Wisconsin, Indiana, Michigan, and Ohio. Pat has gained substantial experience in the study and analysis of the establishment and expansion of sanitary landfills in various metropolitan areas including the preparation of real estate impact studies to address criteria required by Senate Bill 172. She has also developed an accepted format for allocating value of a landfill operation between real property, landfill improvements, and franchise (permits) value.

Over the past several years, Pat has developed a valuation group that specializes in the establishment of new utility corridors for electric power transmission and pipelines. This includes determining acquisition budgets, easement acquisitions, corridor valuations, and litigation support. Pat has considerable experience in performing valuation impact studies on potential detrimental conditions and has studied properties adjoining solar farms, wind farms, landfills, waste transfer stations, stone quarries, cellular towers, schools, electrical power transmission lines, "Big Box" retail facilities, levies, properties with restrictive covenants, landmark districts, environmental contamination, airports, material defects in construction, stigma, and loss of view amenity for residential high rises. Most recently, the firm has studied property values adjacent to Solar Farms to address criteria required for special use permits across the Midwest.

Pat has qualified as an expert valuation witness in numerous local, state, and federal courts.

Pat has participated in specialized real estate appraisal education and has completed more than 50 courses and seminars offered by the Appraisal Institute totaling more than 600 classroom hours, including real estate transaction courses as a prerequisite to obtaining a State of Illinois Real Estate Salesman License.

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Pat has earned the professional designations of Counselors of Real Estate (CRE), Member of the Appraisal Institute (MAI), Fellow of Royal Institution of Chartered Surveyors (FRICS) and Certified Review Appraiser (CRA). She has also been a certified general real estate appraiser in 21 states (see below).

Education

- North Park University: Bachelor of Science, General Studies

Professional Affiliations

- National Association of Realtors
- CREW Commercial Real Estate Executive Women
- IRWA International Right Of Way Association

Licenses and Accreditations

- Member of the Appraisal Institute (MAI)
- Counselors of Real Estate, designated CRE
- Fellow of Royal Institution of Chartered Surveyors (FRICS)
- Certified Review Appraiser (CRA)
- Alabama State Certified General Real Estate Appraiser
- California State Certified General Real Estate Appraiser
- Connecticut State Certified General Real Estate Appraiser
- Colorado State Certified General Real Estate Appraiser
- District of Columbia Certified General Real Estate Appraiser
- Illinois State Certified General Real Estate Appraiser
- Indiana State Certified General Real Estate Appraiser
- Louisiana State Certified General Real Estate Appraiser
- Maryland State Certified General Real Estate Appraiser
- Massachusetts Certified General Real Estate Appraiser
- Michigan State Certified General Real Estate Appraiser
- North Carolina State Certified General Real Estate Appraiser
- New Jersey State Certified General Real Estate Appraiser
- Nevada State Certified General Real Estate Appraiser
- New York State Certified General Real Estate Appraiser
- Pennsylvania State Certified General Real Estate Appraiser
- South Carolina State Certified General Real Estate Appraiser
- Tennessee State Certified General Real Estate Appraiser
- Texas State Certified General Real Estate Appraiser
- Virginia State Certified General Real Estate Appraiser
- Wisconsin State Certified General Real Estate Appraiser

Appointments

- Appointed by two Governors of Illinois to the State Real Estate Appraisal Board (2017 & 2021)
- Chairperson of the State of Illinois Real Estate Appraisal Board (2021)

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Andrew R. Lines, MAI

Principal, CohnReznick Advisory

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Chicago, IL 60606
312-508-5892
andrew.lines@cohnreznick.com

Andrew R. Lines is a principal in CohnReznick's Valuation Advisory Services group where he specializes in Real Estate, Affordable Housing, Cannabis and Renewable Energy. Andrew leads a group of appraisers across the country performing valuations on a wide variety of real estate property types including residential, commercial, industrial, hospitality and special purpose properties: landfills, waste transfer stations, marinas, hospitals, universities, self-storage facilities, racetracks, CCRCs, and railroad corridors. Affordable Housing experience includes Market Studies, Rent Compatibility Studies and Feasibility Analysis for LIHTC and mixed-income developments. Cannabis assignments have covered cultivation, processing and dispensaries in over 10 states, including due diligence for mergers and acquisitions of multi-state operational and early stage companies. Renewable Energy assignments have included preparation of impact studies and testimony at local zoning hearings in eight states.

Andrew is experienced in the valuation of leasehold, leased fee, and partial interests and performs appraisals for all purposes including financial reporting, litigation, and gift/estate planning. Andrew is a State Certified General Real Estate Appraiser in the states of Illinois, Indiana, Maryland, Georgia, Florida, Ohio, New York, New Jersey, Arizona, Kentucky, and the District of Columbia.

Before joining CohnReznick, Andrew was with Integra Realty Resources, starting as analyst support in 2002 and leaving the firm as a director in late 2011 (including two years with the Phoenix branch). His real estate experience also includes one year as administrator for the residential multifamily REIT Equity Residential Properties Trust (ERP), in the transactions department, where he performed due diligence associated with the sale and acquisition of REIT properties and manufactured home communities.

Education

- Syracuse University: Bachelor of Fine Arts
- MAI Designation (Member of the Appraisal Institute)

Professional Affiliations

- Chicago Chapter of the Appraisal Institute
  - Alternate Regional Representative (2016 - 2018)
  - MAI Candidate Advisor (2014 - Present)
- International Real Estate Management (IREM)
- National Council of Real Estate Investment Fiduciaries (NCREIF)

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Community Involvement

- Syracuse University Regional Council – Active Member
- Syracuse University Alumni Association of Chicago, Past Board member
- Chicago Friends School – Treasurer & Board Member

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Erin Bowen, MAI

Senior Manager, Valuation Advisory Services

404-847-7740
erin.bowen@cohnreznick.com
www.cohnreznick.com

Erin Bowen, MAI is a Senior Manager with CohnReznick in Valuation Advisory Services. Ms. Bowen is based in Phoenix, Arizona, with presence covering the west coast. Ms. Bowen's work in Commercial Real Estate valuation spans over 12 years.

Ms. Bowen specializes in lodging, cannabis, seniors housing, large scale retail and multifamily conversion properties. Lodging work includes all hotel property types and brand segments including limited, full service and resort properties; additionally, Ms. Bowen has appraised numerous hotel to multifamily conversion properties including market rate and affordable housing. Cannabis work includes dispensaries, cultivation facilities including specialized indoor facilities and greenhouse properties, processing and manufacturing facilities. Senior's housing assignments include assisted living, skilled nursing facilities and rehabilitation centers. Retail work spans power centers, lifestyle centers, outlet centers and malls. She has appraised numerous additional properties including multifamily, office, medical office, industrial, churches, and vacant land.

Ms. Bowen has expertise in appraising properties at all stages of development, including existing as is, proposed, under construction, renovations and conversion to alternate use. Valuations have been completed nationwide for a variety of assignments including mortgage financing, litigation, eminent domain, tax appeal, estate gifts, asset management, as well as valuation for financial reporting including purchase price allocations (ASC 805). Impact Study Reports have also been generated for zoning hearings related to the development of solar facilities and wind powered facilities. Ms. Bowen has qualified as an expert witness and provided testimony for zoning and county commission hearings.

Education

- University of California, San Diego: Bachelor of Arts in Psychology and Theater; College Honors

Professional Affiliations

- Appraisal Institute, Designated Member

Licenses

- Certified General Real Estate Appraiser licensed in Oregon, Arizona, California, and Nevada

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Matt Asselmeier

From: Doug Westphal <dwestphal@kendalltwp.com>
Sent: Wednesday, October 23, 2024 7:53 PM
To: Matt Asselmeier
Subject: [External]Re: Ament Road Solar Project Question

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.

Yes I would like that
Sent from my iPhone

On Oct 23, 2024, at 12:03 PM, Matt Asselmeier <masselmeier@kendallcountyil.gov> wrote:

Doug:

I received an email from Yorkville requesting a ROW dedication 40' in depth for this project.

Since this project is unincorporated, the land would go to the Township.

Do you want the ROW dedication?

Thanks,

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

From: Matt Asselmeier
Sent: Tuesday, October 22, 2024 3:05 PM
To: Doug Westphal (dwestphal@kendalltwp.com) <dwestphal@kendalltwp.com>
Cc: Steve Gebner <sgrebner@kendalltwp.com>; Steve Gengler (sgengler@kendalltwp.com) <sgengler@kendalltwp.com>
Subject: Ament Road Solar Project Question

Doug:

For the solar project on Ament Road, does Kendall Township want any ROW dedication?

Thanks,

Matthew H. Asselmeier, AICP, CFM

Matt Asselmeier

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Wednesday, October 23, 2024 11:53 AM
To: Matt Asselmeier
Subject: RE: [External]RE: Ament Road Solar - Yorkville

That would be preferred. Thanks.

Best Regards,

Krysti J. Barksdale-Noble, AICP
(she/her)
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
(630) 553-8573
(630) 742-7808
www.yorkville.il.us

From: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Sent: Wednesday, October 23, 2024 8:06 AM
To: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Subject: RE: [External]RE: Ament Road Solar - Yorkville

It could be dedicated to the township.

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

From: Krysti Barksdale-Noble <knoble@yorkville.il.us>
Sent: Tuesday, October 22, 2024 6:40 PM
To: Matt Asselmeier <masselmeier@kendallcountyil.gov>
Subject: RE: [External]RE: Ament Road Solar - Yorkville

Matt,

Since the parcel is not contiguous, I don't think it can be dedicated to the city. Can the County dedicate it to the township for now? If so, the City would like 40' half right of way.

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

Agenda Item Number

New Business #8

Tracking Number

EDC 2025-08

Agenda Item Summary Memo

Title: PZC 2024-31 Hamman-Kelaka, LLC (Annexation & Rezoning)

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Request for annexation and rezoning for future data center land use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memo.

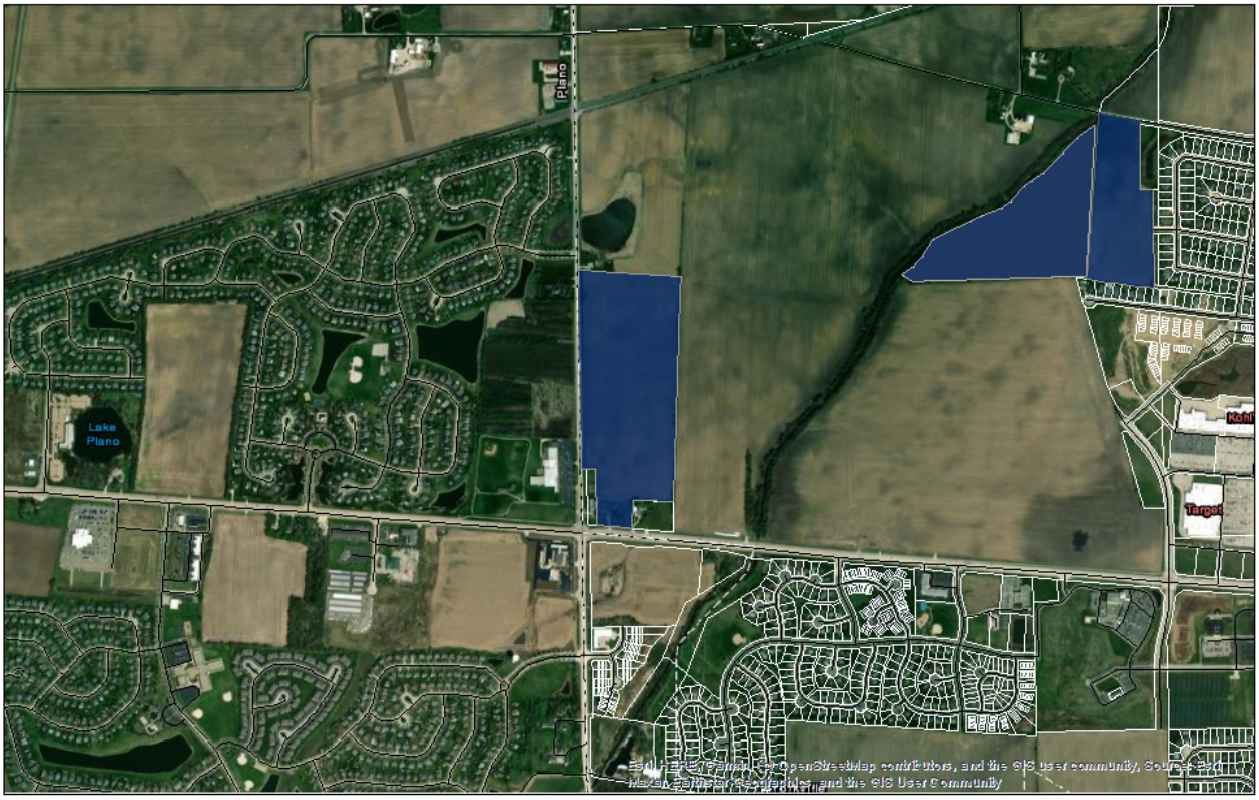
Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php

Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: December 30, 2024
Subject: **PZC 2024-31 Hamman – Kelaka, LLC**
Annexation and Rezoning Requests

SUMMARY:

David Hamman, on behalf of Kelaka, LLC, has filed applications with the United City of Yorkville, Kendall County, Illinois, for both annexation and rezoning of certain properties. The annexation request involves two parcels totaling approximately 62.54 acres, located south of Faxon Road and west of Iroquois Lane, which are currently undeveloped and used for farming. This annexation, pursued through an annexation agreement, aims to facilitate future data center development. Additionally, the petitioner seeks rezoning of three parcels totaling approximately 112.44 acres, including the annexed parcels and one parcel north of West Veterans Parkway (US 34) and east of Eldamain Road. The rezoning request proposes a change from R-1 Single-Family Suburban Residential District and B-3 General Business District to M-2 General Manufacturing District to accommodate future uses consistent with a proposed data center development.



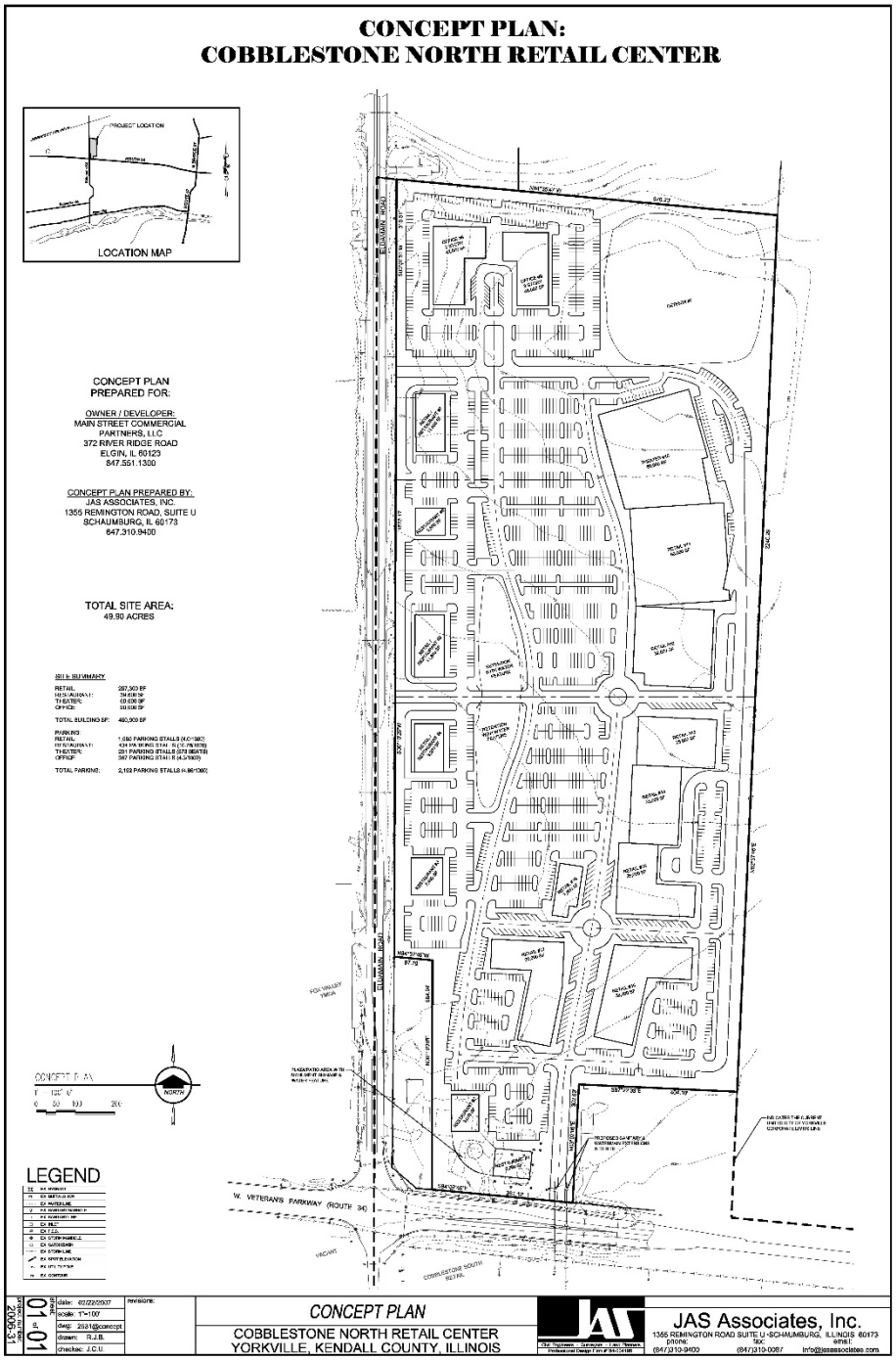
HAMMAN-KELAKA, LLC

United City of Yorkville, Illinois
Date: November 18, 2024
File Location: I:\ARCGIS TEMPLATES\HAMMAN-KELAKA,LLC

PROPERTY BACKGROUND:

The three (3) subject parcels total 112.44 acres. Two (2) parcels, which abut each other, are currently unincorporated and zoned A-1 Agriculture in Kendall County. The larger parcel (#02-19-200-011) is approximately 35 acres in area and is a remnant from the former Kelaka parcel. The second parcel (#02-19-200-008) totals approximately 21-acres. The remaining parcel (#02-19-300-018), approximately 52-acres, is located approximately 2,400 feet southwest of the other parcels and separated by the Rob Roy Creek, is zoned B-3 General Business District within the City of Yorkville. The two largest parcels are also part of the Rob Roy Drainage District.

In 2007, a proposal for "Cobblestone North" was submitted to the City for the currently zoned B-3 parcel, featuring a Conceptual Plan (provided below). The plan was for a commercial center spanning approximately 50 acres including a mix of retail, restaurant, theater, and office uses. However, the development never materialized, and the land has remained undeveloped for the past 18 years.



REZONING REQUEST:

Under Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any property annexed into the city is initially zoned as R-1 Single-Family Suburban Residential District. However, the petitioner is requesting rezoning to the M-2 General Manufacturing District to facilitate the development of a proposed data center. These facilities, as defined by the UDO, house networked computers, storage systems, and computing infrastructure used for the collection, processing, storage, and distribution of data.

The M-2 General Manufacturing District, outlined in Section 10-3-6-F of the UDO, is intended for manufacturing and industrial uses with potentially greater off-site impacts than those allowed in the M-1 Limited Manufacturing District. This district is designed to balance industrial development with nearby residential and commercial areas by mitigating impacts such as noise, traffic, and visual disturbances.

According to Table 10-3-12(B) of the UDO, data centers are permitted land uses within the M-2 District. The petitioner has addressed the rezoning standards outlined in the UDO, and these will be evaluated by all recommending bodies. Additionally, staff has prepared a chart summarizing the current zoning and land uses of the surrounding area to assess the potential impacts of the proposed rezoning and future use for each parcel.

The following are the current immediate surrounding zoning and land uses of parcels #02-19-200-008 and #02-19-200-011 which are proposed to be annexed and rezoned:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District A-1 Agricultural District Faxon Road	Farmland (Whispering Meadows) Farmland (Loftus Property) Transportation Land Use
East	R-2 Single-Family Traditional Residence District	Kylyn's Ridge Subdivision
South	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
West	A-1 Agricultural District (Kendall County) M-2 General Manufacturing District	Farmland Farmland (Kelaka)

The following are the current immediate surrounding zoning and land uses of parcel #02-19-300-018 which is proposed to be rezoned:

	Zoning	Land Use
North	A-1 Agricultural District (Kendall County)	Farmland
East	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
South	US 34 (Veterans Parkway) B-3 General Business District	Transportation Land Use Farmland/Undeveloped (Cobblestone Commons)
West	Eldamain Road B-4 Commercial Recreation (Kendall County) B-6 Business District PUD (Plano)	Transportation Land Use Commercial (Fox Valley YMCA) Undeveloped/Farmland

BULK REGULATIONS:

Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

	M-2 Zoning Regulations
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

ANNEXATION AGREEMENT:

Given the subject parcels location along a major arterial roadway (US 34) and its proximity to the Kylyn's Ridge residential development, staff recommends that the annexation agreement include a condition to consider restricting future manufacturing uses under the M-2 District if a data center campus is not developed on the site. This will be consistent with the recently recommended conditions for the DMYF, LLLP project.

Should a data center user not develop on the parcel, staff would recommend only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:

1. **Automobile sales and services (enclosed) –** defined as "An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building."
2. **Bakery (wholesale) -** defined as "a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery."
3. **Brewery/winery/distillery –** defined as "an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons."
4. **Building material sales –** defined as "establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures."
5. **Microdistillery –** defined as "a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law."
6. **Microbrewery/Microwinery –** defined as "a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall

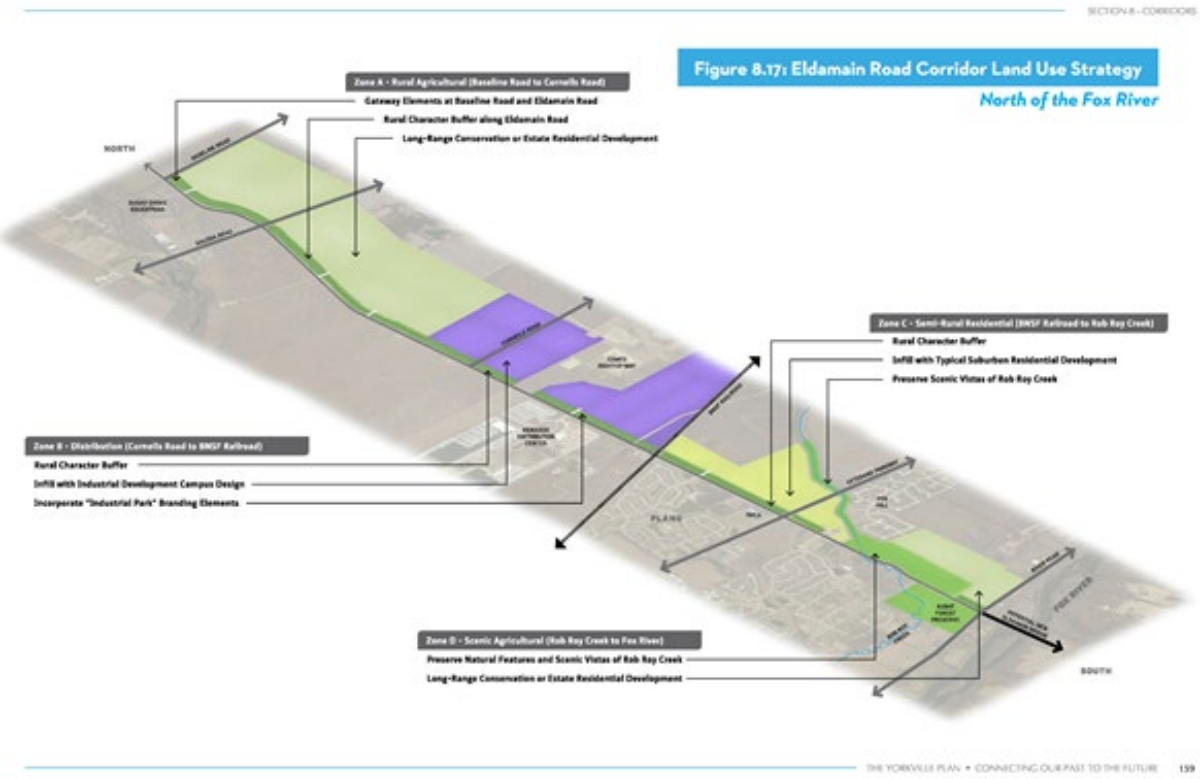
produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law."

7. **Nursery/greenhouse –** defined as "retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants."
8. **Research laboratories –** defined as "a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory."
9. **Recreational vehicle sales and services –** defined as "an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building."
10. **Storage, single-building climate controlled –** defined as "a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building."
11. **Refrigerated Warehouse (Cold Storage) -** defined as "a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods."
12. **Agricultural Use** – defined as "The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals, or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows."
13. **Retail Store, General** – less than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."
14. **Retail Store, General** – greater than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."
15. **Medical Clinic/Office** – defined as "An establishment where patients are admitted for study and treatment by two (2) or more licensed physicians, dentists, psychologists, or similar professional healthcare practitioners and their professional associates. The term shall include but not be limited to offices of physicians, chiropractors, dentists, and acupuncturists."
16. **Treatment Center** – defined as "One (1) or more buildings designed and used for the medical and surgical diagnosis and treatment. This definition excludes hospitals and nursing homes."

The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years and a sunset clause may also be recommended to revert the zoning of the annexed parcels to R-1 Single Family Suburban Residence District zoning if no development has occurred at the term of the agreement. **The petitioner is in agreement with the list of future land uses should the property not develop as a data center**.

BUFFER SETBACK/TRANSITION ZONE – Due to the proximity of the subject parcels to an existing residential development and major roadways (US 34 and Eldamain Road), staff recommends that any future

development incorporate a minimum 100-foot landscaped buffer. This buffer should include elements such as vegetation, solid fencing, green walls, stormwater management areas, living groundcover, and/or turf to ensure effective visual screening and physical separation between the land uses. It is also consistent with the 2016 Comprehensive Plan Update's recommendation of this area of Eldamain Road maintaining a rural character buffer of 50' to 100' as illustrated below and required as part of the Cyrus One PUD plan for a data center land use.



While the petitioner is in agreement with the proposed minimum 100-foot landscape buffer from the existing Kylyn's Ridge subdivision to the east, they are not in agreement with the 100-foot landscape buffer along US 34 or Eldamain Road.

SITE PLAN REVIEW – Staff further recommends that any proposed development plan, regardless if it's an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels' adjacency to an existing residential development and major roadways (US 34 & Eldamain Road). **The petitioner is in agreement with the requirement for a site plan review before City Council prior to initiating development.**

All of the above recommendations will be considered at public hearing for the proposed annexation scheduled for February 11, 2025 before the City Council.

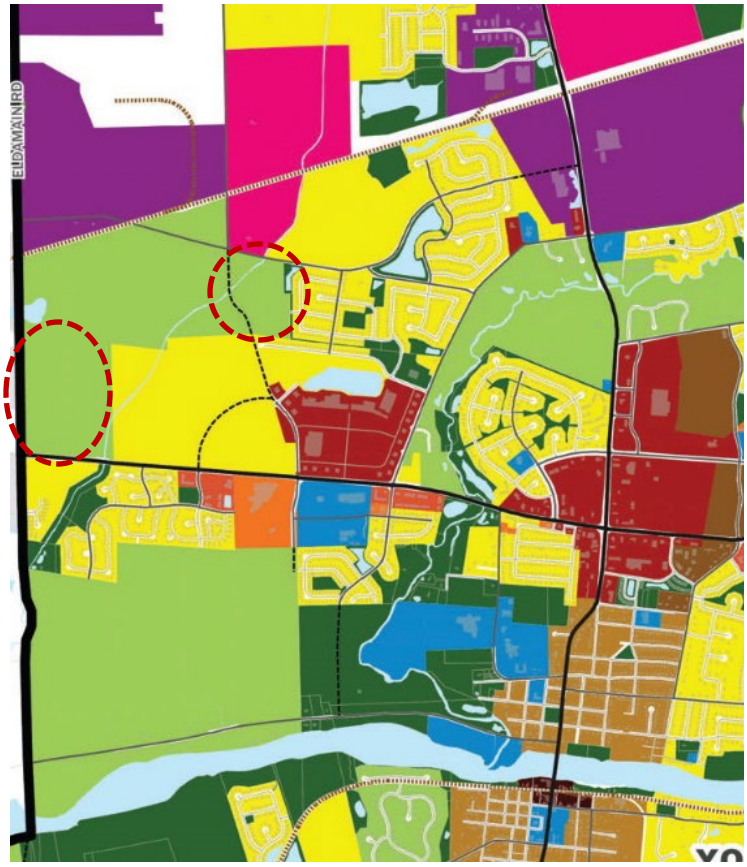
THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates these parcels as "Estate/Conservation Residential (ECR)" which is intended to provide flexibility for residential design to accommodate low-density detached single-family housing yet preserving sensitive environmental and scenic features. This land use designation has also been used as a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline.

Additionally, the Comprehensive Plan also states, "while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City."

Due to the recent trend in rezoning and development in the area, the Kelaka property annexation and rezoning to M-2 to the west/north and the DMYF, LLLP project pending approval to the south/east of the subject parcels, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions (see attached map).

Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property's future land use designation will be revised from "Estate/Conservation Residential (ECR)" to "General Industrial (GI)".



COMMUNITY MEETING:

Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

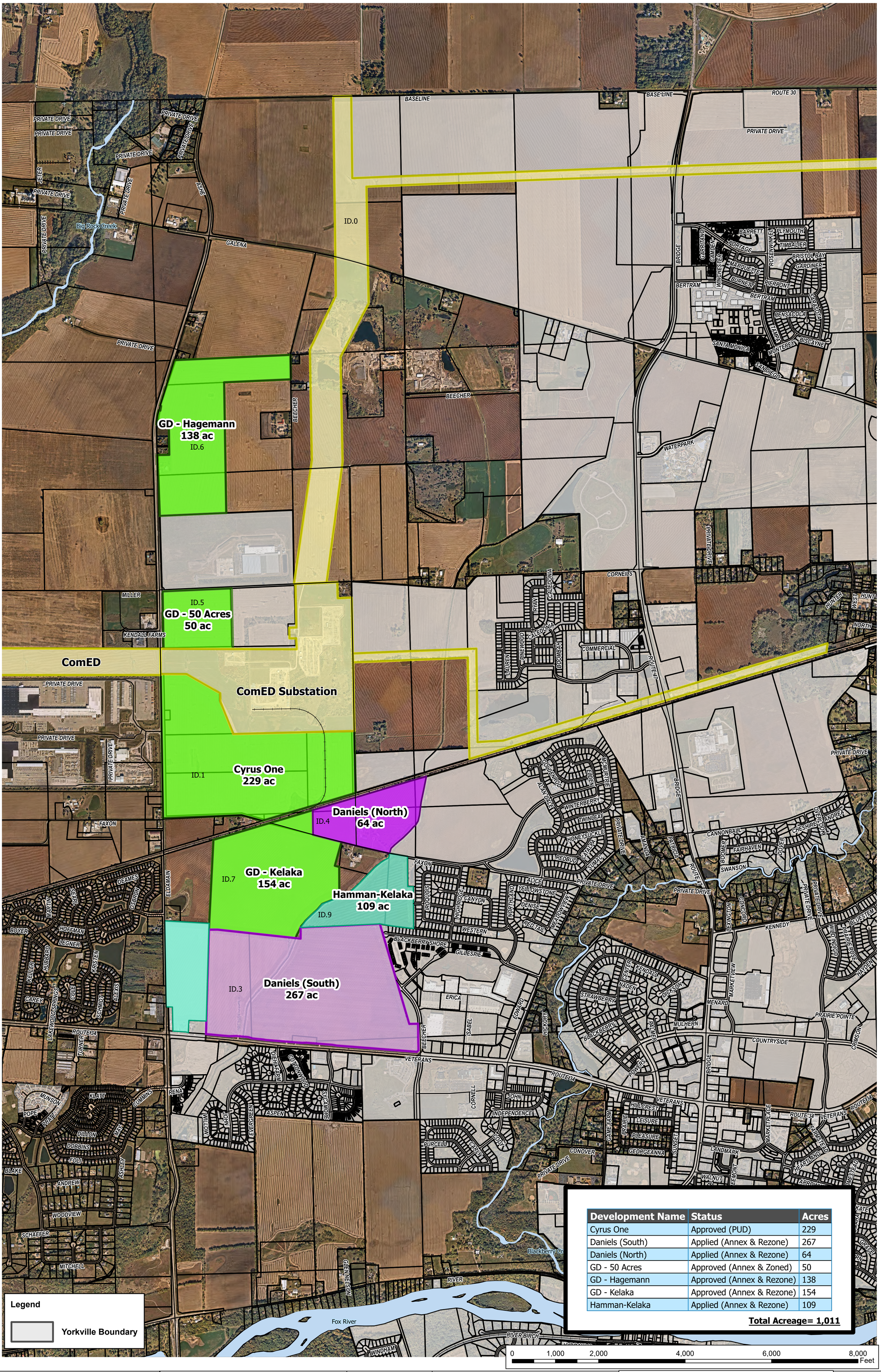
Due to the proximity of existing residential land uses immediately to the east, the Kylyn's Ridge subdivision, staff recommended the petitioner conduct a community meeting, possibly via the homeowners' association (HOA), regarding the proposed future land use of the subject property prior to the City Council and Planning and Zoning Commission public hearings.

STAFF COMMENTS:

The request is tentatively set for a public hearing at the City Council meeting on February 11, 2025, for the annexation agreement, followed by a public hearing before the Planning and Zoning Commission on February 12, 2025, to consider rezoning. Staff and the petitioner are seeking feedback from the Economic Development Committee on these requests prior to the public hearings.

ATTACHMENTS:

1. Map of Applied for and Approved Data Center Developments
2. Annexation Application
3. Rezoning Applications
4. Plan Council Packet dated December 2, 2024
5. Email from petitioner's attorney dated December 30, 2024
6. Draft Public Hearing Notices



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

DATE:	DECEMBER 2024
PROJECT NO.:	YO2442
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2024\YO2444
FILE:	Eldamain Transportation Planning/Eldamain Corridor Study

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

DATA CENTER PROJECT MAP

NORTH

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 ANNEXATION

INTENT AND PURPOSE

The purpose of this application is to allow unincorporated land that is contiguous and adjacent to the Yorkville corporate limits to annex into the City. All newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance (R-1 Single-Family Suburban Residence District). Therefore, all voluntary annexation petitions which are seeking a different zoning classification will have to adhere to the rezoning process outlined in "Title 10, Chapter 4, Section 10 Amendments."

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 10, Chapter 4, Section 11 Annexations" 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

This step is dependent on the complexity of requests and may be skipped at the discretion of staff.

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 ANNEXATION

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
CITY COUNCIL PUBLIC HEARING

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

If there is not a request for rezoning or PUD agreement, then the request will go directly to the City Council for a public hearing. The petitioner will attend and present their request at a public hearing conducted by the City Council. The City Council will conduct a public hearing on the request, take public comments, and discuss the request.

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 annexation request will be reviewed. Depending on the complexity of the request this meeting may be held at the same meeting of the public hearing. 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.

NECESSARY NOTIFICATIONS

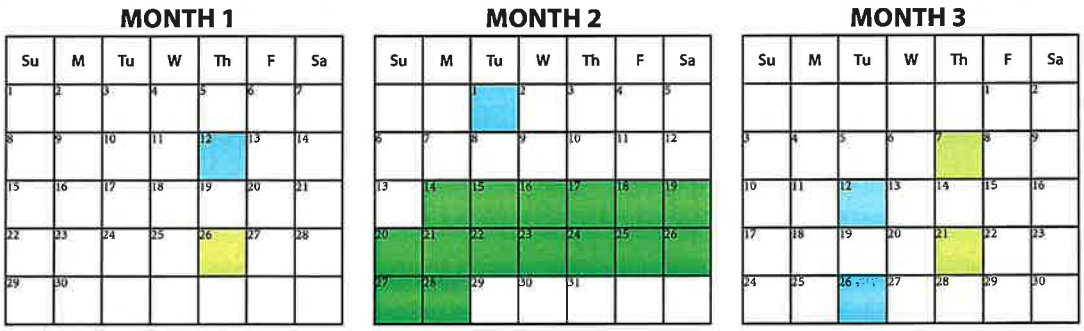
The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least ten (10) days prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

- ☐ Trustees of the fire protection district
- ☐ Trustees of the public library district
- ☐ Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk if land to be annexed includes any highway under township jurisdiction

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APPLICATION FOR ANNEXATION

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 ANNEXATION

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: $ 825.40
62.54 (# of Acres) - 5 = 57.54 (Acres over 5) x $10 = $575.40 (Amount for Extra Acres) + $250 = $ 825.40 (Total Amount)			
REZONING	☐ $200.00 + $10 per acre for each acre over 5 acres		Total: $ 200.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
--- (# of Acres) - 5 = --- (Acres over 5) x $10 = --- (Amount for Extra Acres) + $200 = $ 200.00 (Total Amount)			
SPECIAL USE	☐ $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)			
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: $ 2,500.00 (minimum required)
	☐ 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:		$ 8,525.40

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APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman, Manager — COMPANY: Kelaka LLC

MAILING ADDRESS: 13665 Townhouse Road

CITY, STATE, ZIP: Newark, Illinois 60541 — TELEPHONE: ○ BUSINESS ○ HOME

EMAIL: daveh.hhstone@gmail.com — FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC, an Illinois limited liability company

IS THE PROPERTY OCCUPIED OR VACANT: Vacant

IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: N/A

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

PROPERTY STREET ADDRESS: Faxon Road

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

62.54 acres of vacant land located south of Faxon Road, and West of Iroquois Lane

CURRENT ZONING CLASSIFICATION: A1 Kendall County

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County A1

EAST: R-2 Single-Family, Yorkville

SOUTH: R-2 Single-Family, Yorkville

WEST: Kendall County A1

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-200-008			
02-19-200-011			

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APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: John F. Philipchuck	COMPANY: Dommermuth Cobine West Gensler Philipchuck and Corrigan, Ltd.
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	TELEPHONE: 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	FAX: 630-355-5976

ENGINEER INFORMATION

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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".

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".

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APPLICATION FOR ANNEXATION

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.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE - David Hamman — DATE

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

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — DATE

SUBSCRIBED and SWORN to before me this 29th day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987046
My Commission Expires February 13, 2028

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: 21.12 acres of vacant land South of Faxon Road; West of Iroquois Lane

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: Kelaka LLC	COMPANY:
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE:
EMAIL: daveh.hhstone@gmail.com	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.

Kelaka LLC
PRINT NAME

Owner
TITLE

Dave Hamman
SIGNATURE* David Hamman, Manager

10-29-2024
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_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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 PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: ○ HOME ○ BUSINESS
ADDRESS:	E-MAIL: ○ HOME ○ BUSINESS
CITY, STATE, ZIP:	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, 651 Prairie Pointe Drive, 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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A
LEGAL DESCRIPTION

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23

SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37

SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

02-19-200-001 ROBERT M ILDEFONSA LIV TRUST LOFTUS 11159 FAXON RD YORKVILLE IL 60560	**02-19-200-002** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173	**02-20-100-011** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173
02-19-200-005 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-011** KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	**02-19-400-009** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
02-19-200-010 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-023** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-002** UNITED CITY OF YORKVILLE 651 PRAIRIE POINTE DR YORKVILLE IL 60560
02-20-125-008 LOUIS A ARCH 2389 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-009** SEAN A CARA L BAKEL 2387 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-010** RAYMOND E MICHELLE E SHIELDS 2385 IROQUOIS LN YORKVILLE IL 60560
02-20-125-011 KYLE NICOLE OSTERLOH 2383 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-012** ALFREDA SOLISZKO 2381 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-013** OSCAR JR URBINA 2361 IROQUOIS LN YORKVILLE IL 60560
02-20-125-014 DONALD T AMY L VANDERMYDE 2341 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-015** THOMAS CHRISTY FALLON 2321 IROQUOIS LN YORKVILLE IL 60560	**2-20-125-016** JAMES P CAROL J KICHER 2301 IROQUOIS LN YORKVILLE IL 60560
02-20-125-017 TIMOTHY ANDREW MARIA JANE KESSLER 2281 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-018** CHAD M AMBER R GREEN 2261 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-019** ROBERT ELIZABETH DELGADO 2241 IROQUOIS LN YORKVILLE IL 60560
02-20-125-020 LUZ M DELACRUZ JUAN M SILVA 2221 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-021** JEFFREY C GROS REV LIV TR 2201 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-022** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560
02-20-126-015 ROBERTO VANESSA A GARCIA 2202 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-014** JEAN INGEMUNSON DEC LIV TR 2222 IROQUOIS LN YORKVILLE IL 60560	**2-20-126-013** GARY E KRYSTAL L ANDERSON 2242 IROQUOIS LN YORKVILLE IL 60560
02-20-126-012 JERRY F CAROLE J NIEWOLD TR 2262 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-011** SIRINTHONE SAMANTHA CHRISTOPHER MICHAEL DIPPING 2282 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-010** ERIC D VIGH 2302 IROQUOIS LN YORKVILLE IL 60560
02-20-126-009 MICAHEL G ANTONETTE M PETERSEN 2322 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-008** RYAN P MALLORY A SUPPLE 2342 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-007** KAREN DEANGELIS REV TRUST 2384 IROQUOIS LN YORKVILLE IL 60560

EXHIBIT B

02-20-126-006 ARLENE M PEDERSEN TR 2386 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-005** JOHN ANITA FAY 2388 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-004** BLAKE CLOUGH MELINDA M HAFENRICHTER 2392 IROQUOIS LN YORKVILLE IL 60560
02-20-126-030 BRIAN JENNIFER BRASFIELD 981 CANYON TRL CT YORKVILLE IL 60560	**02-20-126-029** ROBERT ROSEMARY FISCHER 991 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-028** NATHAN B SARAH S BAXA 1001 CANYON TRL CT YORKVILLE IL 60560
02-20-126-027 LORI A QUILES 1002 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-026** DAVID V GINA M DAMATO 992 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-025** STEV M MICHELLE HALBESMA 982 CANYON TRAIL CT YORKVILLE IL 60560
02-20-126-018 CHRISTOPHER JEANNE ARBET 1021 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-017** KATHLEEN A WORLEY 1031 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-016** SCOTT DOUGLAS SMITH 1041 WHITE PLAINS LN YORKVILLE IL 60560
02-20-128-005 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-128-001** MATTHEW HUBER 2181 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-002** STEVEN CAROL F ROGERS 2161 IROQUOIS LN YORKVILLE IL 60560
02-20-128-003 PAUL P MARIE E REULAND 2141 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-004** ETHAN ERIN TRZEBIATOWSKI 2121 IROQUOIS LN YORKVILLE IL 60560	**02-20-325-001** TODD W IDERAN LINDA A SKOGEN 2101 IROQUOIS LN YORKVILLE IL 60560
02-20-325-002 MICHAEL SARAH TESCH 1184 WESTERN LN YORKVILLE IL 60560	**02-20-325-003** NICOLE MATTHEW DABROS 1164 WESTERN LN YORKVILLE IL 60560	**02-20-325-004** JEFFREY NANCY HEWLETT 1144 WESTERN LN YORKVILLE IL 60560-4585
02-20-325-005 MUSTAFA MOHAMMED 1124 WESTERN LN YORKVILLE IL 60560	**02-20-325-006** JEREMY J RACHEL M ALLWAY 1104 WESTERN LN YORKVILLE IL 60560	**02-20-325-007** BRADLEY R BEACH 1084 WESTERN LN YORKVILLE IL 60560
02-20-127-008 IAROSLAV DERKACH 1163 WESTERN LN YORKVILLE IL 60560	**02-20-127-009** MUNOZ KAROLL Z PAYNE TYRELL M 1143 WESTERN LN YORKVILLE IL 60560	**02-20-127-010** ERIK R KRISTIN E ANDERSON 1123 WESTERN LN YORKVILLE IL 60560
2-20-127-011 ESCAMILLA ELIDIA CASTILLO ALFREDO 1103 WESTERN LN YORKVILLE IL 60560	**02-20-127-012** STEVEN R SR DEBRA J SEPE 1083 WESTERN LN YORKVILLE IL 60560	**02-20-127-003** DOUGLAS J MYNATT 1002 WHITE PLAINS LN YORKVILLE IL 60560
02-20-127-004 MATTHEW BERARD 1022 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-005** MATTHEW C NICOLE KAHLE 1032 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-006** GREGORY J JAMIE L PATRICIA A CHIPMAN 1042 WHITE PLAINS LN YORKVILLE IL 60560
2-20-127-007 MICHAEL J ZABRAMSKI 1052 WHITE PLAINS LN YORKVILLE IL 60560	**02-19-480-001** DONALD S MARY A MAHER BARTALONE 1171 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-002** JENNIFER L JONATHON D KLOTZ 1161 BLACKBERRY SHORE LN YORKVILLE IL 60560

EXHIBIT B

02-19-480-003 JONATHAN M KAREN D STALLER 1151 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-004** NANCY L MONDEK TRUST 1141 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-005** BRIAN ANTHONY BAILEY ROSE CARRABOTTA 1131 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-006 KENNETH E MARY F CRISER 1121 BLACKBERRY SHORE LN YORKVILLE IL 60560	**2-19-480-007** ALAN PATRICIA STEPKA 1111 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-008** DONALD J JR SNYDER 1101 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-009 CRUZ CONTRERAS MARIA GABRIELA DUARTE CARLOS JULIAN 1091 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-001** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-002** RICARDO JR LOPEZ 1081 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-20-352-003 MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-004** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-005** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-006 ELLIS III KEISHA L BAILEY 1041 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-007** AGUIRRE GAMALIEL GALLEGOS OLGA L 1031 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-008** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-009 BRADLEY A ANGELA D REEVERTS 1011 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-003** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-19-481-004 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-005 thru 028** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
2-20-353-074 ELIZABETH M BINGE 1060 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-075 thru 078** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**2-20-353-079** KYLE R HOGAN 1050 GILLESPIE LN YORKVILLE IL 60560
02-20-353-080 DIANE L EWING 1061 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-081 thru 084** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-085** JUAN O MORENO 1051 GILLESPIE LN YORKVILLE IL 60560
02-20-353-086 LORELEI K JACK A RENALDI 1609 VANTAGE DR SHOREWOOD IL 60404	**02-20-353-087** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-088** CHARLOTTE MANFORD 1036 GILLESPIE LN YORKVILLE IL 60560
02-20-353-089, 090 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-091** RICHARD D III MINNICK 1030 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-092** ABEL JR SARA N MARIN 1041 GILLESPIE LN YORKVILLE IL 60560
02-20-353-093 thru 095 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-096** RAY TREVINO 1033 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-097** ALICIA LOVE 1031 GILLESPIE LN YORKVILLE IL 60560

EXHIBIT B

02-20-353-098 thru 101 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-102** NICOLE NATHAN JOLLEY 1019 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-103** TRENTON DANIEL JAI LY MARIE BROWNING 1021 GILLESPIE LN YORKVILLE IL 60560
02-20-353-104 NICOLE ROCHA 1020 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-105** HILL COREY T GAVIN TONI A 1018 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-106 thru 108** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-20-353-109 EDDIE MARILYN JACKSON 1010 GILLESPIE LN YORKVILLE IL 60560	**02-19-481-017 thru 027** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-028** KATHRYN L PANTHER 1151 GILLESPIE LN YORKVILLE IL 60560
02-20-353-110 thru 115 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-116** HAMES OLIVIA KLIMAVICIUS MICHAEL 1110 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-117** MIGGINS DESIREE RAMSEY MIGGINS YOHANTZ 1108 GILLESPIE LN YORKVILLE IL 60560
02-20-353-118, 119 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-120** REBECCA A JAKUBOWSKI 1102 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-121** ANTHONY I MOLLY K ROSADO 1100 GILLESPIE LN YORKVILLE IL 60560
02-19-200-007 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-005** LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-006** DONALD J CAROL S HAMMAN 13351 B FAXON RD PLANO IL 60545
02-19-100-013 JOSEPH HAMMAN DAVID HAMMAN HAMMAN JAMES 6275 STATE ROUTE 71 OSWEGO IL 60543		

United City of Yorkville 651
Prairie Pointe Drive
Yorkville, Illinois, 60560
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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:

- ☐ 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 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

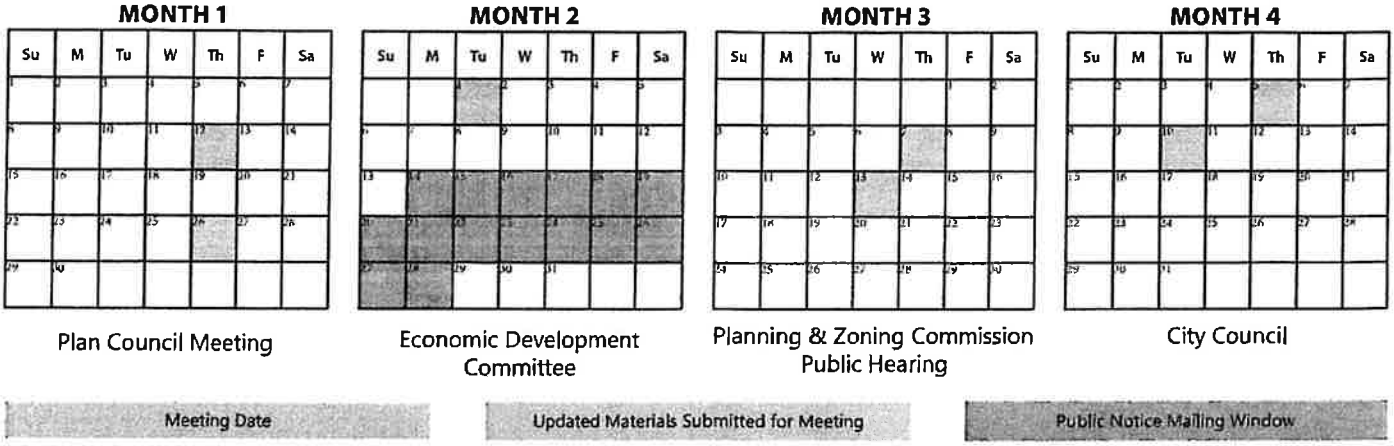
CITY STAFF

- ☐ 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	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: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# 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: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# 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: $
	☐ 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: $
	☐ 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:	$

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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman	COMPANY: Kekala LLC
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE: ○ BUSINESS ○ HOME
EMAIL: daveh.hhstone@gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC, an Illinois limited liability company

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

PROPERTY STREET ADDRESS: Faxon Road

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

62.54 acres of vacant land located south of Faxon Road, and West of Iroquois Lane

CURRENT ZONING CLASSIFICATION: A1 Kendall County	REQUESTED ZONING CLASSIFICATION:
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 62.54

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Kendall County A1

EAST: R-2 Single-Family, Yorkville

SOUTH: R-2 Single-Family, Yorkville

WEST: Kendall County A1

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-200-008			
02-19-200-011			

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: John F. Philipchuck	COMPANY: Dommermuth Cobine West Gensler Philipchuck and
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	TELEPHONE: 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	FAX: 630-355-5976
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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:

Existing Zoning is A-1 Agriculture in Kendall County. Land to the North is vacant R-2 Single Family Traditional Residence. Property to the East and South is also R-2 and contains single-family homes. Land to the West is farmland and contains a small farmette and is zoned A-1 in the County.

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:

The Property in question has been historically used for farming. Residential uses have taken place to the East and South, however the trend of development in the area has been for manufacturing type uses such as the Menards facility in Plano and a solid waste Transfer Station, indoor commercial growing greenhouse, and a ComEd Substation.

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

Annexation to the City is being requested with M-2, General Manufacturing Zoning District which by combining with other vacant land to the West, can attract additional Data Center developments. Property values are greatly diminished with the current Agricultural Zoning classification.

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

Annexation to the City with M-2 Zoning will increase the property value to the Petitioner while maintaining the existing zoning or a residential zoning upon annexation, will result in a continued dimunition in property value with no resulting benefit to the Public. Proper development of the Property will protect adjacent residential uses and will promote and enhance the public health, safety, morals and general welfare of the Public.

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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:

This property has been used for agricultural purposes since the settlement of this part of Illinois. It is in the line of development from the Eldamain Road manufacturing corridor going East. Utilities are or have been extended to this area for the purpose of encouraging non-residential development.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

More jobs and land uses that generate higher property taxes benefits the City of Yorkville and surrounding areas and the taxing bodies that serve residents of the Community.

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

Yorkville continues to encourage economic development within its borders and has accommodated requests such as this when appropriate, such as in the current situation where this property, when developed in conjunction with other adjacent property, can attract top tier high tech users.

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):

Current planning is to combine this property with other parcels to the West in order to create an assemblage that will attract desirable top tier high tech users. Traffic in the area can be adequately handled by Eldamain Road and Route 34.

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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:

Current development trends in the area and the Country for that matter, suggest this is the time to create zoning assemblages that can attract job creating businesses that benefit the hosting community and surrounding areas. Now is not the time to maintain small agricultural parcels.

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

Due to recent development proposals and land sales in the area of the Subject Property, it is not economically feasible, nor desirable to maintain small acreages such as this, as farm ground. This property is next in line to be considered for higher and better land usage, especially when it can be combined with other adjacent property to the West.

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.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE David Hamman — DATE

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

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — DATE

SUBSCRIBED and SWORN to before me this 29th day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987046
My Commission Expires February 13, 2028

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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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:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ 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____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: O HOME O BUSINESS
ADDRESS:	E-MAIL: O HOME O BUSINESS
CITY, STATE, ZIP:	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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A
LEGAL DESCRIPTION

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 80 DEGREES 27 MINUTES 23

SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37

SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

02-19-200-001 ROBERT M ILDEFONSA LIV TRUST LOFTUS 11159 FAXON RD YORKVILLE IL 60560	**02-19-200-002** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173	**02-20-100-011** YORKVILLE MEADOWS LLC C/O SHERRIE CHIOU 80 REMINGTON RD. SCHAUMBURG IL 60173
02-19-200-005 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-011** KELAKA LLC 181 S LINCOLNWAY NORTH AURORA IL 60542	**02-19-400-009** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
02-19-200-010 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-023** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-125-002** UNITED CITY OF YORKVILLE 651 PRAIRIE POINTE DR YORKVILLE IL 60560
02-20-125-008 LOUIS A ARCH 2389 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-009** SEAN A CARA L BAKEL 2387 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-010** RAYMOND E MICHELLE E SHIELDS 2385 IROQUOIS LN YORKVILLE IL 60560
02-20-125-011 KYLE NICOLE OSTERLOH 2383 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-012** ALFREDA SOLISZKO 2381 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-013** OSCAR JR URBINA 2361 IROQUOIS LN YORKVILLE IL 60560
02-20-125-014 DONALD T AMY L VANDERMYDE 2341 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-015** THOMAS CHRISTY FALLON 2321 IROQUOIS LN YORKVILLE IL 60560	**2-20-125-016** JAMES P CAROL J KICHER 2301 IROQUOIS LN YORKVILLE IL 60560
02-20-125-017 TIMOTHY ANDREW MARIA JANE KESSLER 2281 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-018** CHAD M AMBER R GREEN 2261 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-019** ROBERT ELIZABETH DELGADO 2241 IROQUOIS LN YORKVILLE IL 60560
02-20-125-020 LUZ M DELACRUZ JUAN M SILVA 2221 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-021** JEFFREY C GROS REV LIV TR 2201 IROQUOIS LN YORKVILLE IL 60560	**02-20-125-022** KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560
02-20-126-015 ROBERTO VANESSA A GARCIA 2202 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-014** JEAN INGEMUNSON DEC LIV TR 2222 IROQUOIS LN YORKVILLE IL 60560	**2-20-126-013** GARY E KRYSTAL L ANDERSON 2242 IROQUOIS LN YORKVILLE IL 60560
02-20-126-012 JERRY F CAROLE J NIEWOLD TR 2262 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-011** SIRINTHONE SAMANTHA CHRISTOPHER MICHAEL DIPPING 2282 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-010** ERIC D VIGH 2302 IROQUOIS LN YORKVILLE IL 60560
02-20-126-009 MICAHEL G ANTONETTE M PETERSEN 2322 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-008** RYAN P MALLORY A SUPPLE 2342 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-007** KAREN DEANGELIS REV TRUST 2384 IROQUOIS LN YORKVILLE IL 60560

EXHIBIT B

02-20-126-006 ARLENE M PEDERSEN TR 2386 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-005** JOHN ANITA FAY 2388 IROQUOIS LN YORKVILLE IL 60560	**02-20-126-004** BLAKE CLOUGH MELINDA M HAFENRICHTER 2392 IROQUOIS LN YORKVILLE IL 60560
02-20-126-030 BRIAN JENNIFER BRASFIELD 981 CANYON TRL CT YORKVILLE IL 60560	**02-20-126-029** ROBERT ROSEMARY FISCHER 991 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-028** NATHAN B SARAH S BAXA 1001 CANYON TRL CT YORKVILLE IL 60560
02-20-126-027 LORI A QUILES 1002 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-026** DAVID V GINA M DAMATO 992 CANYON TRAIL CT YORKVILLE IL 60560	**02-20-126-025** STEV M MICHELLE HALBESMA 982 CANYON TRAIL CT YORKVILLE IL 60560
02-20-126-018 CHRISTOPHER JEANNE ARBET 1021 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-017** KATHLEEN A WORLEY 1031 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-126-016** SCOTT DOUGLAS SMITH 1041 WHITE PLAINS LN YORKVILLE IL 60560
02-20-128-005 KYLYNS RIDGE HOMEOWNERS ASSN MAXIMUM PROPERTY MGMT PO BOX 1094 YORKVILLE IL 60560	**02-20-128-001** MATTHEW HUBER 2181 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-002** STEVEN CAROL F ROGERS 2161 IROQUOIS LN YORKVILLE IL 60560
02-20-128-003 PAUL P MARIE E REULAND 2141 IROQUOIS LN YORKVILLE IL 60560	**02-20-128-004** ETHAN ERIN TRZEBIATOWSKI 2121 IROQUOIS LN YORKVILLE IL 60560	**02-20-325-001** TODD W IDERAN LINDA A SKOGEN 2101 IROQUOIS LN YORKVILLE IL 60560
02-20-325-002 MICHAEL SARAH TESCH 1184 WESTERN LN YORKVILLE IL 60560	**02-20-325-003** NICOLE MATTHEW DABROS 1164 WESTERN LN YORKVILLE IL 60560	**02-20-325-004** JEFFREY NANCY HEWLETT 1144 WESTERN LN YORKVILLE IL 60560-4585
02-20-325-005 MUSTAFA MOHAMMED 1124 WESTERN LN YORKVILLE IL 60560	**02-20-325-006** JEREMY J RACHEL M ALLWAY 1104 WESTERN LN YORKVILLE IL 60560	**02-20-325-007** BRADLEY R BEACH 1084 WESTERN LN YORKVILLE IL 60560
02-20-127-008 IAROSLAV DERKACH 1163 WESTERN LN YORKVILLE IL 60560	**02-20-127-009** MUNOZ KAROLL Z PAYNE TYRELL M 1143 WESTERN LN YORKVILLE IL 60560	**02-20-127-010** ERIK R KRISTIN E ANDERSON 1123 WESTERN LN YORKVILLE IL 60560
2-20-127-011 ESCAMILLA ELIDIA CASTILLO ALFREDO 1103 WESTERN LN YORKVILLE IL 60560	**02-20-127-012** STEVEN R SR DEBRA J SEPE 1083 WESTERN LN YORKVILLE IL 60560	**02-20-127-003** DOUGLAS J MYNATT 1002 WHITE PLAINS LN YORKVILLE IL 60560
02-20-127-004 MATTHEW BERARD 1022 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-005** MATTHEW C NICOLE KAHLE 1032 WHITE PLAINS LN YORKVILLE IL 60560	**02-20-127-006** GREGORY J JAMIE L PATRICIA A CHIPMAN 1042 WHITE PLAINS LN YORKVILLE IL 60560
2-20-127-007 MICHAEL J ZABRAMSKI 1052 WHITE PLAINS LN YORKVILLE IL 60560	**02-19-480-001** DONALD S MARY A MAHER BARTALONE 1171 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-002** JENNIFER L JONATHON D KLOTZ 1161 BLACKBERRY SHORE LN YORKVILLE IL 60560

EXHIBIT B

02-19-480-003 JONATHAN M KAREN D STALLER 1151 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-004** NANCY L MONDEK TRUST 1141 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-005** BRIAN ANTHONY BAILEY ROSE CARRABOTTA 1131 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-006 KENNETH E MARY F CRISER 1121 BLACKBERRY SHORE LN YORKVILLE IL 60560	**2-19-480-007** ALAN PATRICIA STEPKA 1111 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-19-480-008** DONALD J JR SNYDER 1101 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-19-480-009 CRUZ CONTRERAS MARIA GABRIELA DUARTE CARLOS JULIAN 1091 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-001** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-002** RICARDO JR LOPEZ 1081 BLACKBERRY SHORE LN YORKVILLE IL 60560
02-20-352-003 MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-004** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512	**02-20-352-005** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-006 ELLIS III KEISHA L BAILEY 1041 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-007** AGUIRRE GAMALIEL GALLEGOS OLGA L 1031 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-352-008** MCCUE DEVELOPMENT INC P O BOX 154 BRISTOL IL 60512
02-20-352-009 BRADLEY A ANGELA D REEVERTS 1011 BLACKBERRY SHORE LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-003** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-19-481-004 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-005 thru 028** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-073** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
2-20-353-074 ELIZABETH M BINGE 1060 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-075 thru 078** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**2-20-353-079** KYLE R HOGAN 1050 GILLESPIE LN YORKVILLE IL 60560
02-20-353-080 DIANE L EWING 1061 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-081 thru 084** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-085** JUAN O MORENO 1051 GILLESPIE LN YORKVILLE IL 60560
02-20-353-086 LORELEI K JACK A RENALDI 1609 VANTAGE DR SHOREWOOD IL 60404	**02-20-353-087** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-088** CHARLOTTE MANFORD 1036 GILLESPIE LN YORKVILLE IL 60560
02-20-353-089, 090 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-091** RICHARD D III MINNICK 1030 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-092** ABEL JR SARA N MARIN 1041 GILLESPIE LN YORKVILLE IL 60560
02-20-353-093 thru 095 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-096** RAY TREVINO 1033 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-097** ALICIA LOVE 1031 GILLESPIE LN YORKVILLE IL 60560

EXHIBIT B

02-20-353-098 thru 101 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-102** NICOLE NATHAN JOLLEY 1019 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-103** TRENTON DANIEL JAI LY MARIE BROWNING 1021 GILLESPIE LN YORKVILLE IL 60560
02-20-353-104 NICOLE ROCHA 1020 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-105** HILL COREY T GAVIN TONI A 1018 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-106 thru 108** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560
02-20-353-109 EDDIE MARILYN JACKSON 1010 GILLESPIE LN YORKVILLE IL 60560	**02-19-481-017 thru 027** ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-19-481-028** KATHRYN L PANTHER 1151 GILLESPIE LN YORKVILLE IL 60560
02-20-353-110 thru 115 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-116** HAMES OLIVIA KLIMAVICIUS MICHAEL 1110 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-117** MIGGINS DESIREE RAMSEY MIGGINS YOHANTZ 1108 GILLESPIE LN YORKVILLE IL 60560
02-20-353-118, 119 ABBY PROPERTIES LLC 1951 RENA LN YORKVILLE IL 60560	**02-20-353-120** REBECCA A JAKUBOWSKI 1102 GILLESPIE LN YORKVILLE IL 60560	**02-20-353-121** ANTHONY I MOLLY K ROSADO 1100 GILLESPIE LN YORKVILLE IL 60560
02-19-200-007 LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-005** LA FORTALEZA LLC 1481 PLAINFIELD RD OSWEGO IL 60543	**02-19-200-006** DONALD J CAROL S HAMMAN 13351 B FAXON RD PLANO IL 60545
02-19-100-013 JOSEPH HAMMAN DAVID HAMMAN HAMMAN JAMES 6275 STATE ROUTE 71 OSWEGO IL 60543		

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Yorkville, Illinois, 60560
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Website: www.yorkville.il.us

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:

- ☐ 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.

United City of Yorkville 651
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Fax: 630-553-7575
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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

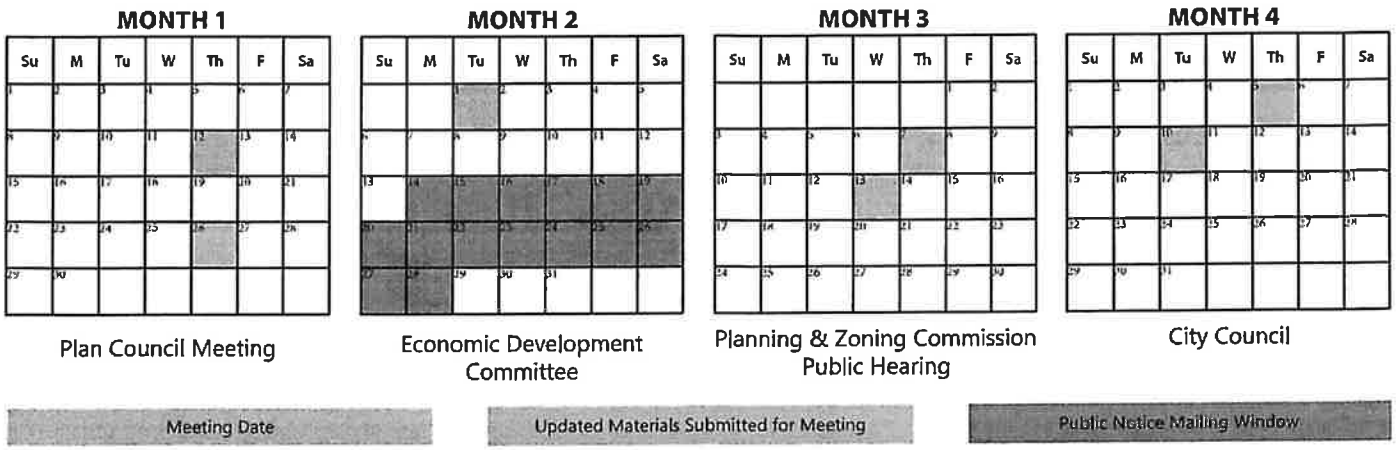
CITY STAFF

- ☐ 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	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: $ 649.00
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
49.90 - 5 = 44.90 x $10 = 449.00 + $200 = $ 649.00			
# 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: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# 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: $
	☐ 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: $
	☐ 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:		$649.00

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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: David Hamman	COMPANY: Kekala LLC
MAILING ADDRESS: 13665 Townhouse Road	
CITY, STATE, ZIP: Newark, Illinois 60541	TELEPHONE: O BUSINESS O HOME
EMAIL: daveh.hhstone@gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kekala LLC

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

PROPERTY STREET ADDRESS: 49.90 acres vacant land on West Veteran's Parkway and Eldamain

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: North of West Veteran's Parkway and east of Eldamain

CURRENT ZONING CLASSIFICATION: B-3 General Business District	REQUESTED ZONING CLASSIFICATION: M-2 General Manufacturing
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:	TOTAL ACREAGE: 49.90

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: A-1 (County)

EAST: A-1 (County)

SOUTH: B-3 (City) w/Residential Use

WEST: A-1 (County), B-4 (YMCA), B-6 (Plano)

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-19-300-018			

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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: John F. Philipchuck	**COMPANY:** Dommermuth Cobine West Gensler Philipchuck and Corrigan, Ltd.
MAILING ADDRESS: 111 E. Jefferson Avenue, Suite 200	
CITY, STATE, ZIP: Naperville, Illinois 60540	**TELEPHONE:** 630-355-5800 ext 115
EMAIL: jfp@dbcw.com	**FAX:** 630-355-5976
ENGINEER INFORMATION	
NAME:	**COMPANY:**
MAILING ADDRESS:	
CITY, STATE, ZIP:	**TELEPHONE:**
EMAIL:	**FAX:**
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	**COMPANY:**
MAILING ADDRESS:	
CITY, STATE, ZIP:	**TELEPHONE:**
EMAIL:	**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:

Current Zoning is B-3 General Business District in the City of Yorkville. The Property is being farmed. Property to the North and East is A-1 Agricultural in the County and is farmed. There is a Single family use on a small parcel; Property to the South is B-3 City with a residential use. Land to the West across Eldamain Road is County A-1, and B-4 for the YMCA, and Plano B-6, Business District and is vacant.

A used vehicle sales lot is located at the Northeast Corner of Eldamain and Route 34.

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:

Properties East of Eldamain Road and North and South of Faxon Road have requested M-2 General Manufacturing District zoning from the City of Yorkville. Current trends have been a transition from farming uses to proposed Data Centers.

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

Increased interest in Data Centers and Manufacturing uses such as Menards in Plano have increased the need and desire for manufacturing zoning. Current B-3 zoning does not permit such uses and brick and mortar retail demand in the Eldamain corridor is minimal.

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 highest and best use of the Property is for manufacturing uses. To maintain the existing business district zoning does a disservice to the Petitioner as those types of uses are not in demand in this area. A change to manufacturing zoning will allow the Property to properly develop and enhance the public health, safety, morals and general welfare of the Public.

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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 B-3 zoning was a good holding pattern during the expansion of Eldamain Road. However, the nearby ComEd Substation and high line availability, together with a proposed Data Center usage has driven the need for manufacturing zoning rather than retail and service uses.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The rezoning of the Property to M-2 Manufacturing uses will allow for the creation of more job opportunities in the City of Yorkville. Increased property taxes for the City and other taxing bodies such as the School District will follow, thus lessening the tax burden on the residential homes in the City.

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

The City of Yorkville has recognized the significance of the expansion of Eldamain Road and the resources available from the ComEd facilities in the area to allow for a change in the past land use designations for the area to now attract new development.

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):

The City in conjunction with the Kendall County Highway Department and the City of Plano have anticipated the future growth of this sector and because of their exemplary planning for increased traffic by the widening of Route 34 and Eldamain Road, the change in zoning will not impact the area traffic negatively.

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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:

Large acreages of Commercial Zoned Property in this area are not conducive to current development trends. Keeping a business zoning on this property only makes it available for farming use. A change to M-2 will encourage manufacturing uses such as a Data Center which in turn creates new jobs and increases property tax revenues to the Public.

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

The Property lies adjacent to Eldamain Road. This corridor has been planned for manufacturing uses, not retail uses such as anticipated with the B-3 General Business District retail and service type of uses. The current trend of development is manufacturing, not commercial 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.

Dave Hamman — 10-29-2024

PETITIONER SIGNATURE - David Hamman — **DATE**

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

Kelaka LLC, an Illinois limited liability company

Dave Hamman — 10-29-2024

OWNER SIGNATURE - David Hamman, Manager — **DATE**

SUBSCRIBED and SWORN to before me this 29 day of October, 2024.

John Fred Philipchuck

NOTARY PUBLIC

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

JOHN FRED PHILIPCHUCK
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 987048
My Commission Expires February 13, 2028

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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:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ 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_____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____
Notary Public

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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:	**DATE/TIME RECEIVED:**
SITE ADDRESS:	PARCEL NUMBER:
SUBDIVISION:	LOT/UNIT:
APPLICANT INFORMATION	
NAME:	TELEPHONE: O HOME O BUSINESS
ADDRESS:	E-MAIL: O HOME O BUSINESS
CITY, STATE, ZIP:	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, 651 Prairie Pointe Drive, 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.

_____ _____

SIGNATURE/AUTHORIZED AGENT DATE

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT OF WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN A DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXHIBIT B

02-19-100-006 DONALD J RICHARD A BRUMMEL 12340 FAXON RD PLANO IL 60545	**02-19-100-007** THOMAS JUANITA HATCHER 3420 ELDAMAIN RD PLANO IL 60545	**02-19-100-013** JOSEPH HAMMAN DAVID HAMMAN JAMES HAMMAN 6275 STATE ROUTE 71 OSWEGO IL 60543
02-19-300-016 OLD 2ND NATIONAL BANK SVITSKI MARK LEANN 361 CAPITOL DR UNIT D SUGAR GROVE IL 60554	**02-19-300-017** CMP PROPERTIES DEVELOPMENT 202 RUGLEY RD WESTERN SPRINGS IL 60558	**02-19-300-019** DANIELS MALINSKI YORKVILLE FAMILY LLLP 405 E SHERIDAN RD LAKE BLUFF IL 60044
01-24-275-094 LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-275-093** LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-275-084** MARCO A TOCHIMANI MARIA CARDOSO 706 DEAMES ST PLANO IL 60545
01-24-275-085 ANNA M CLEMENS E HOG 702 DEAMES ST PLANO IL 60545	**01-24-275-086** CURTIS L HEATHER M SCHOOLFIELD 642 DEAMES ST PLANO IL 60545	**01-24-275-087** MICHAEL G ALANIS 638 DEAMES ST PLANO IL 60545
01-24-275-088 CUELLAR YOLANDA A MARTINEZ JOSE FELIX CUELLAR 634 DEAMES ST PLANO IL 60545	**01-24-275-089** %AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC AMERICAN HOMES 4 RENT LP ATTN PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO SUITE 300 CALABASAS CA 91302	**01-24-275-090** KAREN M PARTYKA LAND TRUST 626 DEAMES ST PLANO IL 60545
01-24-275-091 JOHN MICHAEL JR SACCOMANDO 622 DEAMES ST PLANO IL 60545	**01-24-275-092** LUIS E MARIA S ESPARZA 618 DEAMES ST PLANO IL 60545	**01-24-277-013** AMERICAN HOMES 4 RENT PROPERTIES ONE LLC 23975 PARK SORRENTO STE 300 CALBASAS CA 91302
01-24-277-014 DAVID J ANNA ZIELINSKI 623 DEAMES ST PLANO IL 60545	**01-24-277-015** DB MIM I LLC 27 N WACKER STE 435 CHICAGO IL 60606	**01-24-277-016** HECTOR MANUEL PEREZ GUZMAN 629 DEAMES ST PLANO IL 60545
01-24-277-017 JANET RUSSELL 633 DEAMES ST PLANO IL 60545	**01-24-277-018** CHANDRASHEKARA N MATHA 550 15TH ST UNIT 504 SAN DIEGO CA 92101	**01-24-277-019** JERRY PARKER 641 DEAMES ST PLANO IL 60545
01-24-277-020 VERGIL L BARROS 701 DEAMES ST PLANO IL 60545	**01-24-277-010** JAVIER IMELDA CEPEDA 624 OSBRON ST PLANO IL 60545	**01-24-277-011** DANIEL ALMA DICARLO 880 ANDRIX CT CONCORD CA 94518
01-24-277-012 AH4R I IL LLC ATTN PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO SUITE 300 CALABASAS CA 91302	**01-24-279-011** LAKEWOOD SPRINGS HOMEOWNERS 438 WEBER RD ROMEOVILLE IL 60446	**01-24-279-010** CAMILO A PONCE OLARTE 4150 OSBRON ST PLANO IL 60545
01-24-279-009 JONATHAN R KIMBERLY J MALKOSKY 4146 OSBRON ST PLANO IL 60545	**01-24-279-008** JAMES ELSA SHERIDAN 4142 OSBRON ST PLANO IL 60545	**01-24-279-007** DOLORES MATIAS 4138 OSBRON ST PLANO IL 60545
01-24-200-031 RANDALL SCOTT KAREN WADE TR 3475 ELDAMAIN RD PLANO IL 60545	**01-24-400-023** NANCY D J MARTIN DEC LIVING TRUST 14255 RIVER RD PLANO IL 60545	**01-24-400-024** BRUMMEL FAMILY TRUST 4 12340 FAXON RD PLANO IL 60545

EXHIBIT B

01-24-400-010 FOX VALLEY FAMILY YMCA INC 3875 ELDAMAIN RD PLANO IL 60545	**01-24-400-040** FOX VALLEY FAMILY YMCA INC 3875 ELDAMAIN RD PLANO IL 60545	**01-24-400-038** JANE FOSTER 610 E MAIN ST PLANO IL 60545
01-24-400-043 GRECO/REGGI PLANO LLC 1301 SCHIFERL RD BARTLETT IL 60103	**01-24-400-042** LENNYS GAS N WASH PLANO LLC 8200 W 185TH ST UNIT K TINLEY PARK IL 60487	**02-30-100-018** 111 MAPLE STREET LLC 1307 SCHIFERL RD BARTLETT IL 60103
02-30-100-017 PENN KYLE PENN LAWRENCE R 7249 WHITFIELD RD NEWARK IL 60540		

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: December 2, 2024
Subject: **PZC 2024-31 Dave Hamman – Kelaka, LLC**
Proposed Annexation and Rezoning Request

I have reviewed the annexation and rezoning applications for the subject parcels submitted by David Hamman, on behalf of Kelaka, LLC, petitioner/owner. The real property consists of three (3) parcels totaling approximately 112.44 acres. Two (2) parcels are generally located immediately south of Faxon Road and west of Iroquois Lane and one (1) parcel is located immediately north of West Veterans Parkway (US 34) and east of Eldamain Road. The petitioner is requesting annexation and rezoning of two (2) parcels (#02-19-200-008 and #02-19-200-011) from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District, as well as rezoning one (1) parcel (#02-19-300-018) from B-3 General Business District to M-2 General Manufacturing District. These requests are for a proposed future data center land use.

Based upon my review of the application documents and plans, I have compiled the following comments:

GENERAL ZONING/LAND USE COMMENTS:

The three (3) subject parcels total 112.44 acres. Two (2) parcels, which abut each other, are currently unincorporated and zoned A-1 Agriculture in Kendall County. The larger parcel (#02-19-200-011) is approximately 35 acres in area and is a remnant from the former Kelaka parcel. The second parcel (#02-19-200-008) totals approximately 21-acres. The remaining parcel (#02-19-300-018), approximately 52-acres, is located approximately 2,400 feet southwest of the other parcels and separated by the Rob Roy Creek, is zoned B-3 General Business District within the City of Yorkville and previously planned for a commercial development known as Cobblestone North. The two largest parcels are also part of the Rob Roy Drainage District.

1. **ZONING –** The following are the current immediate surrounding zoning and land uses of parcels #02-19-200-008 and #02-19-200-011 which are proposed to be annexed and rezoned:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District A-1 Agricultural District Faxon Road	Farmland (Whispering Meadows) Farmland (Loftus Property) Transportation Land Use
East	R-2 Single-Family Traditional Residence District	Kylyn's Ridge Subdivision
South	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
West	A-1 Agricultural District (Kendall County) M-2 General Manufacturing District	Farmland Farmland (Kelaka)

   a. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-

Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the M-2 General Manufacturing District.

2. **ZONING** - The following are the current immediate surrounding zoning and land uses of parcel #02-19-300-018 which is proposed to be rezoned:

	Zoning	Land Use
North	A-1 Agricultural District (Kendall County)	Farmland
East	A-1 Agricultural District (Kendall County)	Farmland (DMYF, LLLP proposed rezoning for M-2 General Manufacturing)
South	US 34 (Veterans Parkway) B-3 General Business District	Transportation Land Use Farmland/Undeveloped (Cobblestone Commons)
West	Eldamain Road B-4 Commercial Recreation (Kendall County) B-6 Business District PUD (Plano)	Transportation Land Use Commercial (Fox Valley YMCA) Undeveloped/Farmland

   a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process**.

3. **PERMITTED USES** – Per Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 general manufacturing district zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 limited manufacturing district. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.

   a. Further, per Table 10-3-12 (B) Permitted and Special Uses of the Unified Development Ordinance, under "Energy Industrial Uses" data centers are permitted land uses.

4. **M-2 BULK REGULATIONS –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

	M-2 Zoning Regulations
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

5. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates these parcels as "Estate/Conservation Residential (ECR)" which is intended to provide flexibility for residential design to accommodate low-density detached single-family housing yet preserving sensitive environmental and scenic features. This land use designation has also been used as a holding category for parcels not likely to develop within the 10-year horizon of the comprehensive plan's timeline. Additionally, the Comprehensive Plan also states, "while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City."

    a. **Due to the recent trend in rezoning and development in the area, the Kelaka property annexation and rezoning to M-2 to the west/north and the DMYF, LLLP project pending approval to the south/east of the subject parcels, staff supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.**

    b. **Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property's future land use designation will be revised from "Estate/Conservation Residential (ECR)" to "General Industrial (GI)".**

ANNEXATION COMMENTS:

6. **ANNEXATION AGREEMENT** – Given the subject parcels location along a major arterial roadway (US 34) and its proximity to the Kylyn's Ridge residential development, staff recommends that the annexation agreement include a condition to consider restricting future manufacturing uses under the M-2 District if a data center campus is not developed on the site. This will be consistent with the recently recommended conditions for the DMYF, LLLP project.

    i. **Should a data center user not develop on the parcel, staff would recommend only the following M-2 General Manufacturing land uses be permitted on the subject property per Table 10-3-12(B) of the Unified Development Ordinance:**

        1. **Automobile sales and services (enclosed) –** defined as "An establishment engaged in the sale of automobiles where all operations take place entirely within an enclosed showroom in a primary building."

        2. **Bakery (wholesale) -** defined as "a bakery in which there is permitted the production and/or wholesaling of baked goods, excluding retail bakery."

        3. **Brewery/winery/distillery –** defined as "an establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery) but not including on-premises consumption by patrons."

        4. **Building material sales –** defined as "establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures."

5. **Microdistillery** – defined as "a small-scale artisan manufacturing business that blends, ferments, processes, packages, distributes and serves alcoholic spirits on and off the premises and produces no more than fifteen thousand (15,000) gallons per calendar year on-site. The microdistillery facility may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the alcoholic beverages shall be consistent with state law."

6. **Microbrewery/Microwinery** – defined as "a combination retail, wholesale, and/or small-scale artisan manufacturing business that brews, ferments, processes, packages, distributes, and serves either beer or wine for sale on- or off-site. A microbrewery shall produce no more than one-hundred fifty-five thousand (155,000) gallons of beer per year for sale on the premises for either on-premises or off-premises consumption. These facilities may include an ancillary tasting room and retail component in which guests/customers may sample and purchase the product. Off-site distribution of the beverages shall be consistent with state law."

7. **Nursery/greenhouse** – defined as "retail business whose principal activity is the selling of plants and having outdoor storage, growing and/or display of plants."

8. **Research laboratories** – defined as "a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory."

9. **Recreational vehicle sales and services** – defined as "an establishment engaged in the sale of recreational vehicles, including motorhomes and pickup campers, travel trailers, tent trailers, and similar vehicles that are designed and constructed for permit sleeping or housekeeping in an outdoor or a showroom enclosed in a primary building."

10. **Storage, single-building climate controlled** – defined as "a facility consisting of a single building where individual self-contained units are leased or rented to the general public for dead storage and where the individual storage units are accessed from the interior of the building."

11. **Refrigerated Warehouse (Cold Storage) -** defined as "a facility which is artificially or mechanically cooled in order to maintain the integrity and quality of perishable goods."

12. **Agricultural Use** – defined as "The employment of land for the primary purpose of raising, harvesting, and selling crops, or feeding (including grazing), breeding, managing, selling, or producing livestock, poultry, furbearing animals, or honeybees, or by dairying and the sale of dairy products, by any other horticultural, floricultural or viticulture use, by animal husbandry, or by any combination thereof. It also includes the current employment of land for the primary purpose of obtaining a profit by stabling or training equines including, but not limited to, providing riding lessons, training clinics and schooling shows."

13. **Retail Store, General** – less than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."

14. **Retail Store, General** – greater than one (1) acre - defined as "A building or portion of a building providing area for the selling of new or used goods, wares, and merchandise directly to the consumer for whom the goods are furnished."

15. **Medical Clinic/Office** – defined as "An establishment where patients are admitted for study and treatment by two (2) or more licensed physicians, dentists, psychologists, or similar professional healthcare practitioners and their professional associates. The term shall include but not be limited to offices of physicians, chiropractors, dentists, and acupuncturists."

16. **Treatment Center** – defined as "One (1) or more buildings designed and used for the medical and surgical diagnosis and treatment. This definition excludes hospitals and nursing homes."

ii. **The above identified limited permitted land uses shall be in effect for the term of the annexation agreement, twenty (20) years and a sunset clause may also be recommended to revert the zoning of the annexed parcels to R-1 Single Family Suburban Residence District zoning if no development has occurred at the term of the agreement.**

7. **BUFFER SETBACK/TRANSITION ZONE – Due to the proximity of the subject parcels to an existing residential development and major roadways (US 34 and Eldamain Road), staff recommends that any future development incorporate a minimum 100-foot landscaped buffer. This buffer should include elements such as vegetation, solid fencing, green walls, stormwater management areas, living groundcover, and/or turf to ensure effective visual screening and physical separation between the land uses.**

8. **SITE PLAN REVIEW – Staff further recommends that any proposed development plan, regardless if it's an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels' adjacency to an existing residential development and major roadways (US 34 & Eldamain Road)**.

9. **PLAT OF ANNEXATION** – A plat of annexation shall be an exhibit to the annexing ordinance. The city engineer will prepare the exhibit.

10. **COMMUNITY MEETING** – Per Section 10-8-13-B-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

    a. **Due to the proximity of existing residential land uses immediately to the east, the Kylyn's Ridge subdivision, staff recommends the petitioner conduct a community meeting, possibly via the homeowners' association (HOA), regarding the proposed future land use of the subject property prior to the City Council and Planning and Zoning Commission public hearings.**

December 6, 2024

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

Re: ***Hamman-Kelaka, LLC***
Annexation and Rezoning Review
United City of Yorkville

Dear Krysti:

We have reviewed the application for annexation and rezoning for the above-referenced project dated October 29, 2024.

Our review of these plans is 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 and land surveying 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:

1. Rob Roy Creek traverses a portion of the property and there is a floodplain and floodway that need to be taken into account during the ultimate land planning process. The best available data is available through our office for the design engineer to utilize.

2. The City is planning an extension of Beecher Road from Faxon Road to the existing location with the Kendall Marketplace Development. This should be accounted for during the land planning process.

3. Faxon Road will be required to be reconstructed across the frontage of the property.

4. The connections to the sanitary sewer will generally come from an existing interceptor sewer. Additional study will be required to analyze the ability of the City to provide sewer service.

5. The connections to the water distribution system will require additional study and will depend on the site plan. In addition, depending on the ultimate development additional water system infrastructure may be required.

6. Connections to US Route 34 and Eldamain Road will need to be coordinated during the land planning process.

7. Prior to construction, detailed final engineering plans will need to be submitted for review.

If you have any questions or require additional information, please call 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. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. John Philipchuck, (via email)
TNP, PGW2, EEI (Via e-mail)

From: John Philipchuck
To: Krysti Barksdale-Noble
Cc: daveh.hhstone@gmail.com; Anna Voightman; Kathleen West
Subject: Kelaka LLC, Annexation and Zoning
Date: Monday, December 30, 2024 12:19:10 PM

Hello Krysti. I am responding to your correspondence dated December 12th regarding the Plan Council meeting follow-up under the heading General Zoning/Annexation Agreement Comments. 1. My client is in agreement as to your list of future land uses for the property in the M-2 District should a data center campus not be developed on the property. 2. My client agrees to a minimum of a 100 foot landscaped buffer with the existing Kylyn's Ridge Subdivision. We do not agree with a similar buffer restriction along Eldamain Road or US Route 34. The Comprehensive Plan does not depict such a setback along Route 34 and there is no such requirement in the adjacent Daniels property agreement. The proposed rezoning and future land use along Eldamain Road is different than the anticipated residential uses in the Comprehensive Plan and therefore a 100 foot landscape buffer from Eldamain Road should not be imposed. The Eldamain corridor is now becoming an Industrial/Manufacturing center. 3. My client is in agreement with City Council review prior to commencing any construction, grading, other work or the issuance of a building permit on the property.

Thank you for your continuing efforts to support this annexation and land use change.

John F. Philipchuck
Dommermuth, Cobine, West, Gensler,
Philipchuck and Corrigan, Ltd.
111 E. Jefferson Avenue Suite 200
Naperville, IL 60540
(630)355-5800
(630)355-5976 (fax)
jfp@dbcw.com
www.napervillelawyers.com

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT David Hamman, on behalf of Kelaka, LLC, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The property consists of two (2) parcels totaling approximately 62.54 acres and is generally located immediately south of Faxon Road and west of Iroquois Lane. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for a future data center development on the property pursuant to the terms of an annexation agreement.

The legal description of the subject parcels are as follows:

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27

MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 8O DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09

SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19, THENCE SOUTH 0 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 63 DEGREES 66 MINUTES 03 SECONDS WEST, 120.00 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.61 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST, 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 68 SECONDS EAST, 698.46 FEET; THENCE NORTH 45 DEGREES 68 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTERLINE OF FAXON ROAD; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 184.02 FEET, THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE, 630.71 FEET; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID CENTERLINE, 350.00 FEET; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 670.60 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 759.31 FEET TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41

MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

PERMANENT TAX NUMBERS: **02-19-200-008 AND 02-19-200-011**

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on **Tuesday, February 11, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

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. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-31

NOTICE IS HEREBY GIVEN THAT David Hamman, on behalf of Kelaka, LLC, petitioner/owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of three (3) parcels totaling approximately 112.44 acres. Two (2) parcels are generally located immediately south of Faxon Road and west of Iroquois Lane and one (1) parcel is located immediately north of West Veterans Parkway (US 34) and east of Eldamain Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District and B-3 General Business District to M-2 General Manufacturing District.

The legal description of the subject parcels are as follows:

PARCELS 1 & 2:

PART OF SECTION 19, AND ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 39 MINUTES, 04 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET; THENCE SOUTH 82 DEGREES, 38 MINUTES, 28 SECONDS EAST, 1885.72 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 38 MINUTES, 28 SECONDS WEST, 1885.72 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTH 81 DEGREES, 25 MINUTES, 39 SECONDS WEST, 839.38 FEET TO A LINE DRAWN NORTH 88 DEGREES, 28 MINUTES, 32 SECONDS EAST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST, 1826.22 FEET TO THE CENTER OF SAID SECTION 19; THENCE SOUTH 0 DEGREES, 45 MINUTES, 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES, 55 MINUTES, 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 28 MINUTES, 32 SECONDS WEST ALONG SAID NORTH LINE, 204.60 FEET; THENCE NORTH 3 DEGREES, 24 MINUTES, 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, INC.; THENCE NORTHEASTERLY ALONG SAID OUTHERLY RIGHT-OF-WAY LINE ON A BEARING OF NORTH 73 DEGREES, 57 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 0 DEGREES, 41 MINUTES, 37 SECONDS WEST 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST, ALONG SAID CENTER LINE 1028.97 FEET; THENCE SOUTH 76 DEGREES, 33 MINUTES, 23 SECONDS EAST, ALONG SAID CENTERLINE 630.71 FEET; THENCE SOUTH 79 DEGREES, 19 MINUTES, 23 SECONDS EAST ALONG SAID CENTERLINE 904.87 FEEET; THENCE SOUTH 80 DEGREES, 15 MINUTES, 53 SECONDS EAST ALONG SAID CENTER LINE 765.83 FEET; THENCE SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, ALONG SAID CENTER LINE 351.94 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS CONVEYED TO FRANCIS G. YABSLEY AND PHYLLIS A. YABSLEY, BY DOCUMENT NUMBER 865742, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, KENDALL COUNTY, ILLINOIS; THENCE

ALONG THE WEST LINE OF SAID YABSLEY TRACT, SOUTH 09 DEGREES, 32 MINUTES, 37 SECONDS WEST, 460.00 FEET TO THE SOUTHWEST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE SOUTH LINE OF SAID YABSLEY TRACK, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 475.00 FEET TO THE SOUTHEAST CORNER OF SAID YABSLEY TRACT; THENCE ALONG THE EAST LINE OF SAID YABSLEY TRACT, NORTH 09 DEGREES, 32 MINUTES, 37 SECONDS EAST, 460.00 FEET TO THE NORTHEAST CORNER OF SAID YABSLEY TRACT, SAID POINT ALSO BEING IN THE CENTERLINE OF SAID FAXON ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 80 DEGREES, 27 MINUTES, 23 SECONDS EAST, 275.00 FEET; THENCE SOUTH 04 DEGREES, 21 MINUTES, 17 SECONDS WEST, 1549.81 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF SECTION 19 AND ALSO THAT PART OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 39 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1885,72 FEET; THENCE NORTH 04 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 1549.81 FEET TO THE CENTERLINE OF FAXON ROAD: THENCE NORTH 8O DEGREES 27 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 275.00 FEET; THENCE SOUTH 09 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST A DISTANCE OF 475.00 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 460.00 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE NORTH 80 DEGREES 27 MINUTES 23 SECONDS WEST ALONG SAID ROAD CENTERLINE, A DISTANCE OF 351.94 FEET; THENCE NORTH 80 DEGREES 15 MINUTES 53 SECONDS WEST, ALONG THE CENTERLINE OF FAXON ROAD, A DISTANCE OF 765.83 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 332.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 698.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 971.15 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.79 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY,ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST ALONG THE QUARTER SECTION LINE, 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.0 FEET; THENCE NORTH 22 DEGREES 13 MINUTES 31 SECONDS EAST, 296.51 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 37 SECONDS EAST 788.19 FEET; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 390.87 FEET FOR A POINT OF BEGINNING; THENCE NORTH 68 DEGREES 41 MINUTES 58 SECONDS EAST, 207.58 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 23 SECONDS EAST, 375.65 FEET; THENCE NORTH 48 DEGREES 02 MINUTES 41 SECONDS EAST, 242.00 FEET; THENCE NORTH 48 DEGREES 12 MINUTES 10 SECONDS EAST, 692.93 FEET TO A POINT IN THE CENTER LINE OF FAXON ROAD; THENCE NORTH 79 DEGREES

19 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 184.02 FEET; THENCE NORTH 76 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE, 630.71 FEET TO THE CENTER LINE OF BEECHER ROAD; THENCE NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST ALONG SAID FAXON ROAD CENTER LINE, 327.00 FEET; THENCE SOUTH 06 DEGREES 6 MINUTES 20 SECONDS WEST, 574.54 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WAYNE AND DELORES CRUISE BY A TRUSTEE'S DEED RECORDED JUNE 4, 1990 AS DOCUMENT NO. 903549 IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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AND EXCEPT THE PART FALLING IN THE FOLLOWING DESCRIBED LAND

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1944.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTE FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD;

THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 784.04 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG SAID QUARTER SECTION LINE, 32.36 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE WEST HALF OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34 AND THE WEST LINE OF SAID SECTION 19; THENCE NORTH ALONG SAID WEST LINE OF SECTION 19, 50.21 FEET TO A POINT OF THE FORMER NORTH RIGHT OF WAY LINE OF SAID U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID FORMER RIGHT OF WAY LINE 148.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST PARALLEL WITH SAID WEST LINE OF SECTION 19, 15.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE 34 FOR THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 361.08 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, 302.64 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 53 SECONDS EAST, 404.14 FEET TO AN OLD FENCE LINE REPRESENTING AN OLD DEED LINE; THENCE NORTH 02 DEGREES 38 MINUTES 07 SECONDS EAST ALONG SAID OLD FENCE LINE 2240.63 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 09 SECONDS WEST, 976.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1984.53 FEET TO A POINT 600.00 FEET NORTHERLY OF SAID FORMER RIGHT OF WAY OF U.S. ROUTE 34; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST PARALLEL WITH SAID FORMER RIGHT OF WAY LINE, 97.79 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE OF ELDAMAIN ROAD, 584.94 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST QUARTER WITH THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 34; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST ALONG SAID WEST LINE 600 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES 32 SECONDS EAST, PARALLEL WITH THE NORTHLINE OF ROUTE 34, 148 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, PARALLEL WITH SAID WEST LINE, 600 FEET TO SAID NORTH LINE; THENCE NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, ALONG SAID NORTH LINE 148 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLLING IN THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT A POINT ON THE WEST LINE OF SAID SETION 19 AT THE INTERSECTION OF THE CENTER LINE OF U.S. ROUTE 34; THENCE SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 503.76 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 11 MINUTES 48 SECONDS EAST ALONG SAID CENTER LINE, 134.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38,197.20 FEET; THENCE EASTERLY ALONG SAID CENTER LINE CURVE, A DISTANCE OF 275.36 FEET TO A POINT WHOSE CHORD BEARS

SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST, 275.36 FEET; THENCE NORTH 01 DEGREES 02 MINUTES 51 SECONDS EAST, 388.32 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 53 SECONDS WEST, 404.14 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 53 SECONDS WEST, 367.63 FEET TO THE PONT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, FALLING IN THE FOLLOWING DECRIBED TRACT: THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 254.37 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST ALONG SAID WEST LINE 1517.74 FEET TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN, INC. RAILROAD RIGHT WAY; THENCE NORTH 73 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID SOUTHERLY LINE 1197.36 FEET TO THE LANDS FORMERLY OWNED BY CALVIN WHEELER; THENCE SOUTH 03 DEGREES 25 MINUTES 05 SECONDS WEST ALONG SAID WHEELER'S LANDS, 1939.92 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 42 SECONDS WEST 1029.63 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART, IF ANY, LYING EAST OF THE FOLLOWING LINE AND ITS EXTENSION NORTHERLY: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 THAT IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE 204.60 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 02 DEGREES 08 MINUTES 40 SECONDS WEST 2489.33 FEET TO THE CENTER LINE OF U.S. HIGHWAY NO. 34 FOR THE TERMINATION OF SAID LINE; AND ALSO EXCEPT THAT PART, IF ANY, DESCRIBED IN DEED RECORDED JANUARY 29, 1997 AS DOCUMENT 9700933), IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: **02-19-200-008; 02-19-200-011, AND 02-19-300-018**

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, February 12, 2025 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. For more project information, please scan the QR code below.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

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

Agenda Item Number

New Business #9

Tracking Number

EDC 2025-09

Agenda Item Summary Memo

Title: 515 W Washington Street – Variance

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Proposed variance to allow the fence on the property to extend beyond the front plane of the primary building façade in a residential district

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
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: December 17, 2024
Subject: **PZC 2024-32 515 W Washington Street – Variance**
Fence Location

SUMMARY:

The petitioner, Kyle Corniels, is seeking variance approval for an approximate 0.28-acre parcel located at 515 W Washington Street in Yorkville, Illinois. The property is located at the end of the cul-de-sac on west Washington Street and immediately south of West Fox Street. The petitioner is requesting a variance to Section 10-5-5. Fences in the Unified Development Ordinance. The purpose of this request is to allow the fence to extend beyond the front plane of the primary building façade in a residential district.



515 W WASHINGTON STREET
United City of Yorkville, Illinois
Date: November 14, 2024
File Location: I:\ARCGIS TEMPLATES\515 W WASHINGTON STREET

PROPERTY BACKGROUND:

The property is zoned R-2 Single-Family Traditional Residence District and is surrounded by other R-2 zoned single family homes. The property is comprised of one (1) parcel owned by the petitioner and is uniquely positioned at the end of the cul-de-sac on west Washington Street. The location results in the home's primary building façade facing the curve of the street, rather than a straight section of the street, creating an atypical orientation. Due to the atypical lot configuration, the front plane of the house extends along a portion of what would typically be considered a side yard. This area of the City was developed before any modern zoning regulations existed and therefore the structures and parcels in the area are uniquely placed and shaped. The photo below illustrates the positioning of the home on the lot.



PROJECT DESCRIPTION:

The petitioner is requesting approval for a cedar fence already constructed on the property. The fence, which stands at 6 feet tall and tapers to 4 feet, extends beyond the front plane of the primary building façade. Initially, the petitioner contacted the City's Community Development Department regarding plans to construct a privacy fence. Concerned about the unique layout of the home, the petitioner consulted City Staff and was informed that a variance application would be required due to the fence's proposed location. To accommodate the petitioner's timeline, as the fence installation was planned for the fall of 2024 and the variance process typically takes 2-3 months, the City issued a contingent fence permit in September 2024. The permit allowed the fence to be installed while requiring the petitioner to formally apply for a variance. The variance application was subsequently filed on November 12, 2024.

Section 10-5-5 of the City's Unified Development Ordinance specifies that fences may be built up to the property line but must not extend beyond the front plane of the primary building façade in residential districts. The petitioner seeks a variance from this ordinance to allow the fence to extend beyond the front plane of the home, as illustrated in the plat below.



The unique configuration of the property contributes to the need for this variance. The home is located at the end of a cul-de-sac, causing the front plane of the primary building façade—considered the front side of the home in this case—to extend into an area that would typically be classified as a side yard. Additionally, the setbacks of the home further influence the property's layout. Below is a table comparing the minimum yard setbacks required by the Unified Development Ordinance with those of 515 W. Washington Street.

	UDO Minimum Required Setbacks	515 West Washington Street Setbacks
Front Yard	30 feet	78 feet
Side Yard	10 feet	30 feet
Side Yard	10 feet	31 feet
Rear Yard	40 feet	15 feet

The front yard setback of 78 feet, far exceeding the UDO minimum of 30 feet, pushes the home further back on the lot. On the other hand, the rear yard setback is significantly reduced at 15 feet, compared to the required 40 feet, further affecting the home's overall placement and alignment with the curve of the street.

Together, these factors—the large front yard setback, reduced rear yard setback, and the home's location at the end of the cul-de-sac—result in the primary building façade extending into what would typically be the side yard. This creates challenges in adhering to the standards of Section 10-5-5 for building a privacy fence, which supports the request for a variance.

STAFF COMMENTS

Staff is seeking comments from the Economic Development Committee in regard to this proposed variance. A public hearing for the variance will be held at the Planning and Zoning Commission meeting on February 12, 2025.

ATTACHMENTS:

1. Petitioner Application (with attachments)
2. Public Hearing Notice

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

INTENT AND PURPOSE

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

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

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" 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 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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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 VARIANCE

STEP 3
ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed request 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.

If the variance request adheres to any of the following standards then the variance may be granted by the Planning and Zoning Commission without City Council approval:

- ☐ Reducing a required setback by no more than twenty-five percent (25%).
- ☐ Reducing the lot width or lot size regulation not less than ninety percent (90%) of the required width or area.
- ☐ Permitting the same off street parking spaces for two or more uses provided each use does not take place at approximately the same hours of the same days of the week.
- ☐ Reducing the required off street parking spaces or loading spaces by no more than one (1) or twenty percent (20%) of the regulations (whichever is greater).
- ☐ Increasing by not more than twenty-five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- ☐ Allowing for the deferment of required parking facilities for a reasonable period of time as specified in the variance.
- ☐ Increasing no more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- ☐ If eminent domain by any authorized government agency results in exceeding one of the previously listed variance requests.

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

This step may be skipped if the variance request adheres to the authorized requests listed above.

The petitioner will attend the City Council meeting where the recommendation of the variance will be considered. City Council will make the final approval of the variance. 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.

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APPLICATION FOR VARIANCE

SUMMARY OF RESPONSIBILITIES

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

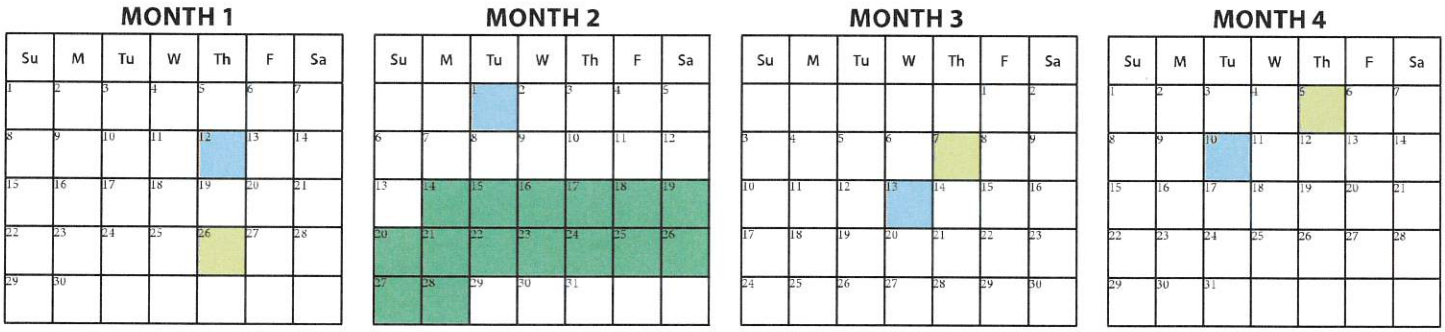
PETITIONER

- ☐ 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

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.

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APPLICATION FOR VARIANCE

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 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: $
_____ - 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: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# 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: $
_____ - 5 = _____ x $10 = _____ + $250 = $ _____			
# 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: $
	☐ 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: $
	☐ 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:	Waived

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APPLICATION FOR VARIANCE

DATE: 11-1-24	PZC NUMBER:	DEVELOPMENT NAME: Fred ATLee

PETITIONER INFORMATION

NAME: Kyle Corniels	COMPANY:
MAILING ADDRESS: 515 W. Washington St.	
CITY, STATE, ZIP: Yorkville IL. 60560	TELEPHONE: ○ BUSINESS ◉ HOME 630-514-3798
EMAIL: KCorniels@Gmail.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Kyle Corniels

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

PROPERTY STREET ADDRESS: 515 W. Washington St.

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Cul-de-sac at West end of Washington St.

CURRENT ZONING CLASSIFICATION: R2

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: Residential
EAST: Residential
SOUTH: Residential
WEST: Residential

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-32-403-008			

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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 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".

VARIANCE STANDARDS

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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

Section 10-5-5.B.1

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:

Due to shape of our lot the house was not built square to the street. This makes most of my side yard fall out of the guide lines for a privacy fence.

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:

our house was not built square to the street due to being on a cul-de-sac lot with only little frontage to the street.

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:

Due to shape of our lot the house is not built square to the street. This makes most of my side yard fall out of the guide lines for a privacy fence.

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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:

It is for a fence being built between ours and our neighbors property.

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:

It is a 6' privacy fence between our properties

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.

[signature] 11-12-24

PETITIONER SIGNATURE DATE

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

[signature] 11-12-24

OWNER SIGNATURE DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE: Bobbie M Blystone 11/12/24

BOBBIE BLYSTONE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 18, 2025

United City of Yorkville
651 Prairie Pointe Drive
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:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	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.

PRINT NAME _____ TITLE _____

SIGNATURE* _____ 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, Kyle Connells, 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____.

_____
Signature of Petitioner(s)

Subscribed and sworn to before me this

12 day of November, 2024

Bobbie M Blystone
Notary Public

BOBBIE BLYSTONE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 18,2025

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 PUBLIC HEARING SIGN

PERMIT NUMBER: 2024-1429	**DATE/TIME RECEIVED:**
SITE ADDRESS: 575 W. Washington St.	PARCEL NUMBER: 02-32-403-008
SUBDIVISION: Fred Atlee	LOT/UNIT: 1

APPLICANT INFORMATION

NAME: Kyle Connells	TELEPHONE: ◉ HOME ○ BUSINESS 630-574-3798
ADDRESS: 575 W. Washington St.	E-MAIL: ◉ HOME ○ BUSINESS KConnells@gmail.com
CITY, STATE, ZIP: Yorkville IL. 60560	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, 651 Prairie Pointe, 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.

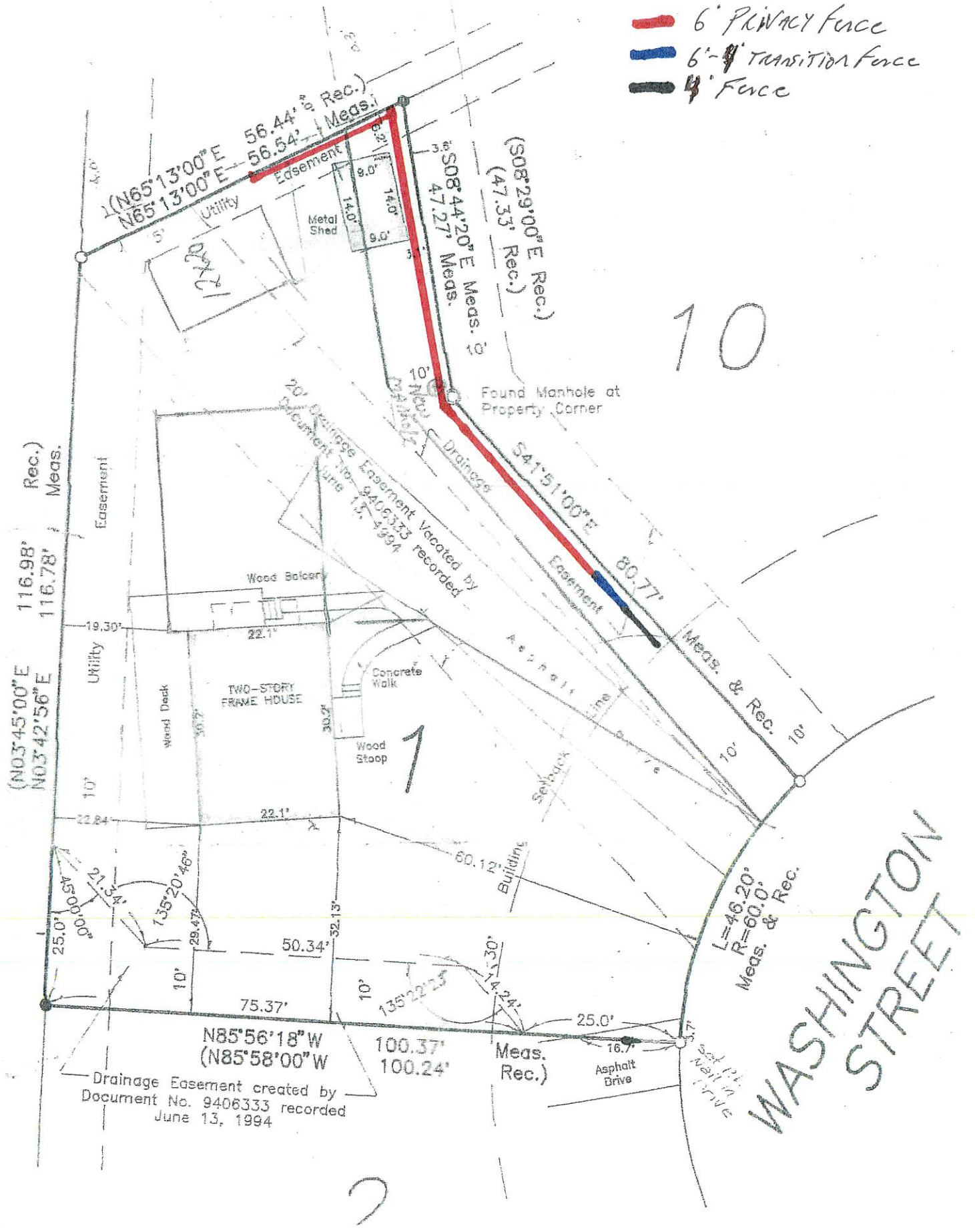
Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.

SIGNATURE/AUTHORIZED AGENT _____ DATE _____

DATE RETURNED: _____

RECEIVED BY: _____ PZC# _____

DIVISION OF LOTS 11 & 12 OF UNIT TWO, FRED ATLEE SUBDIVISIO
YORKVILLE KENDALL COUNTY ILLINOIS



PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-32

NOTICE IS HEREBY GIVEN THAT Kyle Corniels, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-5-5 of the Unified Development Ordinance requiring fences not extend beyond the front plane of the primary building facade in residential districts for a residential parcel located at 515 W. Washington Street. The purpose of this request is to allow for the fence on the petitioner's property to extend beyond the front plane of their home. The real property, zoned R-2 Single-Family Traditional Residence District, is located at the end of the cul-de-sac on West Washington Street and immediately south of West Fox Street, in Yorkville, Illinois.

The legal description is as follows:

LT 1 RE-SUB OF LTS 11 & 12 FRED ATLEE SUB UNIT 2 CITY OF YORKVILLE

PIN: 02-32-403-008

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 application on **Wednesday, February 12, 2025 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

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

Agenda Item Number

New Business #10

Tracking Number

EDC 2025-10

Agenda Item Summary Memo

Title: Costco Wholesale Corp. (PUD Amendment, Special Use & Final Plat)

Meeting and Date: Economic Development Committee – January 7, 2025

Synopsis: Proposed Planned Unit Development (PUD) Amendment, Special Use and Final Plat for a wholesale retail warehouse, fuel station, and commercial outlots.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memorandum.

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/gov_officials.php

Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: January 2, 2025
Subject: **PZC 2024-33 Costco (PUD Amendment, Special Use & Final Plat)**
Proposed Wholesale Retail Warehouse, Fuel Station and Outlots

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REQUEST SUMMARY:

Stephen Cross, an authorized representative of Costco, on behalf of Costco Wholesale Corporation, the contract purchaser and petitioner, and Joda Land Holding, LLC, the property owner, are requesting approval to develop a members-only retail store spanning approximately 160,000 square feet, establish and operate a standalone fueling facility, and obtain final plat approval to subdivide the existing two parcels, totaling nearly 34 acres, into three new parcels. The Costco development, including the fueling facility, will occupy approximately 33.14 acres (Lot 1), with an additional 7 acres designated for two perimeter lots (Lot 2 and Lot 3) along Veteran's Parkway and about 3.4 acres reserved for stormwater management at the northwest corner of the property.

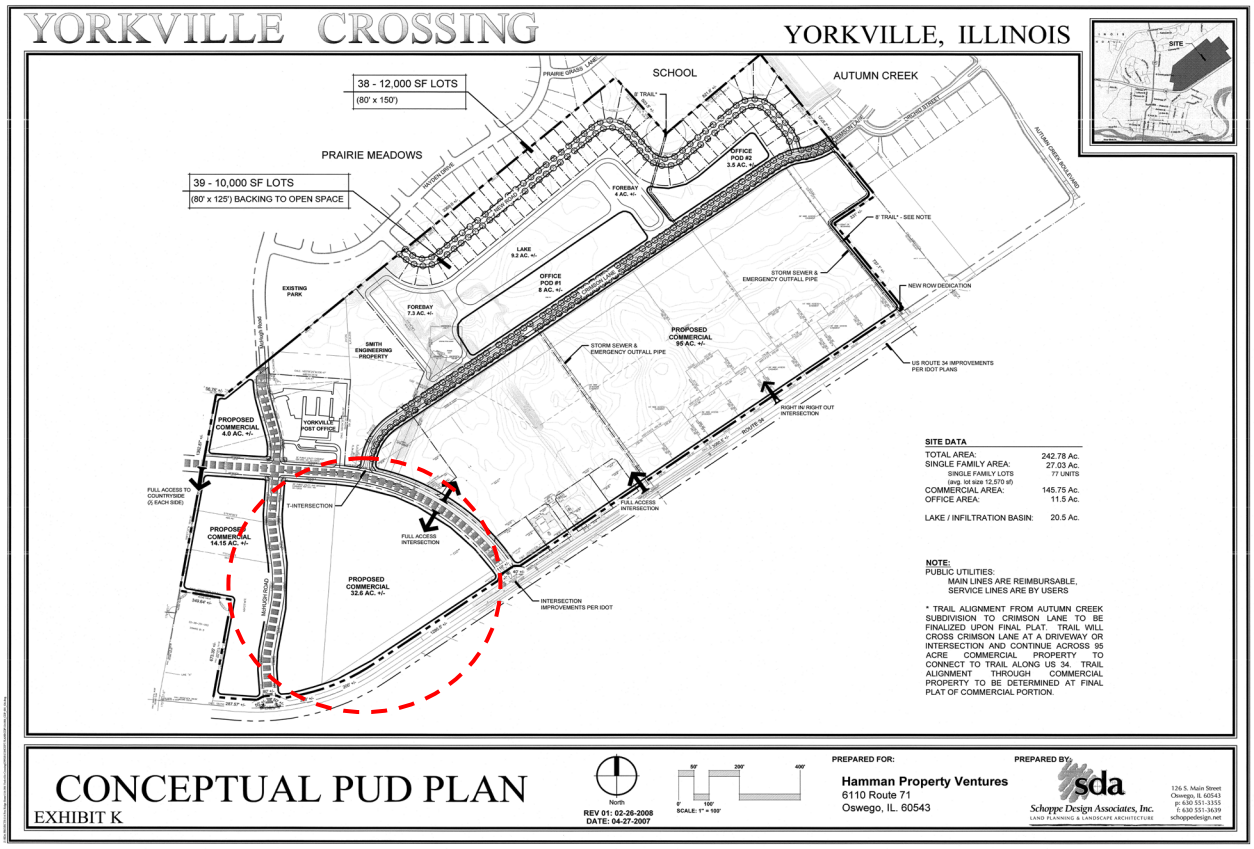
As part of the request to amend the existing "Yorkville Crossing" Planned Unit Development (PUD) agreement and Special Use authorization for the fueling station, Costco is seeking allowances for additional parking (980 stalls vs. a code-maximum of 387), exceptions to electric vehicle charging requirements, pole-mounted lighting height exceeding the 35-foot limit (proposed at 36'-6"), certain landscape regulation deviations, and a reduced masonry material percentage on building facades.



COSTCO WHOLESALE WAREHOUSE
United City of Yorkville, Illinois
Date: November 18, 2024
File Location: I:\ARCGIS TEMPLATES\COSTCO WHOLESALE WAREHOUSE

PROPERTY BACKGROUND/ZONING:

The subject property consists of two (2) parcels (#02-28-227-002 and #0 02-27-101-003) which was annexed into Yorkville through Ordinance 2000-34 as part of the Yorkville Crossing development. The Yorkville Crossing Planned Unit Development (PUD) identified the property as having an underlying **B-3 General Business District** zoning which allowed for specific land uses listed in Exhibit "D-1" of the PUD Agreement. Notably, this includes "Grocery Store-Supermarkets" as an allowable use. The following Concept PUD Plan was included as an exhibit to Ordinance 2008-21:



Further, per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), a "general retail store, greater than one (1) acre" is a permitted land use and a "gasoline service station" is a special use in the B-3 General Business District. Therefore, the petitioner is requesting the existing Yorkville Crossing Planned Unit Development be amended, or modified, to include Costco's site development plans, requested Special Use permit and all deviations required to construct the proposed project, per plans submitted. The following are the current immediate surrounding zoning and land uses to the subject property:

	Zoning	Land Use
North	E. Countryside Parkway B-3 PUD (Yorkville Crossing)	Transportation Land Use United States Post Office (USPS) & Vacant Land
South	US 34 (Veterans Parkway) B-3 General Business District B-3 (Kendall County)	Transportation Land Use Heartland Business Center American Legion & Various Business Land Uses
East	E. Countryside Center B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land
West	McHugh Road B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land

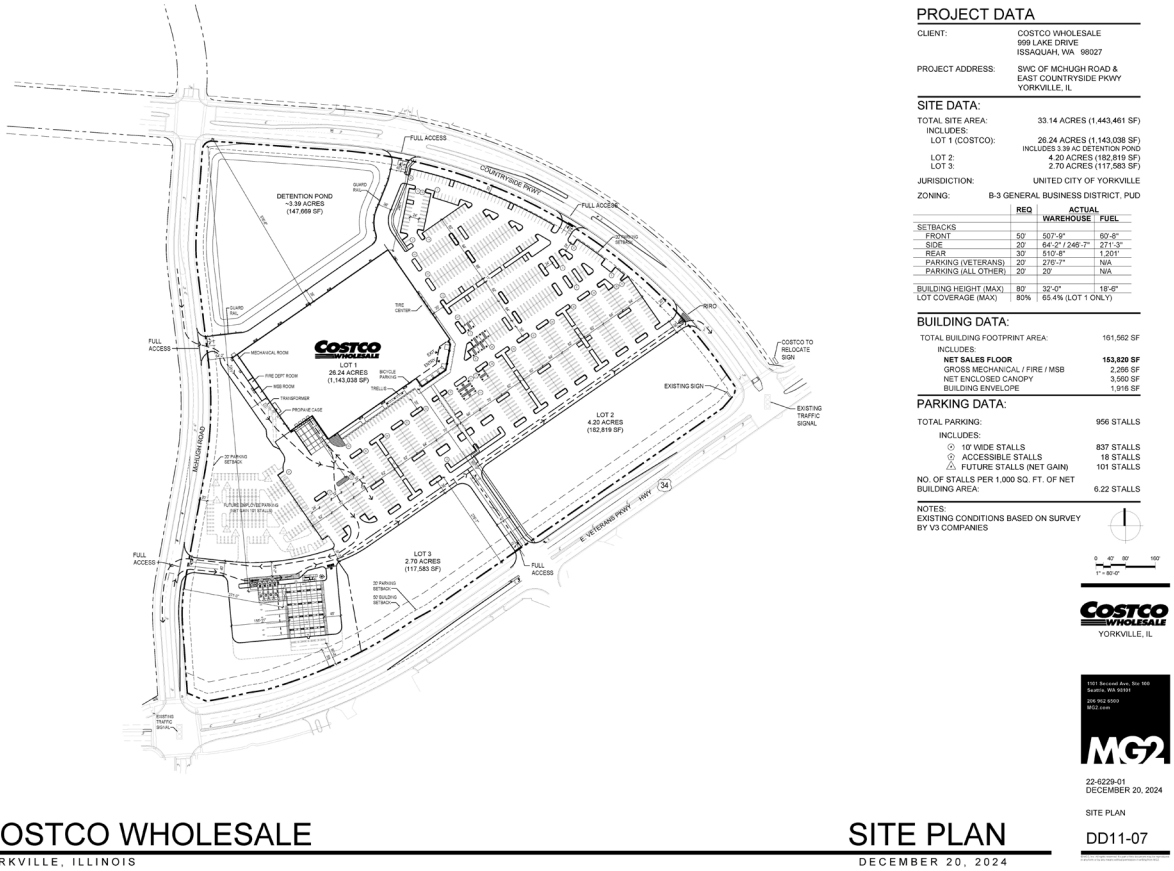
AMENDMENTS TO APPROVED PUD:

As noted earlier, the approved land use of a "grocery store/supermarket" within the Yorkville Crossing PUD's B-3 General Business District is consistent with the proposed Costco Warehouse development. However, Section 10-8-8G of the City's Unified Development Ordinance (UDO) defines the criteria for distinguishing between major and minor amendments to planned unit developments. This request is classified as a major amendment to the approved Yorkville Crossing PUD due to the proposed special use for a fueling station, several requested deviations from UDO development standards, and the inclusion of a site plan.

PROPOSED SITE PLAN:

The Costco site plan places the warehouse at the center of the property, oriented toward Veteran's Parkway, with parking arranged along the southern and eastern sides to prioritize customer accessibility. Future employee parking lot expansion is also proposed to the west of the retail warehouse building. Substantial setbacks and landscaped buffer zones with a mix of trees and shrubs separate the site physically and visibly from nearby properties, while a stormwater management area on the northern edge offers both environmental functionality and aesthetic value.

The internal building design includes a Tire Center, a conveniently located loading dock, and energy-efficient LED lighting for safe navigation across parking and pedestrian areas. Two (2) additional parcels along Veteran's Parkway are earmarked for future commercial development, aligning with the site's zoning requirements and ensuring harmony with Costco's operational goals.



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SWC OF MCHUGH ROAD & EAST COUNTRYSIDE PKWY YORKVILLE, IL

SITE DATA:

TOTAL SITE AREA:	33.14 ACRES (1,443,461 SF)
INCLUDES:	
LOT 1 (COSTCO):	26.24 ACRES (1,143,038 SF) INCLUDES 3.39 AC DETENTION POND
LOT 2:	4.20 ACRES (182,819 SF)
LOT 3:	2.70 ACRES (117,583 SF)
JURISDICTION:	UNITED CITY OF YORKVILLE
ZONING:	B-3 GENERAL BUSINESS DISTRICT, PUD

	REQ	ACTUAL WAREHOUSE	ACTUAL FUEL
SETBACKS			
FRONT	50'	507'-9"	60'-8"
SIDE	20'	64'-2" / 246'-7"	271'-3"
REAR	30'	510'-8"	1,201'
PARKING (VETERANS)	20'	276'-7"	N/A
PARKING (ALL OTHER)	20'	20'	N/A
BUILDING HEIGHT (MAX)	80'	32'-0"	18'-6"
LOT COVERAGE (MAX)	80%	65.4% (LOT 1 ONLY)	

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,562 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,266 SF
NET ENCLOSED CANOPY	3,560 SF
BUILDING ENVELOPE	1,916 SF

PARKING DATA:

TOTAL PARKING:	956 STALLS
INCLUDES:	
⊙ 10' WIDE STALLS	837 STALLS
⊙ ACCESSIBLE STALLS	18 STALLS
△ FUTURE STALLS (NET GAIN)	101 STALLS
NO. OF STALLS PER 1,000 SQ. FT. OF NET BUILDING AREA:	6.22 STALLS

NOTES:
EXISTING CONDITIONS BASED ON SURVEY BY V3 COMPANIES

0 40 80' 160'
1" = 80'-0"

COSTCO WHOLESALE
YORKVILLE, IL

1001 Second Ave, Ste 500
Seattle, WA 98101
206 902 6500
MG2.com

MG2

22-6229-01
DECEMBER 20, 2024

SITE PLAN
DD11-07

COSTCO WHOLESALE
YORKVILLE, ILLINOIS

SITE PLAN
DECEMBER 20, 2024

ANCILLARY USES:

While the Unified Development Ordinance does not specifically identify a "tire center" use, where car lifts will be available for tire rotations and tire replacements, the Zoning Administrator can determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same

manner as the substantially similar use. Staff identifies the use as similar to "automobile repair" or "automobile service" which are permitted uses in the B-3 General Business District.

REQUESTED PUD DEVIATIONS:

Planned Unit Developments (PUDs) may modify base district standards if the requested changes are explicitly identified and demonstrate compatibility with surrounding development, necessity for proper site development, and alignment with at least one modification standard in Section 10-8-8D of the UDO. Although not required during the amendment process, the petitioner has identified the "Sustainable Design" standard as the modification standard for the Costco development, ensuring the proposed project incorporates methods in site design, architecture, building materials, and landscaping that reduce energy consumption and improve stormwater management.

The petitioner outlines several sustainable design features, including 80% recycled content in the building's steel system and metal panels, insulation with over 50% recycled content, and a roof designed to minimize heat gain. Landscaping uses native, drought-tolerant species to reduce irrigation and maintenance needs, while LED lighting is implemented throughout the site. A water management system enhances efficiency by reducing wastewater and sewer use. Furthermore, the refrigeration system utilizes carbon dioxide (CO2), a sustainable alternative to hydrofluorocarbons (HFCs), due to its low Global Warming Potential, non-toxic, and non-flammable properties.

Below is a summary of the design components of the development plans and the identified **five (5) proposed deviations** from the Unified Development Ordinance (UDO) as part of the PUD Amendment and Special Use requests:

1. ***B-3 Bulk Regulations -*** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) requested modifications:

BULK REGULATIONS	**REQUIRED MINIMUM STANDARDS** B-3 DISTRICT	**PROPOSED MINIMUM STANDARDS** COSTCO	**PROPOSED MINIMUM STANDARDS** FUEL FACILITY
FRONT YARD (Veterans Pkwy)	50 ft.	507 ft.	60'-8"
CORNER SIDE YARD (East/West)	30 ft.	246'-7"/64 ft.	271'-3"
REAR YARD (SEC Countryside Pkwy/McHugh)	20 ft.	64 ft.	1,201'
PARKING SETBACK (Veterans Pkwy)	20 ft.	275 ft.	N/A
PARKING SETBACK (Countryside Pkwy/McHugh)	20 ft.	20 ft.	N/A
MAXIMUM LOT COVERAGE	80%	65.4%	N/A (included with Costco)
MAXIMUM BUILDING HEIGHT	80 ft.	32 ft.	18'-6"

The proposed PUD for the Costco Warehouse and proposed fueling station meets the minimum building setback requirements and other regulations related to maximum lot coverage and building height for the B-3 district.

2. ***Parking Requirements*** - According to the Parking Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), there are 856 total parking spaces to be provided on the property to accommodate the proposed ~160,000 sq. ft. retail warehouse building and fueling facility uses. Future parking expansion area will include another 124 stalls for an overall total 980 parking spaces. The petitioner is also proposing to exceed the minimum standard parking stall and aisle dimensions by providing 90-degree parking stalls with a 10' width and a minimum of 18.5' stall depth with a 2' overhang. Aisle widths for the 2-way drives are 32' wide.

    a. Per the Unified Development Ordinance, the minimum parking requirement for a retail store more than 8,000 sq. ft. of the net building square feet is 2 spaces/1,000 sq. ft. Gasoline Service Stations require a minimum of 1 space/gas pump and 1space/300 sq. ft. for any accessory retail space. However, to minimize excessive areas of pavement, no off-street parking area for nonresidential uses shall exceed the required minimum number of parking spaces by more than twenty (20) percent, except as approved by the Zoning Administrator. In approving additional spaces, the Zoning Administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant. Therefore, the total required maximum parking for the subject property is 386 spaces, including a minimum of 8 ADA accessible spaces.

Deviation #1: The petitioner is requesting a variance from the UDO's required maximum parking due to parking being "*critical to Costco's business plan and success for any warehouse located throughout the Country. The average parking for all new warehouses is between 850 to 900 stalls. Parking is based on the immediate need at store opening for our Members. Insufficient parking creates safety issues throughout the Property and will impede proper traffic flow in and around the Property*."

Staff is supportive of the deviation from a maximum of 2 parking spaces per 1,000 net sq. ft. of building area to approximately 6.22 parking spaces per 1,000 of building area, as noted in the response comments provided by Cross Engineering & Assoc. dated December 30, 2024.

3. ***Electric Vehicle (EV) Requirements*** **-** Per Section 10-5-1K-1 of the Unified Development Ordinance, infrastructure for a minimum of 8 electric vehicle charging station is required to be installed for the proposed 980 parking spaces (1 EV charging station per 50 required parking spaces).

Deviation #2: The petitioner is requesting full relief from the UDO's minimum required EV charging station requirement due to "*current Costco data reveals that an exceedingly small percentage of projected Members in the trade area are owners of electric vehicles. Costco's operators determined that EV charging stations at this location would not be pursued or initially planned for as the demand does not currently exist. Costco will reevaluate this decision in the near future.*"

Staff is supportive of the deviation of the full relief for the installation of infrastructure to accommodate the required minimum 8 electric vehicle charging stations since the petitioner will reevaluate the need for EV charging in the near future.

4. ***Off-Street Loading*** - Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided.

a. The petitioner proposes to have four (4) recessed off-street loading spaces for the retail warehouse located at the southwest corner of the building. While not a deviation, **staff is supportive of this request.**

5. ***Vehicular Access*** - It is noted that the site has six (6) points of access. Three (3) off of E. Countryside Parkway – two (2) full access and one (1) right-in/right-out; one (1) full off of E. Veterans Parkway, which will be coordinated with IDOT; and two (2) full access points off of McHugh Road. These access points lead to internal private roadways which loop around the retail warehouse building, provides direct access to the fueling facility, and will connect to the future outlot uses.

    a. In line with Section 10-5-1-F of the Unified Development Ordinance, which encourages cross-access between adjacent properties, the development is required to promote shared parking and ease vehicular flow between commercial and residential areas. The commercial lots meet shared parking requirements, and as such, **the developer proposes to ensure vehicular cross-access between the Costco parcel and the future outlot parcels via a real estate agreement**. This aims to reduce street access points and facilitate movement between different uses, supporting connectivity and operational efficiency within the site.

6. ***Pedestrian Circulation*** - Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to on-site pedestrian circulation systems and connection to existing and future planned trails.

    a. The petitioner has provided a single pedestrian connection to the public way off of E. Veterans Parkway at the intersection with Tuma Road. **A secondary pedestrian connection to the public way at the northernmost full access drive on Countryside Parkway at the intersection with Crimson Lane is also proposed**.

7. ***Traffic Study/Roadway Improvements*** – A Costco Traffic Impact Study, dated November 13, 2024 was prepared by V3 Companies, Ltd. Per the study, off-site road enhancements will involve adjusting the existing center medians along Countryside Parkway and adding lane striping to create left-turn lanes at the intersections of Countryside Parkway and McHugh Road. Additionally, new right-turn lanes will be installed at the gas station entrance on McHugh Road and at Veteran's Parkway.

    a. The City Engineer has reviewed the traffic study and has requested the study be submitted to IDOT for review and comments on certain traffic mitigations proposed as part of the development. **Staff recommends further traffic signal warrant analyses should be performed at the intersection of US 34/Veterans Parkway, Costco Driveway #4/Tuma Road, and McHugh Road/Countryside Parkway**.

8. ***Lighting -*** A photometric plan has been provided along with pole details of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

Deviation #3: Per Table 10-5-7(E) of the Unified Development Ordinance, the maximum height for outdoor light standards in the B-3 General Business District is 35 feet. The petitioner seeks a deviation to this regulation to install a light fixture with a maximum height of 36'-6" to provide ample uniform light coverage of the parking lot area. **Staff supports this deviation**.

9. ***Mechanical Screening -*** Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.

Materials used for screening shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen.

a. It is noted that there are two (2) proposed ground-mounted compactors located on the west elevation adjacent to McHugh Road. It appears the petitioner has proposed to screen ground mounted mechanical equipment with landscaping material such as evergreen trees, ornamental trees and shrubbery located to the west in landscape bed edge.

Since the units may not be visible from the public way due to the location, setback and landscaping provided on the site, staff is supportive of the screening.

10. ***Landscaping*** - Section 10-5-3 of the Unified Development Ordinance establishes landscape standards for new developments. The petitioner has submitted a Costco Landscape Plan, prepared by Kimley Horn, and dated last revised 11-15-24. The landscape plan emphasizes a diverse mix of plantings to enhance aesthetic appeal and environmental integration. It includes over 1,000 canopy and ornamental trees complemented by shrubs, ornamental grasses, and perennials. Turf sod and no-mow seed mix cover large areas, while naturalized plantings and decorative rock mulch are used for ecological and visual interest.

Deviation #4 - The petitioner is requesting relief from Sections 10-5-3-C Building Foundation Landscape Zone and Section 10-5-3-E Parking Area Interior Landscaping Zone. **Considering the necessity for a clear path of ingress and egress for shoppers and the adjacent loading facility, along with the landscaping already provided in the nearby end-of-aisle parking island, staff supports the deviation from the building foundation planting requirements. Additionally, staff supports the interior landscaping requirements for the parking area, including the placement of parking lot medians every third bay of parking in front or to the side of the building and a parking island for every 10 parking spaces, due to the increased demand for vehicular parking on-site.**

11. ***Appearance Standards*** - Per Section 10-5-8-C-3.b Commercial, Office and Institutional Uses, Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades. Additional standards include:

a. Loading bays for commercial and office uses shall not be located in the front of a building or in the area abutting a public right-of-way, and all commercial, office.

b. Institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.

The petitioner has submitted exterior building elevations depicting the retail warehouse with materials such materials as insulated textured metal architectural panels, smooth face CMU, glazing and ribbed architectural metal panels. Below is the proposed building material breakdown and architectural renderings:

MATERIAL PERCENTAGES

MATERIAL	ELEVATION SOUTH	EAST	NORTH	WEST	ENTRY	TOTAL
SMOOTH FACE CMU "*BUFF*"	1,403 SF 11%	1,151SF 14%	2,347 SF 18%	1,188 SF 12%	905 SF 21%	**14.61%**
GLAZING		390 SF 5%			993 SF 23%	**2.89%**
TEXTURED ARCHITECTURAL METAL PANEL"*SANDSTONE*"	2,549 SF 21%	2,867SF 34%	5,850 SF 44%	1,911 SF 20%	1,470 SF 34%	**30.60%**
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"*TAUPE*"	7,765 SF 63%	3,925 SF 47%	5,108 SF 38%	6,557 SF 68%	939 SF 22%	**50.76%**
CONCRETE "*NATURAL*"	546 SF 4%					**1.14%**

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS



c. Staff has calculated that the masonry/cementitious materials make up approximately 15-16% of the total building and 30-35% of the front elevation (South and Entry). We understand that Costco must maintain its corporate brand and image, and staff is fully supportive of this deviation from the 50% appearance code standard. The proposed textured and ribbed architectural paneling provides a solid and durable façade, which meets the intent of the UDO's requirements.

d. In Section 10-5-8C.1 of the UDO it states "Creativity and ingenuity in applying the standards and guidelines listed in this Code are encouraged. Likewise, ingenuity and creativity, while considering deviations to the standards and guidelines of this Code, are encouraged."

Deviation #5 - The petitioner is requesting relief from the minimum masonry requirements and the placement of loading bays at the front of the building and adjacent to a public right-of-way. The design incorporates vertical architectural articulation through the use of color, texture, and a strategic distribution of sustainable materials proportionate to the building's scale. Furthermore, the inclusion of a free-standing steel trellis on the south elevation helps to soften and define the building's mass as viewed from US 34/Veterans Parkway. With these enhancements and the recessed docking area, **staff supports the requested deviation**.

12. ***Signage*** - Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

a. The petitioner is proposing six (6) wall mounted signs as illustrated on the exterior elevations, as illustrated below:

SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
S1	1	COSTCO WHOLESALE	5'-0" C	175 SF	***175 SF***
S2	4	COSTCO WHOLESALE	6'-0" C	280 SF	***1120 SF***
S3	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	***31 SF***
			TOTAL SIGN AREA:		**1326 SF**



Per staff's calculations, the petitioner is permitted a maximum of five (5) primary signs and eight (8) secondary signs totaling 13 wall signs, as depicted in the table below:

Elevation	Façade Length	Permitted # of Signs	Proposed # of Signs	Permitted Max. Sign Area	Proposed Sign Area
South	~358'-7"	3	1	~717.4 sq. ft.	280 sq. ft.
East	~326'-4"	3	2	~652.8 sq. ft.	311 sq. ft.
Entry	70'-3 ¾"	1	1	~140.7 sq. ft.	175 sq. ft.
North	~493'-6"	3	1	~987.2 sq. ft.	280 sq. ft.
West	~220'-0"	3	1	~440 sq. ft.	280 sq. ft.
TOTAL		**13**	**6**	**~2938.1 sq. ft.**	**1326 sq. ft.**

All proposed wall signs conform to UDO regulations. It is noted a monument sign is not proposed for the development. However, the existing pylon ground-mounted "Menards/Yorkville Crossing" sign located at the southeast corner of the property will be relocated, east of Countryside Parkway on parcel #02-27-101-004 owned by Yorkville Crossings, LLC.

PROPOSED SPECIAL USE:

As previously mentioned, the proposed fuel facility (gasoline service station) situated at the northeast corner of US 34 and McHugh Road is identified as a special use in the B-3 General Business District requiring additional discretion in the approval process due to operational characteristics that are different from, but complements, the primary retail land use.

The Costco fuel facility proposes 16 gas dispensers, accommodating 2 cars per dispenser. A total of eight (8) lanes are proposed for car queuing allowing five (5) cars per lane stacking. This results in a total of 72 cars maximum in this area of the site. No accessory retail convenience store is proposed for the fuel facility area.

During the Plan Council staff-level review, staff expressed some concerns regarding the southernmost full access off of McHugh Road leading to the fueling facility which may cause a backup onto the public roadway should there be more than the five (5) vehicles stacking per fuel lane or 40 vehicle max stacking for all pumps. The petitioner subsequently provided further details regarding the operation of the fuel station.

According to Costco, the proposed fuel facility design is based on extensive data collection and observations from facilities nationwide, ensuring efficiency by tailoring the number of pumps, queue lanes, and traffic flow to each location. The Yorkville facility, among the largest in the Midwest, includes

16 pumps (32 dispensers), a 155-foot drive lane accommodating 40 vehicles, and a total capacity for 72 vehicles in the designated area. This design aims to minimize wait times, vehicle queuing, and public road backups. If future demand warrants, the facility can expand southward to add four more pumps (40 dispensers total) and extend queuing lanes westward to further enhance traffic flow and reduce potential congestion.

Based upon this further information, staff is confident the petitioner can adequately address any on-site vehicle stacking issues, should they arise, avoiding backups into the adjacent public ways. Therefore, **staff is supportive of the special use request for a fuel facility**.

PROPOSED FINAL PLAT:

A Final Plat of Subdivision of Costco Wholesale dated last revised 12/18/24 and prepared by V3 Companies, Ltd. has been submitted by the petitioner. The plat includes detailed boundary descriptions, lot sizes, and dimensions for the proposed three (3) lots: Lot 1 (26.24 acres), Lot 2 (4.20 acres), and Lot 3 (2.70 acres). It highlights easements for utilities, drainage, and stormwater management, as well as building setback lines. The plat also identifies public utility access and stormwater provisions and references prior dedications for rights-of-way along major roads like US Route 34 and McHugh Road. **Staff recommends approval of the Final Plat of Subdivision subject to review comments provided by the EEI, City Engineer, in a letter dated December 5, 2024.**

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates this property as "Mid Density Residential (MDR)" which is defined typically for higher density residential developments near commercial areas and transportation corridors including townhomes and multi-family development.

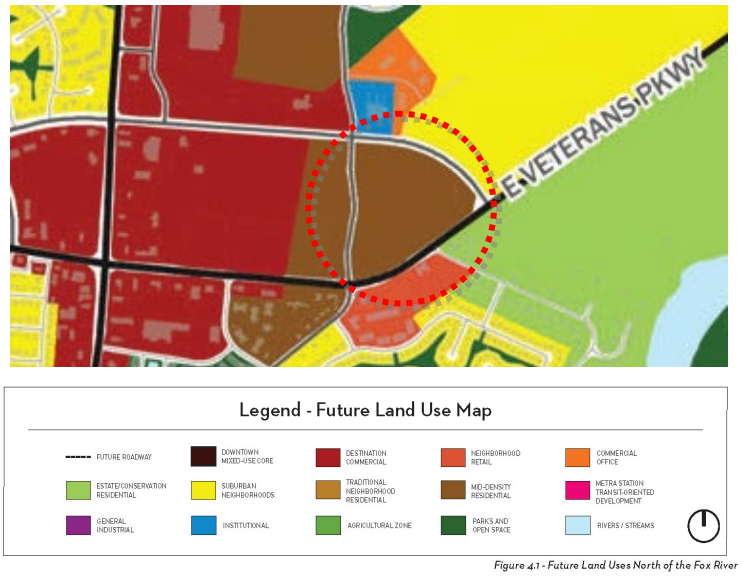


Figure 4.1 - Future Land Uses North of the Fox River

Although the proposed commercial land use does not align with the comprehensive plan's current future land use designation, staff supports the use because it is consistent with the "Destination Commercial (DC)" designation assigned to nearby properties to the west. Additionally, the property's existing B-3 zoning classification aligns with both the Destination Commercial land use and the original PUD. **If the proposed development is approved, staff will initiate an amendment to the Comprehensive Plan**.

STAFF COMMENTS:

A staff-level technical review of the proposed plans was conducted by the Plan Council on December 12, 2024. This included written review comments on the plans prepared by EEI, the City Engineer, dated December 5, 2024, which are attached for your reference. In response, the petitioner has submitted revised plans and written responses addressing the comments in the review letter to proceed with the next scheduled meeting.

Consideration of the proposed Planned Unit Development (PUD) Amendment, Special Use for the fueling station, and Final Plat of Subdivision is scheduled for the Planning and Zoning Commission meeting on January 8, 2025. The petitioner has also submitted written responses to the standards for a Special Use, which will be included in the public hearing record. The final vote by the City Council is

tentatively scheduled for January 28, 2025. If you have any questions regarding this matter, staff and the petitioner will be available at Tuesday night's meeting.

Attachments:

1. Applications for Special Use, PUD Amendment, and Final Plat
2. Costco Site Plan Narrative, dated November 15, 2024 and prepared by Costco Wholesale Corporation
3. Written responses to review comments prepared by Cross Engineering & Associates dated December 30, 2024.
4. Costco ALTA Survey, dated last revised 11-13-24 and prepared by V3 Companies, Ltd.
5. Costco Site Plan, dated December 20, 2024 and prepared by MG2
6. Costco Aerial Site Plan, dated December 20, 2024 and prepared by MG2
7. Final Plat of Subdivision of Costco Wholesale, dated last revised 12/18/24 and prepared by V3 Companies, Ltd.
8. Preliminary Civil/Engineering Plans for Costco Wholesale, dated 11-13-24 and prepared by MG2
9. Costco Landscape Plan, dated last revised 11-15-24 and prepared by Kimley Horn
10. Costco Warehouse Floor Plan, dated November 15, 2024 and prepared by MG2
11. Costco Architectural Elevations, dated November 15, 2024 and prepared by MG2
12. Costco Renderings, dated November 15, 2024 and prepared by MG2
13. Costco Fuel Facility Plan, dated November 15, 2024 and prepared by MG2
14. Costco Lighting Plan, dated July 2024 and prepared by T.E., Inc.
15. Costco Traffic Impact Study, dated November 13, 2024 and Updated December 30, 2024 as prepared by V3 Companies, Ltd.
16. Costco Preliminary Stormwater Management Report, dated November 13, 2024 and prepared by V3 Companies, Ltd.
17. Plan Council Packet dated 12-12-24
18. EEI Review Letter dated December 5, 2024
19. Public Hearing Notice

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 SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION

CONCEPT PLAN REVIEW	☐ Engineering Plan Review deposit	$500.00	Total: $ 0
AMENDMENT	☐ Annexation	$500.00	Total: $ 500.00
	☐ Plan	$500.00	
	☐ Plat	$500.00	
	☒ P.U.D.	$500.00	
ANNEXATION	☒ $250.00 + $10 per acre for each acre over 5 acres		Total: $ 0
_____ - 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: $
If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee			
_____ - 5 = _____ x $10 = _____ + $200 = $ _____			
# 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: $ 541.30
34.13 - 5 = 29.13 x $10 = 291.30 + $250 = $ 541.30			
# 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: $ 500.00
PUD FEE	☐ $500.00		Total: $
FINAL PLAT FEE	☒ $500.00		Total: $ 500
ENGINEERING PLAN REVIEW DEPOSIT	☐ Less than 1 acre	$5,000.00	Total: $ 15,000
	☐ 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
	☐ 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:			22,041.30

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 SPECIAL USE

DATE: 11-8-2024	PZC NUMBER:	DEVELOPMENT NAME:

PETITIONER INFORMATION

NAME: Stephen Cross-Authorized Costco Representative — COMPANY: Costco Wholesale Corporation

MAILING ADDRESS: c/o Cross Engineering Associates, Inc. 1955 Raymond Drive

CITY, STATE, ZIP: Northbrook, IL 60062 — TELEPHONE: ○ BUSINESS ○ HOME 847-498-0800

EMAIL: c_stephencross@costco.com — FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE Joda Land Holding, LLC

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

PROPERTY STREET ADDRESS: N/A

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:

Northwest corner of Veteran's Parkway & East Countryside Parkway

CURRENT ZONING CLASSIFICATION: B-3 General Business PUD — COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Mid-Density Res.

REQUESTED SPECIAL USE:

Gasoline Service Station

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3 General Business, PUD; Institutional/ Commercial/ Office

EAST: B-3 General Business and O Office, PUD; Vacant Land & Suburban Neighborhood

SOUTH: B-3 General Business District; Commercial & Kendall County, B3, Highway Business

WEST: B-3 General Business and O Office PUD; Vacant Land & Commercial

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-27-101-003	02-28-227-002		

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

APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION	
NAME: Joon Kim	COMPANY: Costco Wholesale Corporation
MAILING ADDRESS: 999 Lake Drive	
CITY, STATE, ZIP: Issaquah, WA 98027	TELEPHONE: 425-416-5456
EMAIL: joonkim@costco.com	FAX:
ENGINEER INFORMATION	
NAME: Dan Free	COMPANY: V3 Companies
MAILING ADDRESS: 7325 Janes Avenue	
CITY, STATE, ZIP: Woodridge, Illinois 60517	TELEPHONE: 630-724-9200
EMAIL: dfree@v3co.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Risa Yuki-Principal	COMPANY: MG2 Architects
MAILING ADDRESS: 1101 Second Ave. Ste 100	
CITY, STATE, ZIP: Seattle, WA 98101	TELEPHONE: 206-962-6630
EMAIL: risa.yuki@mg2.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
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
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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 fuel facility will not endanger the public health, safety, morals, comfort or general welfare of any portion of the community. The fuel facility has been designed to provide a safe environment for the residents of the City of Yorkville and surrounding communities, as well as Costco's members and employees. The fuel facility will meet applicable Federal, State and local codes for fire access, pedestrian and vehicular accessibility; fuel truck movements and gas operations. Costco will maintain the fuel facilities appearance , provide State required maintenance, which includes equipment and tank testing and monitoring inspections. The fuel facility, canopy, paving, lighting, and fuel dispensers will be designed to State and all applicable zoning and development regulations.

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 OR NEAR THE NEIGHBORHOOD IN WHICH IT IS LOCATED:

The proposed fuel facility will have no adverse impact(s) on the current use or enjoyment of nearby properties in the immediate area. The Property is zoned General Business District and the nearby zoning is predominately zoned commercial and as such , the requested special use is compatible with nearby current and future land uses. The fuel facility plan allows for generous setbacks, and landscaping along Veteran's Parkway and McHugh Road. The requested Special Use will not be injurious to other nearby property owners as the design, arrangement, land use intensity, scale and character is and will be compatible to nearby land uses and future developments.
There is no indication that the fuel facility will diminish or impair property values within the immediate commercial area or the community .

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 fuel facility will not impede the orderly development and improvement of the surrounding property for uses permitted in the district as the proposed land use will encourage and promote orderly development in the area. Fuel facilities are typically located in the vicinity of a major transportation system and permitted as a special use in most commercial and business zoned districts. The proposed land use is compatible with existing land uses and is permitted as a special use in the B-3, General Business District.
The development of the Costco warehouse and fuel facility will serve as the catalyst promoting and encouraging future development in the immediate area.

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

The proposed fuel facility has been carefully planned to be accessible by multiple access points from McHugh Road, Veteran's Parkway and Countryside Parkway. Access directly to the fuel facility will be an efficient traffic movement with adequate queue to serve each fueling position. Drainage is designed to keep pavement areas safe and properly conveyed to an onsite storm water basin. Utilities such as water, sanitary sewer, electric and storm are available to effectively serve the fuel facility. The Property will be illuminated for safe vehicular and pedestrian travel.

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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:

The primarily entrance to the fuel facility is located north of the McHugh Road and Veteran's Parkway, which is a signalized intersection. The fuel facility is planned to accommodate anticipated traffic volumes and provide adequate queuing for vehicles within the Property. Traffic congestion on City roads will be minimized with the carefully designed site plan and location of the fuel facility within the Costco lot. The fuel facility ingress and egress has been designed to accommodate traffic movements from west to east allowing traffic to flow back to the Costco parking lot and interior perimeter roadway eliminating congestion at the McHugh Road intersection. Left turn lane modifications are planned for McHugh Road that will adequately serve the expected traffic volumes on this road. There will be no traffic impacts to Veteran's Road or Countryside Parkway.

PLEASE STATE HOW THE PROPOSED SPECIAL USE IS NOT CONTRARY TO THE OBJECTIVES OF THE CITY'S ADOPTED COMPREHENSIVE PLAN:

The proposed Costco fuel facility promotes the general purpose and intent of the Comprehensive Plan by providing an appropriate, aesthetically pleasing commercial land use along Veteran's Parkway's commercial corridor. The proposed land use is consistent with many goals and objectives of the Comprehensive Plan such as the development of a parcel of land previously zoned commercial many years ago. The requested Special Use in association with the proposed Costco warehouse will provide a new opportunity for residents to shop and fuel within the corporate limits of the City of Yorkville. The Comprehensive Plan promotes new commercial opportunities in areas that have been undeveloped for long periods of time with the hope that additional interest will be created by those developments. Costco's presence typically draws interest from other retailers and business adding to a communities commercial base.

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.

Stephen J. Cross — PETITIONER SIGNATURE

11-8-2024 — DATE

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

Dave Hamman — OWNER SIGNATURE

11-9-2024 — DATE

OFFICIAL SEAL
MARIAN F CROSS
Notary Public, State of Illinois
Commission No 831693
My Commission Expires January 21 2028

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Marian F. Cross 11-8-24

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 FINAL PLAT/REPLAT

DATE: 11-8-2024	PZC NUMBER:	DEVELOPMENT NAME: Costco Yorkville, IL

PETITIONER INFORMATION

NAME: Stephen Cross-Authorized Costco Representative	COMPANY: Costco Wholesale Corporation
MAILING ADDRESS: c/o Cross Engineering, Inc 1955 Raymond Drive	
CITY, STATE, ZIP: Northbrook, IL 60062	TELEPHONE: ○ HOME ◉ BUSINESS 847-498-0800
EMAIL: c_stephencross@costco.com	FAX:

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Joda Land Holding, LLC

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

PROPERTY STREET ADDRESS: N/A

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Northwest corner of Veteran's Parkway & East Countryside Parkway

CURRENT ZONING CLASSIFICATION: B-3 General Business District PUD

TOTAL LOT ACREAGE: 34.13	TOTAL NUMBER OF LOTS TO BE CREATED: 3

PROPOSED LOT AREAS AND DIMENSIONS

LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
Lot 1	See Plat	1,403,209
Lot 2	See Plat	182,819
Lot 3	See Plat	117,432

United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois, 60560
Telephone: 630-553-4350
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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Joon Kim	COMPANY: Costco Wholesale Corporation
MAILING ADDRESS: 999 Lake Drive	
CITY, STATE, ZIP: Issaquah, WA 98027	TELEPHONE: 425-416-5456
EMAIL: joonkim@costco.com	FAX:
ENGINEER INFORMATION	
NAME: Dan Free	COMPANY: V3 Companies
MAILING ADDRESS: 7325 Janes Avenue	
CITY, STATE, ZIP: Woodridge, IL 60517	TELEPHONE: 630-724-9200
EMAIL: dfree@v3co.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Risa Yuki-Principal	COMPANY: MG2 Architects
MAILING ADDRESS: 1101 Second Ave. Ste 100	
CITY, STATE, ZIP: Seattle, WA 98101	TELEPHONE: 206-962-6630
EMAIL: risa.yuki@mg2.com	FAX:

ATTACHMENTS

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

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.

Stephen Cross — 11-8-2024

PETITIONER SIGNATURE

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

Dave Hamman — 11-9-2024

OWNER SIGNATURE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

Marian F. Cross 11-8-24

OFFICIAL SEAL
MARIAN F CROSS
Notary Public, State of Illinois
Commission No. 831693
My Commission Expires January 21, 2028

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 AGREEMENT AMENDMENT

DATE: 11-8-2024	PZC NUMBER:	DEVELOPMENT NAME: Costco Yorkville, IL

PETITIONER INFORMATION

NAME: Stephen Cross-Authorized Costco Represent COMPANY: Costco Wholesale Corporation

MAILING ADDRESS: c/o Cross Engineering, Inc. 1955 Raymond Drive

CITY, STATE, ZIP: Northbrook, IL 60062 TELEPHONE: ◉ BUSINESS ○ HOME

EMAIL: c_stephencross@costco.com FAX: 847-498-0800

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: Joda Land Holding, LLC

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

PROPERTY STREET ADDRESS: N/A

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
Northwest corner of Veteran's Parkway & East Countryside Parkway

CURRENT ZONING CLASSIFICATION: B-3 General Business District PUD

LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3 General Business PUD; Institutional/ Commercial/ Office

EAST: B-3 General Business O Office PUD; Vacant land & Suburban Residential

SOUTH: B-3 General Business; Commercial & Kendall County, B3 Highway Business

WEST: B-3 General Business, O Office PUD; Vacant land & Commercial

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

02-27-101-003	02-28-227-002		

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 AGREEMENT AMENDMENT

PROPERTY INFORMATION

NAME OF AGREEMENT: An Ordinance Authorizing the Execution of a Modification to the Planned Unit Development and Annexa

DATE OF RECORDING: 05-13-2008

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

The Amended Planned Unit Development Agreement will include the Costco Development Plan and all zoning and development standards approved by the City of Yorkville. The PUD Agreement will be coordinated between Costco Wholesale Corporation and the City of Yorkville's legal team.

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", if applicable.

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".

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 AGREEMENT AMENDMENT

ATTORNEY INFORMATION	
NAME: Joon Kim	COMPANY: Costco Wholesale Corporation
MAILING ADDRESS: 999 Lake Drive	
CITY, STATE, ZIP: Issaquah, WA 98027	TELEPHONE: 425-416-5456
EMAIL: joonkim@costco.com	FAX:
ENGINEER INFORMATION	
NAME: Dan Free	COMPANY: V3 Companies
MAILING ADDRESS: 7325 Janes Avenue	
CITY, STATE, ZIP: Woodridge, Illinois 60517	TELEPHONE: 630-724-9200
EMAIL: dfree@v3co.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Risa Yuki -Principal	COMPANY: MG2 Architects
MAILING ADDRESS: 1101 Second Ave. Ste 100	
CITY, STATE, ZIP: Seattle, WA 9801	TELEPHONE: 206-962-6630
EMAIL: risa.yuki@mg2.com	FAX:

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.

Stephen Cross — PETITIONER SIGNATURE

11-8-2024 — DATE

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

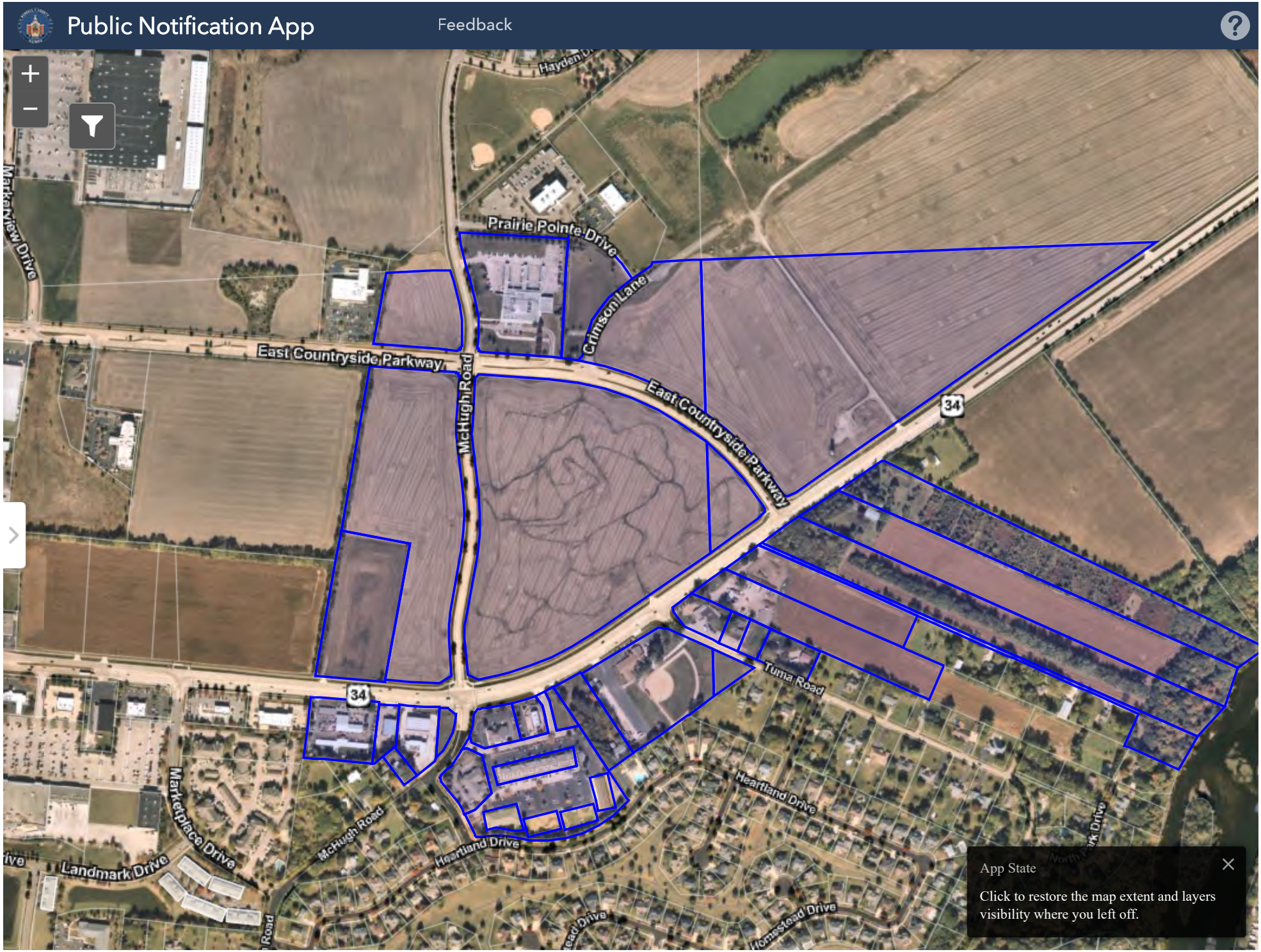
Dave Hamman — OWNER SIGNATURE

11-9-2024 — DATE

THIS APPLICATION MUST BE NOTARIZED
PLEASE NOTARIZE HERE:

OFFICIAL SEAL
MARIAN F CROSS
Notary Public, State of Illinois
Commission No. 831693
My Commission Expires January 21, 2026

Marian F Cross 11-8-24


Public Notification App
Feedback
Prairie Pointe Drive
Crimson Lane
East Countryside Parkway
McHugh Road
East Countryside Parkway
34
Tuma Road
34
Marketplace Drive
McHugh Road
Heartland Drive
Heartland Drive
Landmark Drive
Homestead Drive
App State
Click to restore the map extent and layers visibility where you left off.

VETERANS WAY LLC
207 W KENDALL DR
YORKVILLE IL 60560

PRAIRIE CREEK TRUST
EDMUND J BRONGIEL
870 SIMONS RD
OSWEGO IL 60543

AMERICAN LEGION POST 489
9054 RTE 34
YORKVILLE IL 60560

JAMES D CHESSRE TR
300 N LAKE ST
MONTGOMERY IL 60538

VETERANS WAY LLC
207 W KENDALL DR
YORKVILLE IL 60560

PLINSKE AARON P PLINSKE WALTER J
327 PLEASANT DR
SCHAUMBURG IL 60194

RICHARD NIEMIEC
5518 RESERVATION RD
OSWEGO IL 60543

NANETTE ELLIOTT MICHALEC
1105 MCHUGH RD
YORKVILLE IL 60560

DAVID REVOC TRUST KELLOGG
3507 WALKER RD
YORKVILLE IL 60560

JODA LAND HOLDING LLC
13665 TOWNHOUSE RD
NEWARK IL 60541

DHPJ PROPERTY GROUP LLC
1454 SYCAMORE RD
YORKVILLE IL 60560

SHOCKER LAND COMPANY LLC
477 E BARBERRY CIR
YORKVILLE IL 60560

JAMES D CHESSER TRUST
300 N LAKE ST
MONTGOMERY IL 60538

OM VIDHAYE NAMAHA LLC
7543 CHEROKEE LN
LIBERTY TOWNSHIP OH 45044

CASEYS RETAIL COMPANY
PO BOX 54288
LEXINGTON KY 40555

YORKVILLE CROSSINGS LLC
13351 B FAXON RD
PLANO IL 60545

ILLINOIS DEPARTMENT OF TRANSPORTATION
700 E NORRIS DR
OTTAWA IL 61350

AMERICAN LEGION POST 489
9054 RTE 34
YORKVILLE IL 60560

JAMES D CHESSER TRUST
300 N LAKE ST
MONTGOMERY IL 60538

DAVID E DEBBIE M COFFMAN
7315 W HILLSIDE
CYRSTAL LAKE IL 60012

UNITED STATES POST OFFICE
62 STRATFORD DR
BLOOMINGDALE IL 601177000

PRAIRIE CREEK TRUST
EDMUND J BRONGIEL
870 SIMONS RD
OSWEGO IL 60543

BRAD R MERKEL
4383 TUMA RD
YORKVILLE IL 60560

YORKVILLE CROSSINGS LLC
13351 B FAXON RD
PLANO IL 60545

BAKA PROPERTIES LLC
55 RIVERSIDE ST
YORKVILLE IL 60560

VETERANS WAY LLC
207 W KENDALL DR
YORKVILLE IL 60560

JODA LAND HOLDING LLC
13665 TOWNHOUSE RD
NEWARK IL 60541

CASTLE BANK
RICHARD MARKER
1626 MISTWOOD
NAPERVILLE IL 60540

YORKVILLE CROSSINGS LLC
13351 B FAXON RD
PLANO IL 60545

SVAB TRUST
HERBERT J ALICE E SVAB
906 CALLEVIEW DR
LA GRANGE IL 60525

GATES CINDY S TRUST
9498 2190 EAST ST
PRINCETON IL 61356

PAMELA S MARKER TRUST
PAMELA S RICHARD D MARKER TTEES
1626 MISTWOOD DR
NAPERVILLE IL 60540

GATES CINDY S TRUST
9498 2190 EAST ST
PRINCETON IL 61356

COSTCO WHOLESALE CORPORATION

APPLICATION for a PUD AGREEMENT AMENDMENT
SPECIAL USE PERMIT & FINAL PLAT APPROVALS

PROPOSED COSTCO WHOLESALE
UNITED CITY OF YORKVILLE , ILLINOIS

November 15, 2024

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PROPOSED COSTCO WHOLESALE

UNITED CITY OF YORKVILLE , ILLINOIS

1.0 Property Owner and Project Team

Property Owner:	**Mr. David Hamman and Mr. Joseph Hamman** Joda Land Holding, LLC Newark, Illinois
Contract Purchaser:	**Costco Wholesale Corporation** 730 Lake Drive Issaquah, WA 98027
Costco Real Estate Development:	**Eric Orren, Vice President of Real Estate Development** Costco Wholesale Corporation 730 Lake Drive Issaquah, WA 98027
Real Estate Consultant:	**Michael Stratis, Senior Vice President & Counsel** Intrepid Properties, Inc. 2311 W. 22nd Street, Suite 208 Oak Brook, IL 60523
Development Director:	**Stephen Cross, Authorized Costco Representative** President Cross Engineering & Associates, Inc. 1955 Raymond Drive, Suite 119 Northbrook, IL 60062
Architect:	**Risa Yuki, Principal** MG2 1101 Second Avenue, Suite 100 Seattle, WA 98101
Engineer, Surveyor & Traffic Consultant:	**Dan Free, P.E., Project Manager & Peter Reinhofer, Senior Project Managers** V3 Companies 7325 Janes Avenue Woodridge, IL 60517

PROPOSED COSTCO WHOLESALE
UNITED CITY OF YORKVILLE

2.0 Introduction and Subject Property

Costco Wholesale Corporation operates an international chain of membership retail buildings that carry quality, brand-name merchandise to members at lower prices than are typically found at conventional wholesale or retail sources. Costco's business model also provides assistance to local small to medium -size businesses by offering reduced costs in purchasing for resale and for everyday business use.

Costco retail presents one of the largest product category selections to be found under a single roof. Categories include groceries, candy, appliances, electronics, automotive supplies, tires, toys, hardware, sporting goods, jewelry, watches, cameras, books, housewares, apparel, health and beauty aids, furniture, office supplies, and office equipment. Costco is known for carrying top quality national and regional brands, with a 100% satisfaction guarantee, at prices consistently below traditional wholesale or retail outlets.

Members may also shop for private label Kirkland Signature™ products, designed to be of equal or better quality than national brands, including juice, cookies, coffee, housewares, luggage, clothing, and detergent. Additionally, Costco operates self-service gasoline stations, and car washes at a number of its locations.

Costco Founded in 1983
Costco Wholesale Corporation (Costco) began operations in 1983 in Seattle. In October 1993, Costco merged with The Price Company, which pioneered the membership warehouse concept in 1976. In January 1997, after the spin-off of most of its non-warehouse assets to Price Enterprises, Inc., the Company changed its name to Costco Wholesale Corporation, which trades under the NASDAQ symbol "COST."

Costco continues to be an industry leader in terms of service, quality, value, and innovation. Costco has grown to become, in terms of sales, the second-largest Global retailer and the largest operator of membership clubs worldwide.

Costco has a significant retail presence in the greater Chicagoland area. Costco Yorkville would be the 20th store to open in the Chicagoland area. The closest Costco location to the proposed Yorkville trade area is Naperville, approximately thirteen miles to the northeast at 75th Street and Route 59th.

Costco has entered into an agreement with Joda Land Holding, LLC to purchase approximately 33 acres located at the northwest corner of Veteran's Parkway and

Countryside Parkway in the United City of Yorkville in order to develop a members only retail store and free-standing fueling facility *(See Exhibit 1- ALTA Land Title Survey & Exhibit 2-Site Context Plan with Aerial Photo)*.

To construct the Costco retail and fueling facility as proposed in the Site Development Plans, certain zoning applications will be submitted, public hearings will be conducted, and approvals will be obtained to permit a commercial land use to operate on the Property. The Costco development and fueling facility will be developed on approximately 33.14 acres (Lot 1) with approximately 7 acres allocated for two perimeter lots (Lot 2 & Lot 3) along Veteran's Parkway and approximately 3.4 acres planned for stormwater management located at the northwest corner of the Property. *(See Exhibit 3-Site Plan & Exhibit 4-Final Plat)*

3.0 Property History & Zoning

The current property owners entered into a Planned Unit Development and Annexation Agreement ("Yorkville Crossing") with the United City of Yorkville in July of 2000. A modification to the Annexation and Planned Unit Development Agreement was recorded in May of 2008 amending the zoning of the Property from B-3 General Business District to B-3, PUD. The permitted uses for the Property included all uses in the B-1, B-2, B-3 and Office zoning Districts with non-permitted uses identified.

The current Planned Unit Development Agreement will be modified to include Costco's specific development plan for the Property and all requested deviations from the Development Code and Special Use permits necessary to construct our proposed retail development. The B-3 zoning district permits retail sales, automobile repair uses and gasoline service stations as a Special Use. The current zoning allows Costco to fully develop and operate their retail business on the Property. *(See applications for PUD Agreement Amendment, Final Plat and Special Use)*

4.0 Entitlements

Costco is submitting applications for an Amendment to the Planned Unit Development Agreement, Final Plat, and Special Use permit. The entitlement process will require public hearings before the Planning and Zoning Commission and City Council for final action and approvals.

The proposed Site Development Plans will require a Special Use Permit to operate the fueling facility. The site plan will conform to all Bulk and Dimensional Standards for each proposed lot. Certain relief from the Development Standards will be requested for Costco's proposed development plans. Please see section 6.0, Planned Unit Development, Special Use Permit and Development Standards Deviations for specific details.

5.0 Development Plan Proposal

Final Plat:

The Final Plat consists of a 3-lot subdivision. Lot 1, consisting of approximately 26 acres will be developed with Costco's retail building, stormwater, parking, and free-standing fueling facility. Lot 2 and Lot 3, consisting of approximately 7 acres will be platted for future retail development. The proposed lots comply with the minimum building envelop, size and minimum setback requirements as required in the Zoning Ordinance. Proposed water and sanitary utility easements are illustrated on the Final Plat. The proposed Costco building will be approximately 161,562 square feet and the overall site plan will provide for approximately 856 total parking stalls. The parking count will provide a ratio of 5.29 stalls per 1,000 square feet of building area, which provides sufficient parking based on Costco's anticipated member use. *(See Exhibit 3- Site Plan & Exhibit 4-Final Plat of Subdivision)*

Traffic/Roadway Improvements:

The Costco site is centrally located between 3 roadways that will all provide efficient ingress and egress for the Property. A full access at Veteran's Parkway and Tuma Road intersection will be provided and coordinated with IDOT. Access along E Countryside Parkway will be by two full access points and one right -in / right-out. Access along McHugh Road will be by two full access points. The fuel facilities primarily access will be off of McHugh Road to the west of the site. Off-site road improvements will require modifications to the existing center medians along Countryside Parkway and drive lane striping for left turn lanes at Countryside Parkway and McHugh Road. New right turn lanes will be constructed at the gas entrance at McHugh Road and at Veteran's Parkway. A detailed Traffic Impact Study has been submitted with our application. *(See Exhibit 3-Site Plan & Exhibit 12-Traffic Impact Study)*

Site Plan:

The Costco warehouse building is located generally in the center of the Property facing Veteran's Parkway. This location allows for an efficient parking program distributed around the south and east sides of the warehouse to maximize convenient parking spaces proximate to the customer entrance and exit located at the southeast corner of the building. The parking and internal drives are buffered from surrounding land uses by generous setbacks from property lines and planted buffer yards that include a rich mixture of evergreen, shade, shrubs, and ornamental trees. The interior of the parking lot is planted with islands throughout, offering shade and seasonal interest. 124 future

parking spaces have been planned for the southwest area of the Property. The stormwater management area is located at the north end of the property providing a visual buffer and separation between the building and McHugh Road and Countryside Parkway intersection. The stormwater management area will be planted with natives throughout the pond and side slopes. Parkway trees have been indicated along McHugh Road and Countryside Parkway providing a diverse canopy rich street parkway. *(See Exhibit 6 for Preliminary Landscape Plans)*

The Costco warehouse floor plan has been designed to offer a Member a true retail shopping experience by providing a variety of products, groceries and select services in convenient areas throughout the warehouse building. The Tire Center is located along the east building elevation inside the warehouse building. Five vehicle bays with car lifts will be available for tire rotations and tire replacements. Tires and batteries will also be sold at this warehouse location.

The loading dock is located at the southwest corner of the building, with easy ingress and egress onto McHugh Road. Trucks will exit using the same access drives. The delivery truck routes planned for this property are functional and will not have adverse impacts on member parking or existing traffic along any roadway transportation system. Apart from local vendors/suppliers and delivery services such as UPS or FedEx, all deliveries to the warehouse are controlled by Costco and most deliveries are completed during the morning or evening hours, prior to the store opening or after closing

The site lighting for the property will be provided with light poles distributed throughout the parking and drive areas. The proposed lighting plan utilizes a LED fixture mounted 36'-6" above pavement. This lighting height achieves an acceptable and safe lighting level for surface parking lots, pedestrian walkways, and drives.

The remaining property will be developed for two additional lots along Veteran's Parkway. Lot 2 will consist of a ±4.2-acre parcel and Lot 3 will consist of a ±2.7-acre parcel. It is intended that the lots will be marketed and sold for future commercial uses permitted in the B-3 zoning district. It is anticipated that the Lots will be subdivided into smaller lots, no less than 1 acre in size depending on the final need for a specific commercial use. Future retail development on both lots will be carefully considered by Costco to ensure compatibility with Costco's operations and the overall objective for the B-3 zoning district. *(See Exhibit 4- Final Plat)*

The existing Menard's pylon sign located at the southeast corner of the property will be relocated, east of Countryside Parkway. Costco will be submitting a sign permit for this work separate from the PUD and Special Use applications.

Architecture:

The proposed warehouse building design is a timeless solution utilizing a mixture of modern, traditional, and sustainable materials in a warm color palette of browns and beige. Vertical articulation is achieved through color, texture, and material distribution along the facades proportional to the scale of the building. Materials used include high quality, recycled, insulated textured metal architectural panels, smooth face CMU, glazing and ribbed architectural metal panels. The retail building entry is a focal point to the site and incorporates detailed pedestrian scaled smooth face CMU masonry at the columns and the use of glass. A free-standing steel trellis has been incorporated within the south elevation to soften and articulate the building mass visible from the south. Costco signage will be located on the north, south, east, west and entry building elevations in association with Costco's trademark red horizontal metal band. Extensive landscaping is planned throughout the site and will complement the building's architecture providing depth, softening and visual interest. *(See Exhibit 8 & Exhibit 9, Warehouse Elevations, Signage, Architectural Renderings)*

<u>*Sustainable Design*</u>: Awareness and responsibility to design, construct and operate Costco sites and buildings into an energy-efficient, sustainable, and environmentally responsible manner are embedded into the Costco program. This includes, but are not limited to:

- The building structure steel system and architectural metal panels are comprised of 80% recycled content with the associated batt insulation comprised of greater than 50% recycled content.

- The roof maintains reflectance, emittance and SRI rates that lessen heat gain, and the premanufactured building system provides erection efficiency reducing impacts to the carbon footprint.

- Landscaping has been designed to create a high impact with seasonal interest incorporating many native and drought tolerant species, which in turn minimizes irrigation and maintenance needs.

- All site and building lighting systems utilize LED Technology.

- Implementation of the water management system drives operational efficiency to lower wastewater and sewer use.

- The use of carbon dioxide (CO2) in the refrigeration systems, as opposed to HFCs (Hydrofluorocarbons), is widely considered a more environmentally conscious refrigerant due to its extremely low Global Warming Potential (GWP), as well as being non-toxic and non-flammable. Unlike many other refrigerants, CO2 is considered a "natural" refrigerant, readily available as a byproduct of industrial processes, making it a sustainable option.

Fuel Facility:

The fuel facility location within the Costco site has been planned southwest of the warehouse with direct access from McHugh Road. The facility is buffered from adjacent land uses by landscape setbacks to the south and west by generous setbacks and dense landscaping. The traffic flow will move through the facility in the easterly direction and exit directly onto a main east – west vehicular interior drive aisle that provides access to the main parking lot. It is anticipated that 60-65% of the members visiting the warehouse will also purchase gasoline during the same site visit. The fueling facility design is a simple contemporary structure taking cues from the retail building and incorporates similar materials, colors and textures creating a visual connection. The large canopy offers Members protection from the weather. The fuel facility will have 16 pumps or 32 fueling positions with a future expansion to the south adding 4 additional fueling pumps for a total of 20 pumps. The facility will have a controller enclosure, warming "hut" for Costco gas attendant, and 3 30,000-gallon regular fuel tanks and 1 30,000-gallon premium fuel tank. Diesel fuel will not be available at this location. Fuel trucks will access the property from McHugh Road and will exit on Countryside Parkway or Veteran's Parkway.

Utility and Stormwater Improvements:

The proposed development will connect to the existing water main located along the south and west sides of the Property. Water lines will be stubbed into the Property at the intersection of Veteran's Parkway and Countryside Parkway and along McHugh Road. Sanitary sewers will be connected to existing lines located along McHugh Road and Countryside Parkway. Sanitary sewer stubs will be provided to the outlots for future connections. Public water main will be looped around the building.

Stormwater drains across the site from south to north and discharges to the detention basin. The stormwater design includes a large stormwater pond at the northwest corner of the site to provide water quality treatment and rate control before discharging through the existing 36" culvert that runs north of Countryside Parkway. A network of storm sewer pipes within the development will convey stormwater from the Costco and future retail lots to the detention pond. The detention pond will be designed to retain a

small amount of water during storm events and will serve as an attractive amenity at the northwest corner of the Property. *(See Exhibit 5-Preliminary Engineering Plans)*

6.0 Planned Unit Development , Special Use Permit and Development Standards Deviations

The Property is currently subject to a Planned Unit Development Ordinance that was modified and recorded in 2008. The ordinance amended the zoning of the Property to B-3, PUD allowing all of the uses permitted in the B-3 General Business District. As part of Costco's development proposal, the Planned Unit Development Ordinance will be modified to include Costco's site development plans, requested Special Use permit and all deviations required to construct the proposed project as described below.

Special Use Permit: Costco is requesting a Special Use Permit to construct the proposed fuel facility on Lot 1. Gasoline Service Stations are permitted as a Special Use in the B-3 zoning district. Please refer to the Application for Special Use for additional information and responses to Special Use Standards.
Costco is requesting certain deviations from Chapter 5, Development Standards to construct the site development plans.

Code: : 10-5-1 Off-Street Parking and Loading; H. Off-Street Parking Requirements; 2. Maximum Requirements. No off-street parking for nonresidential uses shall exceed the required minimum number of parking spaces by more than 20% except as approved by the Zoning Administrator.
Proposed Deviation: Costco's total parking for the Property is 856 stalls. Future parking is 124 stalls for a total of 980 parking stalls. The maximum allowed pursuant to section 10-5-1 is 387 stalls. Parking is critical to Costco's business plan and success for any warehouse located throughout the Country. The average parking for all new warehouses is between 850 to 900 stalls. Parking is based on the immediate need at store opening for our Members. Insufficient parking creates safety issues throughout the Property and will impede proper traffic flow in and around the Property.

Code : 10-5-1 Off-Street Parking and Loading; K. Electric Vehicle Charging Stations. Any parking area with 50 or more parking spaces, shall install the infrastructure required to accommodate a minimum of one 1 electric vehicle charging station per every 50 parking spaces.
Deviation: The site development plans do not contemplate EV Chargers or provide the infrastructure for future EV charging stations as current Costco data reveals that an

exceedingly small percentage of projected Members in the trade area are owners of electric vehicles. Costco's operators determined that EV charging stations at this location would not be pursued or initially planned for as the demand does not currently exist. Costco will reevaluate this decision in the near future.

Code: 10-5-7- Outdoor Lighting: E., Pole Mounted Outdoor Lighting, 2.; Maximum Pole Height for Business and Manufacturing Districts is 35 feet.
Deviation: The height of the light fixture throughout the Costco Property will be 36'-6" from grade. The proposed lighting plan is carefully designed and integrated with the drive and parking lot layout to provide ample uniform coverage for Member security and safety while reducing unnecessary pole lights that would be required at a lower height. Costco's lamps are LEDs with a flat lens that directs light downward minimizing light pollution while creating a more sustainable lighting solution.

Code: 10-5-8-Appearance Standards; 3. Nonresidential; b. Building Design; (1) Commercial, Office and Institutional Uses; (b) Guidelines for Unbuilt Sites; (i) Masonry products or precast concrete shall be incorporated on at least 50% of the total building, as broken down as follows: The front façade shall incorporate masonry products or precast concrete on at least 50% of the façade. Any other façade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades.
Deviation: Costco's proposed building elevations will consist of a variety of sustainable materials as illustrated on the elevation drawings and at the percentages below:

MATERIAL PERCENTAGES

MATERIAL	ELEVATION					TOTAL
	SOUTH	EAST	NORTH	WEST	ENTRY	
SMOOTH FACE CMU "*BUFF*"	1,403 SF **11%**	1,151SF **14%**	2,347 SF **18%**	1,188 SF **12%**	905 SF **21%**	**14.61%**
GLAZING		390 SF **5%**			993 SF **23%**	**2.89%**
TEXTURED ARCHITECTURAL METAL PANEL"*SANDSTONE*"	2,549 SF **21%**	2,867SF **34%**	5,850 SF **44%**	1,911 SF **20%**	1,470 SF **34%**	**30.60%**
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"*TAUPE*"	7,765 SF **63%**	3,925 SF **47%**	5,108 SF **38%**	6,557 SF **68%**	939 SF **22%**	**50.76%**
CONCRETE "*NATURAL*"	546 SF **4%**					**1.14%**

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

7.0 Operations and Employees

Operations:

The Costco product line consists of selective department store merchandise, such as wearing apparel, dry goods, appliances, furniture, hardware, and auto accessories; as well as a broad range of grocery store items, including fresh baked goods, meats, produce, and liquor sales. In addition to the floor merchandise, Costco also provides other specialty department and services such as bakery, photo center, tire center, pharmacy, optical and hearing aid departments.

The anticipated warehouse and fueling facility operation hours are as follows:

Days	Warehouse	Fuel
Monday-Friday	10:00 am – 8:30 pm	6:00 am – 9:30 pm
Saturday	9:30 am - 7:00 pm	6:00 am – 9:30 pm
Sunday	9:30 am – 7:00 pm	6:00 am – 9:30 pm

It is anticipated that Costco's opening will coincide with the roadway improvements at Countryside Parkway and McHugh Road. Improvements on Veteran's Parkway will be completed after the store opening and will be dependent on IDOT permit issuance. Costco is planning for an opening late fall of 2025.

Employees:

Costco takes pride in their employees and provides an excellent benefit package that includes, but not limited to medical, dental, vision, pharmacy, life insurance disability, long term care, employee stock purchase program, paid holidays, college student retention program, 401(k). Part-time employees working more than 23 hours per week are also eligible for core benefits (medical, dental and vacation benefits) after 6 months of employment. Currently, 91% of U.S. employees are eligible for the above benefits. On a local level, Costco recruits primarily within the community where it is located, and their objective is to hire promotable employees who have a desire to build a career. A typical warehouse employs upon opening approximately 150 to 200 employees with the ratio of part-time/full-time of 50% each. Costco pays among the highest hourly wages in the retail industry. Due to their philosophy that Costco's employees are just as important as their customers, they experience a low turnover rate with only 13% within the first year and only 7% turnover after one year.

CROSS ENGINEERING & ASSOCIATES, INC.

December 30, 2024

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe1000 Civic Center Drive
Yorkville, IL 60560

RE: **PZC 2024-33 Costco (PUD Amendment, Special Use & Final Plan)**
NW Corner of Veterans Parkway and E. Countryside Parkway
Proposed Wholesale Retail Warehouse and Fuel Station

Dear Krysti,

We have received your November 21, 2024, Plan Council Departmental Review letter and are providing the following revised drawings and responses to your comments:

1. Revised Site Plan by MG2, dated 12-20-2024;
2. Revised Final Plat by V3, dated 12/18/2024;
3. Revised Traffic Report by V3, dated 12-30-2024

PUD Amendment / General Zoning Comments

Comment 1. **Planned Unit Development (PUD)** The subject property, originally annexed into Yorkville via. Ord. 2000-34, is part of the Yorkville Crossing development .

a. The petitioner is requesting the existing Yorkville Crossing Planned Unit Development be amended, or modified, to include Costco's site development plans, requested Special Use, permit and all deviations required to construct the proposed project, per plans submitted.

Response: Noted.

Comment 2. **Planned Unit Development Amendment**

i. The petitioner has listed four (4) proposed deviations from the base B-3 General Business District standards which will be detailed separately in this review memo under subsequent headings.

Response: Costco is requesting five (5) deviations from the B-3 General Business District standards to construct the proposed project:

1. **Certain Landscape regulations in Section 10-5-3;**
2. **Certain Off-street parking and loading regulations for the maximum number of parking stalls in Section 10-5-1;**

3. **The minimum number of electric vehicle charging stations in Section 10-5-1;**
4. **Outdoor lighting standards for maximum pole height of light fixtures in Section 10-5-8;**
5. **Certain appearance standards related to the use of masonry products on building facades in Section 10-5-8.**

Comment 3. **Zoning-** The subject property consists of two (2) parcels (#02-28-227-002 and #0 02-27-101-003). Subsequently rezoned as a Planned Unit Development via Ord. 2008-21, the permitted underlying zoning for the subject property is B-3 General Business District (formerly B-3 Service Business District") and allowed all uses in the B-1, B-2, B-3 and O-Office zoning Districts with some excluded uses as identified in the ordinance. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	E. Countryside Parkway B-3 PUD (Yorkville Crossing)	Transportation Land Use United States Post Office (USPS) & Vacant Land
South	US 34 (Veterans Parkway) B-3 General Business District B-3 (Kendall County)	Transportation Land Use Heartland Business Center American Legion & Various Business Land Uses
East	E. Countryside Center B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land
West	McHugh Road B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land

Response: Noted.

Comment 4. **Permitted Uses-** Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), a "general retail store, greater than one (1) acre" is a permitted land use and a "gasoline service station" is a special use in the B-3 General Business District

a. **Ancillary Uses** - While the Unified Development Ordinance does not specifically identify a "tire center" use, where car lifts will be available for tire rotations and tire replacements, the Zoning Administrator can determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use. Staff identifies the use as similar to "automobile repair" or "automobile service" which are permitted uses in the B-3 General Business District.

b. **Standards for Special Use** – The petitioner has provided responses to the following standards for special use authorization, per Section 10-8-5 of the Yorkville Unified Development Ordinance, which will be entered into the record during the public hearing process:

i. 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.

ii. 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 or near the neighborhood in which it is to be located.

iii. 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.

iv. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

v. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

vi. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

c. Protest to Special Use – Per Section 10-8-5-C of the Unified Development Ordinance, in the event of written protest against any proposed Special Use, signed and acknowledged by the owners of twenty (20) percent of the frontage adjacent thereto, or across an alley, or directly opposite therefrom, such Special Use shall not be granted except by the favorable vote of two-thirds (⅔) of all members of the City Council. In such cases of written protest, a copy of the written protest shall be served by the protestor(s) on the applicant for the proposed Special Use and a copy upon applicant's Attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed Special Use.

Response: Noted.

Site Plan Comments

Comment 5. **Building Setbacks** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) requested modifications:

BUILDING SETBACKS	REQUIRED MINIMUM SETBACKS B-3 DISTRICT	PROPOSED MINIMUM SETBACKS COSTCO	PROPOSED MINIMUM SETBACKS FUEL FACILITY
FRONT YARD (Veterans Pkwy)	50 ft.	507 ft.	**60'-8"**
CORNER SIDE YARD (East/West)	30 ft.	**246'-7"/**64 ft.	**271-3"**
REAR YARD (SEC Countryside Pkwy/McHugh)	20 ft.	64 ft.	**1,201'**
PARKING SETBACK* (Veterans Pkwy)	20 ft.	275 ft.	N/A

PARKING SETBACK* (Countryside Pkwy/McHugh)	20 ft.	20 ft.	N/A

a. Above information provided from Site Data Table. Please provide a clearly dimensioned site plan clearly identifying the setbacks from the nearest building point to the adjacent property line.

Response: Please see revised Site Plan for all dimensional setbacks from the building and fueling facility to the property line.

b. Per Section 10-3-9 of the Unified Development Ordinance, parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.

Response: Noted and Site Plan complies with required setbacks.

c. "Parking Lots" are defined as "an open, hard-surfaced area, designed, arranged and made available for the storage of private passenger automobiles only of occupants of the building or buildings for which the parking area is developed and is accessory."

Response: Noted.

Comment 6. **Maximum Building Height** - The B-3 General Business District has an 80 ft. maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. The petitioner has provided overall building height for the proposed Costco Warehouse building in a Project Data table and Elevation plans.

a. Per the Project Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), the stated maximum building height is 34 ft. However, the Elevations (Sheet DD13-05) illustrates the maximum height to the top of coping is 32 ft. Please verify which is the proposed maximum building height.

Response: The maximum building height is 32'-0".

Comment 7. **Maximum Lot Coverage** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80% of the gross lot area. According to the Project Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), lot coverage calculations are not provided.

a. Please provide calculations for the proposed total impervious coverage including building area, parking area, future parking area, and fuel station.

Response: Please see revised Site Plan for Lot 1 impervious coverage.

b. If area exceeds 80%, a requested deviation to the bulk regulations in Section 10-3-9. Bulk and Dimensional Standards of the Unified Development Ordinance.

Response: The total impervious coverage for Lot 1 is 65.4%.

Comment 8. **Parking/ Loading** - According to the Parking Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), there are 856 total parking spaces to be provided on the property to accommodate the proposed ~160,000 sq. ft. retail warehouse building and fueling facility uses. Future parking expansion area will include another 124 stalls for an overall total 980 parking spaces.

Response: Noted.

Table 10-5-1(E)(1) Standard Parking Stall and Aisle Dimensional Requirements						
Parking Angle (degrees)	Figure Reference					
	A	B	C	D	E	F
	Space Width	Space Depth	Aisle Width (2-Way)	Aisle Width (1-Way)	Depth of Interlocking Spaces	Overhang
0	9'	20'	24'	12'	n/a	n/a
45	9'	18'	24'	12'	28.25'	2'
60	9'	18'	24'	18'	32'	2'
90	9'	18'	24'	24'	36'	2'

c. Per Table 10-5-1(E)(1) Standard Parking Stall and Aisle Dimensional Requirements are as follows:
The petitioner is proposing 90-degree parking stalls with a 10' width and a minimum of 18.5' stall depth with a 2' overhang. Aisle widths for 2-way drives are 32' wide.

Response: Aisle widths for 2-way drives vary throughout the property. Parking drive aisles are 24' and 24'-6" when stalls are adjacent to landscape islands. The perimeter drive aisle and certain interior aisles are 32' and 36' to accommodate truck movements.

d. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, the minimum parking requirement for a retail store more than 8,000 sq. ft. of the net building square feet is 2 spaces/1,000 sq. ft. Gasoline Service Stations require a minimum of 1 space/gas pump and 1space/300 sq. ft. for any accessory retail space.

Response: Noted.

i. To minimize excessive areas of pavement, no off-street parking area for nonresidential or multi-family uses shall exceed the required minimum number of parking spaces by more than twenty (20) percent, except as approved by the Zoning Administrator. In approving additional spaces, the Zoning Administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.

Response: Noted.

1. Per Section 10-5-1-H.4.b of the UDO, calculations for all area-based (square footage) parking standards must be computed on the basis of net floor area.

ii. Total required maximum parking for the subject property is 386 spaces, including a minimum of 8 ADA accessible spaces, as calculated below:

1. 153,820 net sq. ft./1,000 = 153.82 x 2 = 307.64 + 61.53 (20% of total) = 369.17 + 16 (gas dispensers) = 385.17 rounded to 386, per Section 10-5-1-H.4.a of the Unified Development Ordinance.

Response: Noted.

iii. The petitioner is requesting a variance from the UDO's required maximum parking due to parking being "critical to Costco's business plan and success for any warehouse located throughout the Country. The average parking for all new warehouses is between 850 to 900 stalls. Parking is based on the immediate need at store opening for our Members. Insufficient parking creates safety issues throughout the Property and will impede proper traffic flow in and around the Property." **(Deviation #1).**
Staff is supportive of the deviation from a maximum of 2 parking spaces per 1,000 net sq. ft. of building area to approximately 5.04 parking spaces per 1,000 of building area as noted on Sheet C2.0 Layout Plan in Preliminary Engineering Plan Set (note page 6 of the Project Narrative under 5.0 Development Plan Proposal Final Plat, Sheet DD11-05 Site Plan, and Sheet DD12-05 Aerial Site Plan lists the parking count ratio as 5.29 stalls per 1,000 square feet of building area – possibly based on gross square footage?).

Response: The parking ratio is 6.22 stalls per 1,000 square feet of net building area.

iv. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, infrastructure for a minimum of 8 electric vehicle charging stations is required to be installed (1 EV charging station per 50 required parking spaces).

Response: Noted.

v. The petitioner is also requesting full relief from the UDO's minimum required EV charging station requirement due to "current Costco data reveals that an exceedingly small percentage of projected Members in the trade area are owners of electric vehicles. Costco's operators determined that EV charging stations at this location would not be pursued or initially planned for as the demand does not currently exist. Costco will reevaluate this decision in the near future." **(Deviation #2).**
Staff is supportive of the deviation of the full relief for the installation of infrastructure to accommodate the required minimum 8 electric vehicle charging stations since the petitioner will reevaluate the need for EV charging in the near future.

Response: Noted.

e. Off-Street Loading – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner proposes to have four (4) recessed off-street loading spaces for the retail warehouse located at the southwest corner of the building.

Response: Noted.

Comment 9. **Fuel Facility** – Fuel facility proposes 16 gas dispensers, accommodating 2 cars per dispenser. A total of eight (8) lanes are proposed for car queuing allowing five (5) cars per

lane stacking. This results in a total of 72 cars maximum in this area of the site. No accessory retail convenience store is proposed for the fuel facility area.

Response: Noted.

a. Staff has some concerns regarding the southernmost full access off of McHugh Road leading to the fueling facility which may cause a backup onto the public roadway should there be more than the five (5) vehicles stacking per fuel lane or 40 vehicle max stacking for all pumps.

Response: Costco's fuel facilities are designed based on years of data collection, and observations made on existing facilities located throughout the Country. The number of pumps, queue lanes, and traffic movements are determined by Costco's gas operations team specific to each property and trade area. Reduced queues and wait times have been regularly observed at expanded existing fuel facilities constructed with a higher number of fuel pumps. There is a direct correlation between the number of fuel pumps and efficiency which can be applied to a new fuel facility design.

The fuel facility proposed consists of 16 pumps or 32 fuel dispensers, one of Costco's largest facilities in the Mid-west. The proposed 155' long drive lane will allow 40 vehicles in the queue storage area. For comparison, the number of pumps at the Plainfield fuel facility is 12 and the Naperville facilities are 12 and 15 pumps respectively with shorter queuing than what is being proposed at Costco Yorkville. In addition to 40 vehicles in queue, 32 vehicles will be accommodated at a fueling position for a total of 72 vehicles in the gas designated area. The 32 fueling positions will process the expected traffic volumes and peak demand efficiently and effectively decreasing wait times, vehicle queuing and reducing the possibility of a public road back-up.

In the future, if Costco determines that the average wait times during peak hours can be improved, the site plan for the fuel facility will allow the expansion of the facility south towards Veteran's Parkway to increase the number of pumps by 4 bringing the total to 20 pumps or 40 fuel dispensers as depicted in the proposed site plan. The queuing and drive lanes can also be expanded to the west allowing for more vehicle stacking thereby reducing the possibility of a back-up on McHugh Road.

Comment 10. **Traffic / Roadways**

a. Direct Access – It is noted that the site has six (6) points of access. Three (3) off of E. Countryside Parkway – two (2) full access and one (1) right-in/right-out; one (1) full off of E. Veterans Parkway, which will be coordinated with IDOT; and two (2) full access points off of McHugh Road. These access points lead to internal private roadways which loop around the retail warehouse building, provide direct access to the fueling facility, and will connect to the future outlot uses.

i. It is noted on Sheet DD12-05 Aerial Site Plan, there are two (2) right in/right out access points on E. Countryside Road. Please revise discrepancy.

Response- Site Plan has been revised to correctly identify the full access intersection.

ii. It is also noted that off-site road enhancements will involve adjusting the existing center medians along Countryside Parkway and adding lane

striping to create left-turn lanes at the intersections of Countryside Parkway and McHugh Road. Additionally, new right-turn lanes will be installed at the gas station entrance on McHugh Road and at Veteran's Parkway.

iii. Staff defers to City Engineer regarding site access and Traffic Impact Study.

b. Cross Access – Per Section 10-5-1-F of the Unified Development Ordinance, cross access between adjoining developments is required to minimize access points along streets, encourages shared parking, and allows for vehicular access between land uses. Will a cross access easement agreement be executed between the outlot developers and Costco?

Response: A cross access easement agreement will be executed with future outlot developers. This agreement will be part of the Construction, Operation and Reciprocal Easement Agreement (COREA) that will define matters relating to construction obligations, maintenance, stormwater, parking, cross access and utility easements.

i. Note, according to Section 10-5-1-F-2-c, the Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.

c. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to provide on- site pedestrian circulation systems and connection to existing and future planned trails. The petitioner has provided a single pedestrian connection to the public way off of E. Veterans Parkway at the intersection with Tuma Road.

i. Would the petitioner consider an additional pedestrian connection to the public way at the northernmost full access drive on Countryside Parkway at the intersection with Crimson Lane?

Response: Yes, please see revised Site Plan for a proposed pedestrian connection from the intersection of Countryside Parkway and Crimson Lane to the Costco parking lot.

Comment 11. -**Landscaping**– Section 10-5-3 establishes landscape standards for new developments. The petitioner has submitted a Landscape Plan and per staff's review, the following sections of the Landscape Plan shall apply:

i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required

landscaping.

iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.
Staff defers all landscape review comments to the City Engineer's subconsultant. However, we want to highlight that, due to the site's unique location, being entirely surrounded by public roadways, special attention will be required during installation to ensure clear visibility at driveway and right-of- way intersections. In accordance with Section 10-5-6 of the Unified Development Ordinance, this may necessitate minor adjustments to the approved plan, such as relocating or removing certain plant materials.

Response: Noted. Please see comment/ response under Landscaping, page 18.

Comment 12. **Lighting** – A photometric plan has been provided along with pole details of the proposed
light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed zero (0) foot-candle, and no glare shall spill onto adjacent properties or rights of way.

a. Per Table 10-5-7(E) of the Unified Development Ordinance, the maximum height for outdoor light standards in the B-3 General Business District is 35 feet. The petitioner seeks a deviation to this regulation to install a light fixture with a maximum height of 36'-6" to provide ample uniform light coverage of the parking lot area (Deviation #3). Staff supports this deviation.

b. Staff defers to City Engineer regarding all other photometric plan review comments.

Response: Noted and see engineering responses on page 14.

Comment 13. Mechanical Screening – Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Materials used for screening shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen.

Evergreen hedges or non-transparent walls such as stone masonry shall be allowed, as depicted below:

a. It is noted that there are two (2) proposed ground-mounted compactors located on the

west elevation adjacent to McHugh Road. It appears the petitioner has proposed to screen ground mounted mechanical equipment with landscaping material such as evergreen trees, ornamental trees and shrubbery located to the west in landscape bed edge.

i. Since the units may not be visible from the public way due to the location, setback and landscaping provided on the site, staff is supportive of the screening.

Response: Noted.

Comment 14. **Appearance Standards** – Per Section 10-5-8-C-3.b Commercial, Office and Institutional Uses, Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades. Additional standards include:

a. Loading bays for commercial and office uses shall not be located in the front of a building or in the area abutting a public right-of-way, and all commercial, office.

b. Institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.

The petitioner has submitted exterior building elevations depicting the retail warehouse with materials such materials as insulated textured metal architectural panels, smooth face CMU, glazing and ribbed architectural metal panels. However, the petitioner is seeking relief from the minimum masonry requirements and location of loading bays in the front of the building and in an area abutting a public right-of-way (Deviation #4). Below is the proposed building material breakdown:

MATERIAL PERCENTAGES

MATERIAL	ELEVATION					TOTAL
	SOUTH	EAST	NORTH	WEST	ENTRY	
SMOOTH FACE CMU "*BUFF*"	1,403 SF 11%	1,151SF 14%	2,347 SF 18%	1,188 SF 12%	905 SF 21%	14.61%
GLAZING		390 SF 5%			993 SF 23%	2.89%
TEXTURED ARCHITECTURAL METAL PANEL"*SANDSTONE*"	2,549 SF 21%	2,867SF 34%	5,850 SF 44%	1,911 SF 20%	1,470 SF 34%	30.60%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"*TAUPE*"	7,765 SF 63%	3,925 SF 47%	5,108 SF 38%	6,557 SF 68%	939 SF 22%	50.76%
CONCRETE "*NATURAL*"	546 SF 4%					1.14%

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

c. Staff has calculated that the masonry/cementitious materials make up approximately 15-16% of the total building and 30-35% of the front elevation (South and Entry). We understand that Costco must maintain its corporate brand and image, and staff is fully supportive of this deviation from the 50% appearance code standard. The proposed textured and ribbed architectural paneling provides a solid and durable façade, which meets the intent of the UDO's requirements.

d. In Section 10-5-8C.1 of the UDO it states “Creativity and ingenuity in applying the standards and guidelines listed in this Code are encouraged. Likewise, ingenuity and creativity, while considering deviations to the standards and guidelines of this Code, are encouraged.” Following this guidance, staff has previously used the credit for "major architectural features" outlined in Section 10-5-8C-2.7 (intended for residential uses) as a reference when approving deviations for unbuilt nonresidential sites that have or are seeking PUDs.

e. Therefore, as vertical articulation is accomplished through the use of color, texture, and the strategic distribution of sustainable materials along the facades in proportion to the building's scale, along with the incorporation of a free- standing steel trellis on the south elevation to soften and define the building mass visible from the south, staff is supportive of the deviation.

i. Note, while staff supports this request for relief—similar to the relief granted to the recently approved Cyrus One data center project—there is no guarantee the City Council will approve a deviation from the City’s appearance standards.

Response: **Noted.**

Comment 15. **Signage** – The petitioner is proposing six (6) wall mounted signs as illustrated on the exterior elevations, as illustrated below:

SIGN TABLE

IDENTITY	Quantity	SIGN	SIZE	AREA(EACH)	TOTAL SF
SI		COSTCO WHOLESALE	5'-0" C	175 SF	*175 SF*
S2	4	COSTCO WHOLESALE	6'-0" C	280 SF	*1120SF*
S3	1	TIRE CENTER	17'-4" x 1'-9"	31SF	*31SF*
			TOTAL SIGN AREA:	1326 SF	

a. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

i. Additionally, a maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:

(1) In keeping with the overall design and architecture of the building,
(2) A minimum of ten (10) feet from the primary wall sign and other secondary wall signs,
(3) A maximum of fifty (50) percent of the size of the primary wall sign,
(4) Accessory to the building’s primary wall sign(s), and
(5) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 10-6-6(A)(1).

ii. Signs Attached to a Wall With a Public Entrance or Facing a Public Right-of-Way. The maximum sign area shall be two (2) square feet for every one (1) linear foot of the exterior wall to which it is affixed. The sign shall not exceed seventy-five (75) percent of the

width of the exterior wall to which it is attached.

b. Since all building elevations (south, east, north, and west) have frontage along a public right-of-way, each façade is permitted one (1) primary wall sign.

c. Additionally, each building façade (except the entry area) exceeds 100 liner feet, so an additional two (2) secondary wall signs are permitted per facade.

d. Therefore, per staff's calculations, the petitioner is permitted a maximum of five (5) primary signs and eight (8) secondary signs totaling 13 wall signs, as depicted in the table below:

Elevation	Façade Length	Permitted # of Signs	Proposed # of Signs	Permitted Max. Sign Area	Proposed Sign Area
South	~358'-7"	3	1	~717.4 sq. ft.	280 sq. ft.
East	~326'-4"	3	2	~652.8 sq. ft.	311 sq. ft.
Entry	70'-3 ¾"	1	1	~140.7 sq. ft.	175 sq. ft.
North	~493'-6"	3	1	~987.2 sq. ft.	280 sq. ft.
West	~220'-0"	3	1	~440 sq. ft.	280 sq. ft.
TOTAL		**13**	**6**	**~2938.1 sq. ft.**	**1326 sq. ft.**

d. All proposed wall signs conform to UDO regulations.

Response: Noted.

f. It is noted a monument sign is not proposed for the development. However, the existing pylon ground-mounted "Menards/Yorkville Crossing" sign located at the southeast corner of the property will be relocated, east of Countryside Parkway on parcel #02-27-101-004 owned by Yorkville Crossings, LLC.

Comment 16. **Comprehensive Plan** – The 2016 Comprehensive Plan Update designates this property as "Mid Density Residential (MDR)" which is defined typically for higher density residential developments near commercial areas and transportation corridors including townhomes and multi-family development.

a. Although the proposed commercial land use does not align with the comprehensive plan's current future land use designation, staff supports the use because it is consistent with the "Destination Commercial (DC)" designation assigned to nearby properties to the west. Additionally, the property's existing B-3 zoning classification aligns with both the Destination Commercial land use and the original PUD. If the proposed development is approved, an amendment to the Comprehensive Plan will be required.

Response: Noted. It is our understanding that staff will prepare the necessary documents to amend the Comprehensive Plan.

Comment 17. **Final Plat** – The title block on Sheet 2 of the Final Plat of Subdivision for "City Plan Commission Certificate" shall be revised to read "City Planning and Zoning Commission Certificate".

Response: The Certificate Title for Planning and Zoning Commission has been revised as requested.

Preliminary Engineering Comments and Responses

General

Comment 1: The following permits may be required during final engineering 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.
- IEPA Water and Sanitary Sewer Permits
- Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
- IDOT for the connection to U.S. Route 34
- United City of Yorkville Stormwater Management Permit

Response: Noted.

Comment 2: The following will need to be submitted with final engineering:

a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including all public utilities and connections, all soil erosion and sediment control items, and all permitted stormwater items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
b. Truck turning exhibits for delivery and emergency vehicles

Response: Noted. Information requested will be provided with Final Engineering.

Comment 3: Additional forms and information can be found at

https://www.yorkville.il.us/333/Engineering- Department.

Response: Noted.

Comment 4: The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with final engineering.

Response: Noted. Please see page 19 for Landscaping responses.

Preliminary Engineering Plans

We have completed a cursory review of the preliminary engineering plans and stormwater management report. A detailed review will be completed with the submittal of final engineering. The following comments should be considered when developing final engineering.

C0.0 - Cover Sheet

Comment 5: The plans should be signed and sealed by a Professional Engineer prior to final approval.

Response: Noted.

Comment 6 : The JULIE logo or contact information should be included on the cover sheet.

Response: Noted.

Comment 7: Include contact information for the City and YBSD on the cover sheet.

Response: Noted.

C2.0 - Layout Plan

Comment 8: The City should confirm that the number of parking spaces is adequate.

Response: Noted.

C3.0 - Preliminary Grading Plan

Comment 9: Additional grading should be shown in the fueling area.

Response: Noted. This information will be provided with final engineering.

Comment 10: Include 1-ft contours in the non-paved area to the west (where the future employee parking will be).

Response: Noted.

C4.0 - Preliminary Utility Plan

Comment 11: All utility conflicts will need to be shown.

Response: Noted. This information will be provided with Final Engineering.

Comment 12: Water valves should be included on the water main.

Response: Noted.

Comment 13: Provide details of the water main connections.

Response: Noted.

Comment 14: The storm structures should be labeled with unique identifiers and the type of structure, frame, and lids/grates.

Response: Noted.

Photometric Plan

Comment 15: The photometric plan should include a summary table that includes average, average to minimum, and maximum to minimum light intensity data to confirm that the lighting plan meets the requirements of the Ordinance.

Response: Noted. This information will be provided with Final Site Lighting Plans.

Comment 16: Light intensity shall be zero-foot candles at all property lines.

Response: Noted. This information will be provided with Final Site Lighting Plans.

Comment 17: Light fixtures should be fully cut off and conform to the dark sky concept.

Response: Noted. This information will be provided with Final Site Lighting Plans.

Preliminary Stormwater Management Report

Comment 18: A City of Yorkville Stormwater Permit Application should be submitted with Final Engineering.

Response: Noted.

Comment 19: The stormwater management report should be signed and sealed by a Professional Engineer prior to final approval.

Response: Noted.

Comment 20: Confirm that the detention basin design accounts for the future development of the fueling station and employee parking lot that is indicated on the plans.

Response: The detention basin and storm sewer are designed to accommodate the future development areas.

Comment 21: The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

Response: Noted. This will be removed from the calculations and design.

Comment 22: A full report with calculations, modeling, and exhibits as indicated in the permit application should be included with final engineering.

Response: Noted.

Comment 23: A certified wetland determination will need to be included with final engineering.

Response: Noted.

Comment 24: Confirm that the existing storm sewer that goes to the existing detention basin is installed.

Response: The ALTA / Topo survey includes the drainage easement, and the location of manholes that were located within the easement. This existing storm sewer also drains McHugh and Countryside Parkway.

Comment 25: Calculations for the drawdown time of the detention basin will be required due to the 5.8' bounce.

Response: Noted.

Traffic Study

Comment 26: The traffic impact study should be submitted to IDOT for review. The City should be copied on all correspondence with IDOT.

Response: Noted. The traffic study was submitted to IDOT on 11/19/2024. All correspondence with IDOT will be transmitted to the City.

Comment 27: IDOT should comment on the proposed mitigations at US 34 and Countryside. Note that the capacity analysis indicated an inadequate level of service without the proposed mitigations. Storage lengths were also exceeded in this area.

Response: Comments from IDOT will be provided to the City once received.

Comment 28: The storage length for the southbound Countryside Parkway at US 34 should meet the proposed mitigation queue length and avoid blocking the exit of Driveway 3.

Response: We agree. The proposed signal retiming at US 34 and Countryside Parkway results in the projected 95th percentile queue length not backing up to Driveway 3.

Comment 29: The existing traffic volumes displayed in Figure 5 along McHugh Road do not balance with the volumes entering the intersections of US 34 / McHugh Road and McHugh Road / Countryside Parkway.

Response: There is a difference in traffic volumes between intersections due to the traffic counts being conducted on different days. The existing traffic volumes have been balanced along McHugh Road between US 34 and Countryside Parkway using the higher volumes and increasing the arrival or departure volumes to balance.

Comment 30: The existing traffic volumes displayed in Figure 5 along Countryside Parkway do not balance with those entering the intersections of US 34 / Countryside Parkway and Countryside Parkway/ Crimson Lane.

Response: There is a difference in traffic volumes between intersections due to the traffic counts being conducted on different days. The existing traffic volumes have been balanced along Countryside Parkway between Crimson Lane and US 34 using the higher volumes and increasing the arrival or departure volumes to balance.

Comment 31: The pages from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, should be included in the Appendix.

Response: The pages from the ITE Trip Generation Manual have been included in the

Appendix.

Comment 32: The size utilized in Table 1 for trip generation of the Gasoline/Service Station does not account for the future expansion of the gas station.

Response: The trip generation has been updated to include the future expansion of the gas station.

Comment 33: A traffic signal warrant analysis at the intersection of US 34Neterans Parkway and Costco Driveway 4/Tuma Road found the installation of a traffic signal to be unwarranted. It is noted that an inadequate Level of Service at US 34 / Tuma Road / Driveway 4 is expected. A proposed mitigation plan should be provided. The safety of the eastbound left turn into Driveway 4 is of concern.

Response: We are proposing to modify the access at the US 34 and Tuma Road/Driveway 4 intersection to provide right in/right out/left in access. The left in movement is projected to operate at LOS A for all three peak hours with average delays of less than 10 seconds per vehicle. The projected eastbound left turns into the Costco development are slightly higher than the westbound left turns into Tuma Road during the weekday am and weekday pm peak hours. The Saturday eastbound left turn is higher but the opposing westbound through movement is also lower, resulting in the low delays. Additionally, the operations of the traffic signal at US 34 and Countryside Parkway creates gaps in westbound traffic for the eastbound left turns to occur.

Comment 34: A traffic signal warrant analysis should be performed for McHugh Road and Countryside Parkway with the anticipated project traffic volumes.

Response: A traffic signal warrant analysis was completed at the intersection of McHugh Road and Countryside Parkway and is included in the Appendix of the updated report.

Comment 35: The taper length for the left turn at Driveway 2 should meet minimum IDOT Bureau of Local Roads and Streets (BLRS) design requirements.

Response: The westbound left turn lane along Countryside Parkway at Driveway 2 was updated to meet the IDOT design requirements, providing 185 feet of storage length with a 200-foot taper.

Comment 36: The shifting of driveway 5 further north should be considered. Ideally, the taper length for the southbound left turn at US 34 is extended as it should meet minimum IDOT BLRS design requirements. This would also allow the shifting of the dedicated right-turn lane for driveway 5 away from the intersection at US 34.

Response: The southbound left turn lane at US 34 and McHugh Road has been redesigned to meet the IDOT design requirements for a roadway with a posted speed of 35 mph. Assuming a design speed of 40 mph, the left turn lane has been designed with 145 feet of storage length and a 175-foot taper. This updated design can be accommodated within the median along McHugh Road between US 34 and Driveway 5.

Final Plat of Subdivision

Comment 37: The legal description is the surveyor's certificate must describe the measured boundary.

Response: The legal description has been added to the surveyor's certificate.

Comment 38: The chord length should be added to all curve dimensions.

Response: The chord lengths have been added to the curve dimensions.

Comment 39: All easements must be dimensioned.

Response: An additional drawing has been added to identify the easement dimensions.

Comment 40: The water main easement should be changed to a C.U.E.

Response: The easement has been changed to a C.U.E.

Comment 41: The S.S.E. should be changed to C.U.E.

Response: The S.S.E. has been changed to a C.U.E.

Comment 42: Cross-access easements are needed over all lots.

Response: Cross-access easements will be part of the real estate agreement between Costo and lot purchaser drafted at the time of lot purchase.

Comment 43: The Public Utility Easement Provisions and the stand-alone Nicor Gas provisions should be removed.

Response: The P.U.E. and Nicor provisions have been removed.

Comment 44: The stormwater management easement and City Utility Easement C.U.E. provisions should be added.

Response: The S.M.E. and C.U.E. provisions have been added.

Comment 45: The building setback line on the west line of Lot 1 needs to be labeled.

Response: The building setback line has been added.

Comment 46: The area table must match the areas on the plat.

Response: The areas have been corrected.

Comment 47: All fire hydrants, valves and emergency shut off must be inside the C.U.E.

Response: The easements extents have been changed to include all watermain appurtenances.

Comment 48: The concrete monument symbols do not match the location labels on the plat.

Response: This has been revised on the Plat.

Comment 49: Note 2 on the IDOT access notes contradicts the site plan.

Response: Direct access from Route 34 is through Lots 2 and 3, not Lot 1. This is a typical note that IDOT requires.

Landscape Comments

Building Foundation Landscape Zone

Comment 1: A Building Foundation Landscape Zone, consisting of 5 square feet of landscape area per linear foot of building frontage, is required along front and side yards. No foundation landscaping is shown on the east and west sides of the building. Requirements are not met.

Response: **A zoning deviation is requested for building foundation landscape.**

Parking Area Perimeter Landscape Zone

Comment 2: Requirements appear to be met and will be confirmed later after more detailed plans have been submitted. The City may require Parking Lot Perimeter Landscape along the southern edge of the main parking lot if Outlots 1 and 2 are to remain vacant.

Response: **Each outlot will be required to provide landscaping per code that meets the requirements for the individual site use. Costco will not be providing landscaping for these outlots. A no-mow planting mix will be provided for erosion control while lots are undeveloped.**

Parking Area Interior Landscape Zone

Comment 3: Parking area medians are required every third bay of parking in front or side of building. Parking area islands spaced not more than 10 continuous spaces apart are also required . Requirements are not met.

Response: A deviation is requested for parking area interior landscape.

Transition Zone

Comment 4: Requirements appear to be met and will be confirmed later after more detailed plans have been submitted.

Response: Noted.

Species Diversity Requirements

Comment 5: Compliance with species diversity requirements cannot be assessed at this time due to lack of information on the plan. Requirements are not met.

Response: Species diversity will be in compliance with Final Landscape Plans.

Minimum Plant Size Requirements

Comment 6: Compliance with minimum plant size requirements cannot be assessed at this time due to lack of information on the plan. Requirements are not met.

Response: Minimum plant size requirements will be in compliance with Final Landscape Plans.

Tree Preservation and Removal

Comment 7: A review of Google Earth and Google Streetview imagery suggests there are a few parkway trees on the subject property, which are shown to be preserved. Requirements appear to be met and will be confirmed later after more detailed plans have been submitted

Response: **Noted.**

Street Trees

Comment 8: A minimum of 1 canopy tree is required per every 40 linear feet of parkway. Requirements are not met.

Response: Street trees will be adjusted on Final Landscape Plans for Countryside Parkway and McHugh Road to meet spacing and identify light pole locations.

Wetlands

Comment 9: A review of Google Earth and Google Streetview imagery suggests there are no wetlands on the subject property.

Response: Noted.

The following comments on the landscape plan were provided by Public Works, and also must be addressed.

General Question

Comment 10: You show new plantings in the median on Countryside Parkway, are you planning on maintaining the median?

Response: Costco will not be maintaining the Countryside Parkway median. Turf will be restored for any areas impacted by construction.

Sheet L1.1

Comment 11: Please locate the existing streetlights on McHugh Rd. and incorporate them into the landscape drawing. The proposed trees may interfere with the streetlights and street cuts.

Response: Final landscape plans will include existing streetlights and revised parkway tree spacing.

Comment 12: No parkway trees should be planted in medians that are less than 10' wide. We have had trees planted in these areas in the past and they do not survive.

Response: Trees shown in the median along Countryside Parkway are to be removed as the median is less than 10 feet with.
Sheet L1.2

Comment 13: The city is planning on removing the existing pear trees and reshaping the median on East Countryside Parkway to allow better site lines and make it safer to mow. Perhaps we can work together to come up with a solution since you are cutting in a turn lane on East Countryside Parkway.

Response: Costco is open to working with Yorkville to come up with a feasible solution in the median. Note that Costco will not be maintaining the median.

Comment 14: Please locate the existing streetlights on Countryside Parkway and incorporate them into the landscape drawing. The proposed trees may interfere with the streetlights and street cuts.

Response: Final landscape plans will include existing streetlights and revised parkway tree spacing.

Yorkville Police Department Memorandum

Signage

Comment 1: Handicapped parking had been identified on the plan. Proper signage must meet MUTCD Standards for enforcement.

Response: Noted. Signage will comply to MUTCD Standards for Enforcement.

Comment 2: Areas that will be posted "No parking" must be posted via proper signage meeting MUTCD Standards for Enforcement (i.e. No Parking Fire Lane); No parking on Countryside Parkway; No Parking on McHugh Road.

Response: Noted. No parking signage will comply to MUTCD Standards for Enforcement at areas specified on the Final Engineering Plans.

Comment 3: The pedestrian walking / bike path runs along Rt. 34. This walking / bike path is extremely busy. While not required, we would recommend Bike Path or Pedestrian Crossing signs be posted.

Response: Noted.

Roadway

Comment 4: No parking should be allowed on Countryside Parkway or McHugh Road.

Response: Agreed. Final Engineering plans will indicate "No parking" signs.

Comment 5: No concerns at the intersection of Rt. 34 & Countryside Parkway or Rt. 34 & McHugh Road. Both of these intersections are controlled with traffic lights. I do have a concern with the intersection of Rt. 34 & Tuma Road. There does not appear to be any traffic control devices at this intersection other than a "Stop Sign". With the speed of traffic on Rt. 34, four lanes of traffic (two in each direction) and a turn lane this will be very problematic and dangerous. If this entrance / exit will remain, I recommend this being a "right in" and "right out" only.

Response: Noted. Intersection has been modified to allow a "Right In", Right Out" and "Left In" access. Please see Traffic Report for updated data for this intersection.

Landscape

Comment 5: I have not seen a landscaping plan for this project. If landscaping is going to be put in, they should use low growth or ground cover landscaping by the entrance / exit to limit site line issues.

Response: Noted. Please see landscaping plans for details.

Ingress / Egress

Comment 6: No concerns at the intersections of Rt. 34 & Countryside Parkway or Rt 34 & McHugh Road. Both of these intersections are controlled with traffic lights. I do have a concern with the intersection of Rt. 34 & Tuma Road. There does not appear to be any traffic control devices at this intersection other than a "Stop Sign". With the speed of traffic on Rt. 34, four lanes of traffic (two in each direction) and a turn lane this will be a very problematic and dangerous. If this entrance / exit will remain, I recommend this being a "right in" and "right out" only.

Response: Noted. Intersection has been modified to allow a "Right In", Right Out" and "Left In" access. Please see Traffic Report for updated data for this intersection.

Comment 7: Are vehicle entrance / exits safe? See Comments above, Only 1 entrance / exit would be classified as unsafe.

Response: Noted. See Response 6.

Comment: 8. Are warning signs for cross traffic requested? Signage for pedestrian walking/ biking path should be added.

Response: Noted.

Comment 9: Please provide emergency contact information for after hours during construction. This will only be used if there is a law enforcement needed.

Response: Noted and General Contractor information will be provided.

Miscellaneous

Comment 10: Existing sidewalks already in place along Countryside Parkway, McHugh and

Rt. 34.

Response: Noted.

Comment 11: Are sidewalk crosswalks needed? Bike path is already existing. Proper signage “Stop Signs” is needed for bike paths.

Response: Noted and Final Engineering will indicate Stop Signs as needed.

Comment 12: Will the police department have access to the building for emergencies? Police access during emergencies would be required.

Response: Noted and Agreed.

Comment 13: Will you provide Floor Plans/ Maps to the police department to be used for emergency purposes only? We would request a copy of the floor plans to be used for emergency purposes only.

Response: Noted and agreed.

We believe this submittal has addressed the comments provided by you and the Village consultants. If you have any questions or additional information is needed, please do not hesitate to contact me directly at 847/498-0800 or via email at c_stephencross@costco.com or my associate Larry Dziurdzik at c_LarryDziurdzik@Costco.com.

We look forward to presenting our Site Plan and Special Use applications at the Economic Development Committee on January 7th and the Planning and Zoning Commission on January 8th 2025.

Respectfully,



Stephen Cross
Authorized Costco Representative

CC: Eric Orren, Vice President of Real Estate Development, Costco Wholesale
Reuben Warshawsky, Real Estate Attorney-MPS Law
Larry Dziurdzik, Authorized Costco Agent

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY OF

COSTCO WHOLESALE, YORKVILLE, IL

NWC US 34/VETERANS & COUNTYSIDE - W#, CW23-0023

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00' AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.



VICINITY MAP
NOT TO SCALE

AREA

1,443,461 SQ. FT.
33.1373 ACRES

PARKING STALLS

NO PAINTED PARKING STALLS

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0045H, EFFECTIVE ON 1/8/2014).

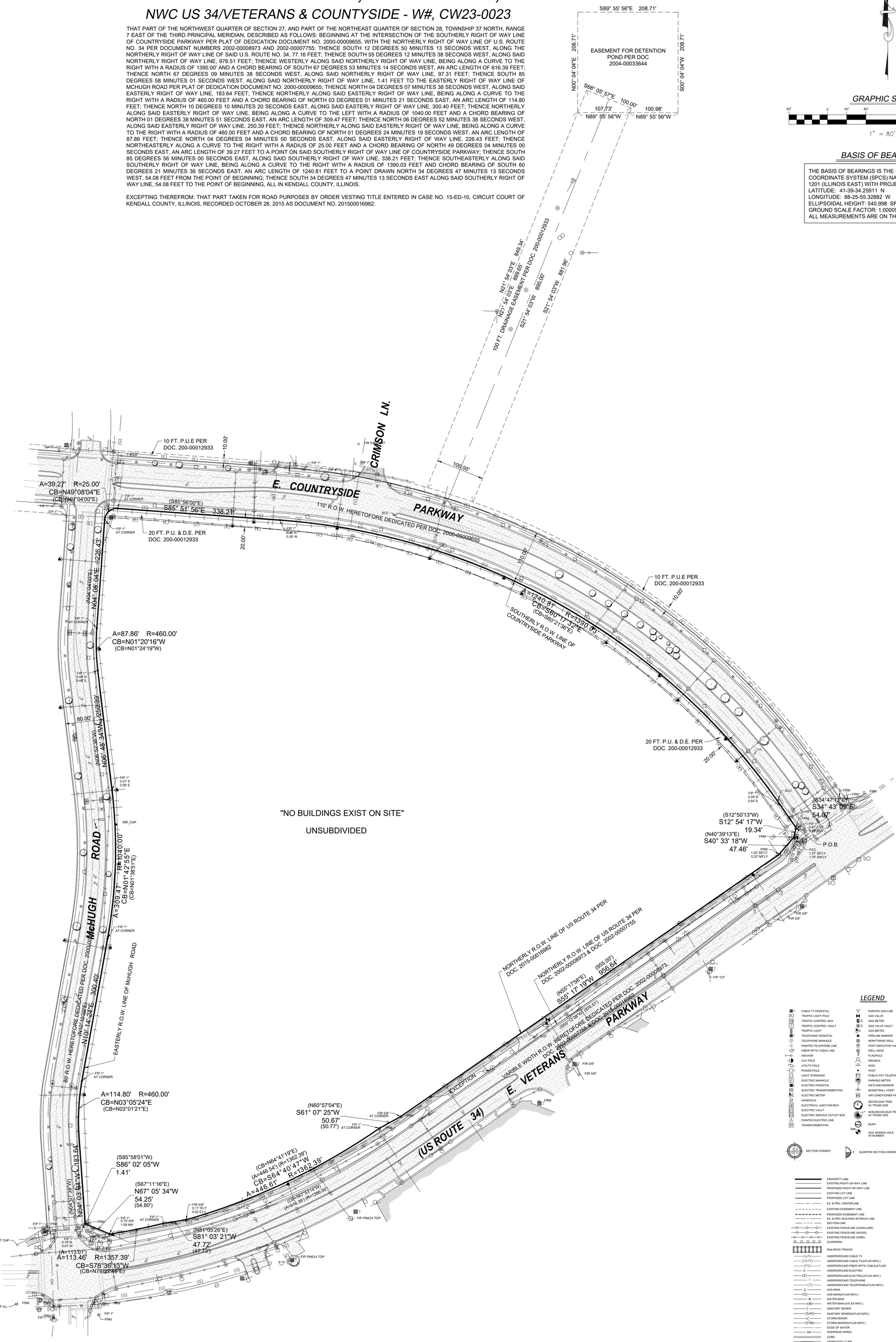
UTILITY ATLAS NOTES:

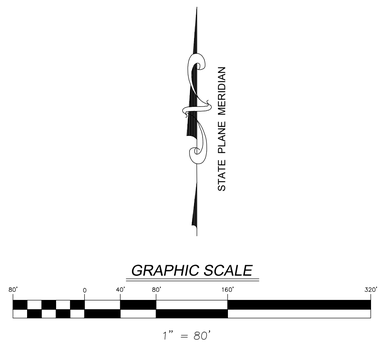
J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A241923315 RECEIVED 07/10/24.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 07/10/24.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED NEAR AN AT&T HIGH PROFILE FACILITY *
COMCAST	NO RESPONSE
COM-ED	RESPONDED WITH ATLAS
YORKVILLE, CITY OF	NO RESPONSE
MCI/VERIZON	RESPONDED WITH EMAIL *
NICOR GAS	RESPONDED WITH ATLAS **
METRO FIBERNET, LLC	RESPONDED "CLEAR"

* ATLAS NOT PROVIDED ** ATLAS DETAILS NOT PROVIDED





BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-39-34.25911 N
LONGITUDE: 88-25-55.32882 W
ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335
ALL MEASUREMENTS ARE ON THE GROUND.

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER-OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- S-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FBD FOUND BRASS DISC
- FRD FOUND ROW MARKER
- FIR FOUND IRON ROD
- FRS FOUND RAILROAD SPIKE
- FPK FOUND PK NAIL
- FMG FOUND MAG NAIL
- FCC FOUND CUT CROSS
- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMG SET MAG NAIL
- SIP SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCM SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PRO. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

ABBREVIATIONS

- 782.62 / 782.12 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- + 782.62 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM FRAME
- BRK BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC) RECORD DATUM
- MEAS. MEASURED DATUM
- (CALC) CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO UNITED CITY OF YORKVILLE ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
11. THIS PROPERTY IS ZONED B-3 PUD PER CITY OF YORKVILLE ZONING MAP. SEE UNITED CITY OF YORKVILLE ZONING ORDINANCES FOR SPECIFICS.
12. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER NCS-1220410-WA1, DATED MAY 24, 204, WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" SHOWN HEREON.
15. NO PROPERTY ADDRESS WAS OBSERVED IN THE COURSE OF FIELD WORK. NO PROPERTY ADDRESS WAS LISTED ON THE KENDALL COUNTY GIS WEBSITE. (https://maps.co.kendall.il.us/mapviewer/)

NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
9	PERMIT FOR UNDERGROUND FACILITIES; BK 103, PG 197	(c)
10	EASEMENT AGREEMENT; DOC. 200400033643	(e)
11	EASEMENT AGREEMENT; DOC. 200800001690	(e)
12	RECAPTURE/RECOVERY AGREEMENT; DOC. 200900011621	(e)
13	PUBLIC UTILITY AND DRAINAGE EASEMENT; DOC. 200200012933	(a)
14	COVENANTS CONDITIONS AND RESTRICTIONS; R200400033644	(a)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER

CLARIFICATION STATEMENTS

a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illegible; or
h. the surveyor has information indicating that it may have been released or otherwise terminated

ZONING INFORMATION

ZONING DESIGNATION IS B-3 PUD AS TAKEN FROM THE CITY'S WEBSITE https://www.yorkville.il.us/DocumentCenter/View/10369/2024-Zoning-Map-24x36?bidId= AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE UNITED CITY OF YORKVILLE ZONING ORDINANCE.

YORKVILLE, IL UNIFIED DEVELOPMENT ORDINANCE > CHAPTER 3. DISTRICT STANDARDS > 10-3-9. Bulk and Dimensional Standards

Table 10-3-9(A) Bulk and Dimensional Standards

Zone	Min. Lot Size	Min. Lot Size per DU (For Single-Unit Attached Uses)	Maximum Density (For Multi. Unit Uses)	Min. Lot Width	Max. Lot Coverage	Setbacks: Min. Front	Min. Side[5]	Min. Rear[5]	Max. Building Height	Dwelling Unit Max. Height
B-3	10,000 sq. ft.	-	-	-	80%	50'	20' (30')[4]	20'	80'	-
M-1	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
M-2	-	-	-	-	85%	25'	Min. 10% of lot and max. 20'	-	-	-
PI	-	-	-	-	85%	25'	20' (25')	20'	80'	-
OS	-	-	-	-	-	30'	10'	20'	80'	-

Notes:
* Dimensions with ( ) = requirement for side yards adjoining a street
1. 200 feet along Illinois Routes 34, 47, 71 and 126.
2. Nonresidential principal uses shall have a minimum lot size of 15,000 square feet and 100 foot width. A one-story structure shall have a minimum of 1,200 square feet and a two-story structure shall have a minimum of 1,400 square feet of livable space.
3. 100 foot structure height shall be allowed for silos on sites with agricultural uses.
4. Parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.
5. The minimum setback required may be less than the width of the transition yard required by use as specified in Section 10-5-3(F)(3), in which instance, the more stringent width required by the transition yard shall apply.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: COSTCO WHOLESALE CORPORATION
YORKVILLE CROSSING LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 9, 11(a), 14, 16, 17, AND 20 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2024.

DATED THIS 4TH DAY OF SEPTEMBER, A.D., 2024.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2024.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR — EDWARD J. MURRAY — 4037 — WOODRIDGE, ILLINOIS — STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Costco Wholesale Corporation
999 Lake Drive
Issaquah, WA 98027
425.313.6052

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	09/23/24	REVISE PER COMMENT - MH PER PRIOR SURVEY			
2	10/28/24	REVISED "NOTES FROM SCHEDULE B" TABLE			

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
COSTCO WHOLESALE - YORKVILLE, IL

Project No: 240757
Group No: VP01.1

DRAFTING COMPLETED: 09/03/24 | DRAWN BY: SPK | PROJECT MANAGER: EJM
FIELD WORK COMPLETED: 08/16/24 | CHECKED BY: EJM | SCALE: 1" = 80'

SHEET NO. 1 of 3

N:\2024\240757\Drawings\ALTA\240757_ALTA.dwg, 10/28/2024 11:01:04 AM, emurray

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
Costco Wholesale, Yorkville, IL
NWC US 34/VETERANS & COUNTYSIDE - W#, CW23-0023

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- CORNIFEROUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- BUBOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DSM IN CONCRETE
- FOUND BRASS DISC
- FOUND IRON MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EX. & PROP. CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EX. & PRO. BUILDING SETBACK LINE
- SECTION LINE
- EXISTING FENCELINE (CHAIN LINK)
- EXISTING FENCELINE (WOOD)
- EXISTING FENCELINE (WIRE)
- GUARDRAIL
- RAILROAD TRACKS
- UNDERGROUND CABLE TV
- UNDERGROUND CABLE TV(ATLAS INFO.)
- UNDERGROUND FIBER OPTIC CABLE(ATLAS)
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

782.62	EXISTING TOP OF CURB ELEVATION
782.12	EXISTING EDGE OF PAVEMENT ELEVATION
+ 643.00	EXISTING SPOT ELEVATION
A.P.	ACCESSIBLE PARKING
F.F.	FINISHED FLOOR
T.F.	TOP OF FOUNDATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
FRM.	FRAME
BRK.	BRICK
TC	TOP OF CURB
DEP.	DEPRESSED CURB
FL.	FLOW LINE
EP	EDGE OF PAVEMENT
FL.	FLOW LINE
CONC.	CONCRETE
BIT.	BITUMINOUS
W.	WATER
SW	CONCRETE WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
TP	TOP OF PIPE
BW	BACK OF WALK
FES	FLARED END SECTION
INV.	INVERT
DIP	DUCTILE IRON PIPE
SD	STORM DRAIN
SAN.	SANITARY SEWER
N	NORTH
W	WEST
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
U.E.	UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
I.E.	INGRESS & EGRESS EASEMENT
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
(REC)	RECORD DATUM
(M&S)	M&S/GRID DATUM
(NAVD)	NAVD88 DATUM
(VDED)	INFORMATION TAKEN FROM DEED
ETBE	EXCEPTION TO BLANKET EASEMENT

BENCHMARK

SOURCE: TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT:
LATITUDE: 41-39-34.25911 N
LONGITUDE: 88-25-55.32882 W
ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-31-24

ELEVATION: 644.75 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BONNET BOLT ON FIRE HYDRANT AT WEST SIDE OF McHUGH ROAD, 2ND HYDRANT SOUTH OF THE McHUGH ROAD AND E. COUNTRYSIDE PARKWAY INTERSECTION.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-31-24

ELEVATION: 643.88 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTHEAST ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF E. COUNTRYSIDE PARKWAY & US ROUTE 34 INTERSECTION.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

GRAPHIC SCALE

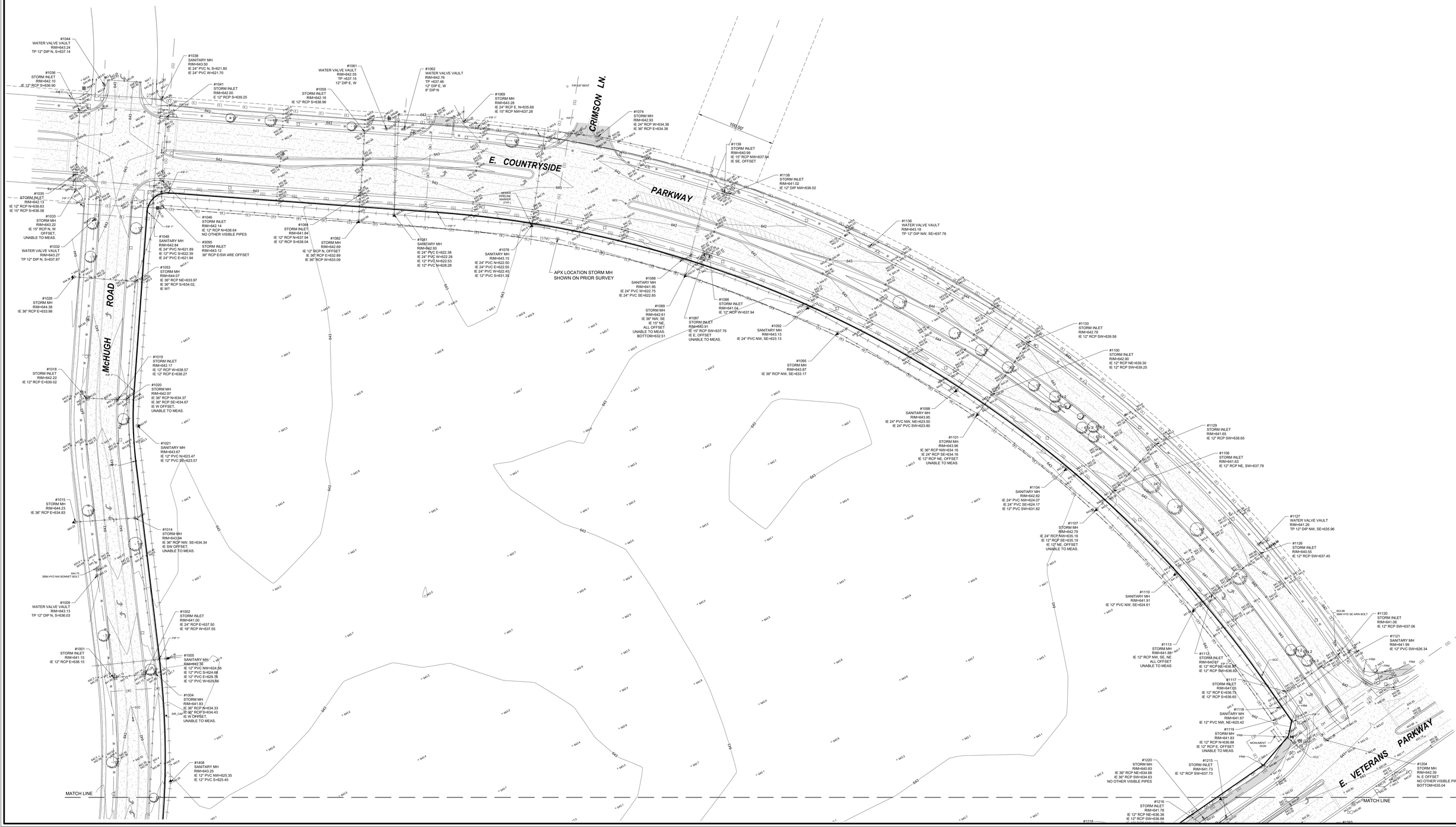
0 20' 40' 80' 160'

1" = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-39-34.25911 N
LONGITUDE: 88-25-55.32882 W
ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN



NO.	DATE	DESCRIPTION
1	09/03/24	REVISE PER COMMENT - NEW PRIOR SURVEY
2	10/28/24	REVISED "NOTES FROM SCHEDULE B" TABLE

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
COSTCO WHOLESALE - YORKVILLE, IL

Project No: 2407S7
Group No: VP01.1
SHEET NO. 3 of 3

DRAFTING COMPLETED: 09/03/24 DRAWN BY: EJM CHECKED BY: SPK PROJECT MANAGER: EJM SCALE: 1" = 40'
FIELD WORK COMPLETED: 08/16/24

PREPARED FOR:
Issaquah, WA 98027
999 Lake Drive
Issaquah, WA 98027
425.313.6052

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.0050 voice
630.724.0384 fax
v3co.com

Engineers
Scientists
Surveyors

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ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
OF
Costco Wholesale, Yorkville, IL
NWC US 34/VETERANS & COUNTYSIDE - W#, CW23-0023

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

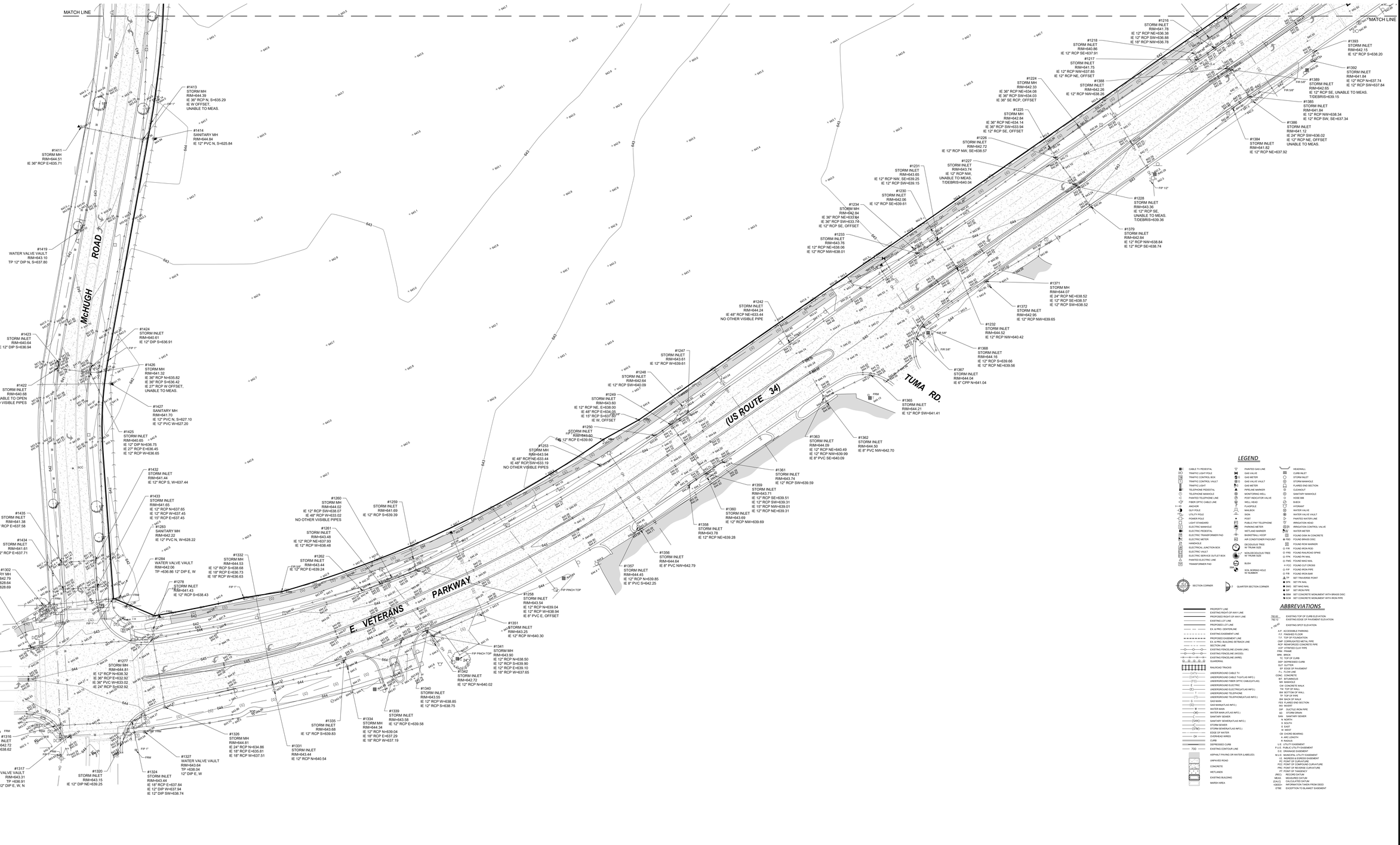
GRAPHIC SCALE

40' 0 20' 40' 80' 160'

1" = 40'

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ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335
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LEGEND

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- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
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- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
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- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- GAS REGULATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- INLETS
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND IRON IN CONCRETE
- FND FOUND BRASS DISC
- FOUND IRON MARKER
- O FIR FOUND IRON ROD
- O FRR FOUND RAILROAD SPIKE
- O FPK FOUND PK NAIL
- O FWO FOUND MAG NAIL
- FCO FOUND CUT CROSS
- O FIP FOUND IRON PIPE
- O FIB FOUND IRON BAR
- SET TP SET TRAVERSE POINT
- SPK SET PK NAIL
- SMO SET MAG NAIL
- SIR SET IRON PIPE
- SBM SET CONCRETE MONUMENT WITH BRASS DISC
- SCA SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

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- UNDERGROUND ELECTRIC(ATLAS INFO.)
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE(ATLAS INFO.)
- GAS MAIN
- GAS MAIN(ATLAS INFO.)
- WATER MAIN
- WATER MAIN (ATLAS INFO.)
- SANITARY SEWER
- SANITARY SEWER(ATLAS INFO.)
- STORM SEWER
- STORM SEWER(ATLAS INFO.)
- EDGE OF WATER
- OVERHEAD WIRES
- CURB
- DEPRESSED CURB
- 700 EXISTING CONTOUR LINE
- ASPHALT PAVING OR WATER (LABELED)
- UNPAVED ROAD
- CONCRETE
- WETLANDS
- EXISTING BUILDING
- MARSH AREA

- 740.60 / 740.10 EXISTING TOP OF CURB ELEVATION / EXISTING EDGE OF PAVEMENT ELEVATION
- 643.00 EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- DWP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- PRM / FRAME
- BRK BRICK
- TC TOP OF CURB
- DEP DEPRESSED CURB
- FL FLOW LINE
- EP EDGE OF PAVEMENT
- F.L. FLOW LINE
- CONC CONCRETE
- BIT BITUMINOUS
- SW SIDEWALK
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- FES FLARED END SECTION
- INV INVERT
- DIP DUCTILE IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- OB OVERO BEARING
- A ARC LENGTH
- CURB
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- PE POWER EASEMENT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R RADIUS
- MEAS MEASURED DATUM
- (CALC) CALCULATED DATUM
- (DEED) INFORMATION TAKEN FROM DEED
- ETBE EXCEPTION TO BLANKET EASEMENT

NO.	DATE	DESCRIPTION
1	09/03/24	REVISE PER COMMENT - AFTER PRIOR SURVEY
2	10/28/24	REVISED "NOTES FROM SCHEDULE B" TABLE

Project No: 240757
Group No: VP01.1
SHEET NO. 3 of 3

ALTA/ NSPS LAND TITLE SURVEY & TOPOGRAPHIC SURVEY
COSTCO WHOLESALE - YORKVILLE, IL

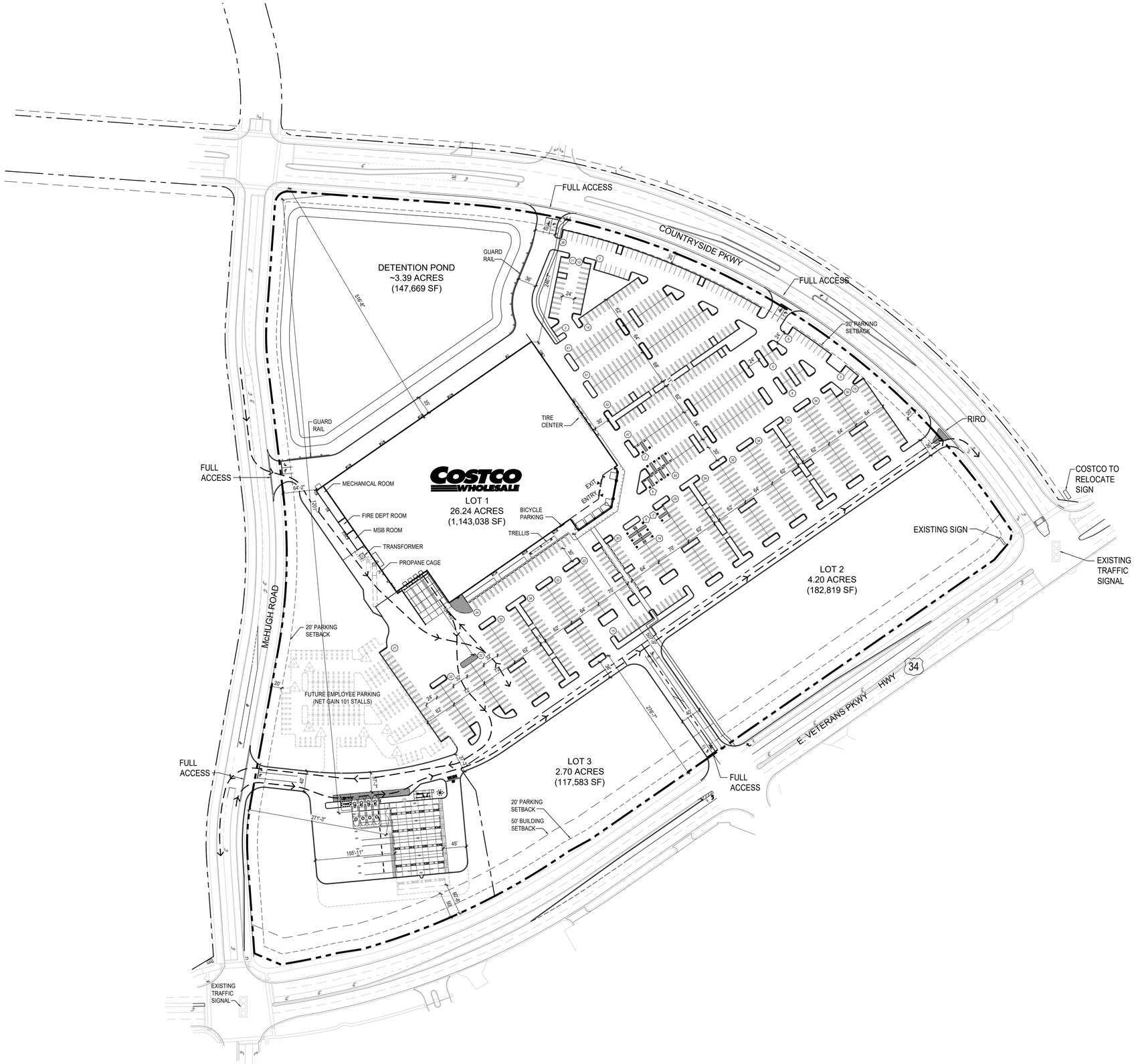
DRAFTING COMPLETED: 09/03/24
FIELD WORK COMPLETED: 08/16/24
DRAWN BY: SPK
CHECKED BY: EJM
PROJECT MANAGER: EJM
SCALE: 1" = 40'

PREPARED FOR:
Issaquah, WA 98027
999 Lake Drive
Issaquah, WA 98027
425.313.8052

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

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PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF MCHUGH ROAD &
EAST COUNTRYSIDE PKWY
YORKVILLE, IL

SITE DATA:

TOTAL SITE AREA: 33.14 ACRES (1,443,461 SF)
INCLUDES:
LOT 1 (COSTCO): 26.24 ACRES (1,143,038 SF)
INCLUDES 3.39 AC DETENTION POND
LOT 2: 4.20 ACRES (182,819 SF)
LOT 3: 2.70 ACRES (117,583 SF)

JURISDICTION: UNITED CITY OF YORKVILLE

ZONING: B-3 GENERAL BUSINESS DISTRICT, PUD

	REQ	ACTUAL	
		WAREHOUSE	FUEL
SETBACKS			
FRONT	50'	507'-9"	60'-8"
SIDE	20'	64'-2" / 246'-7"	271'-3"
REAR	30'	510'-8"	1,201'
PARKING (VETERANS)	20'	276'-7"	N/A
PARKING (ALL OTHER)	20'	20'	N/A
BUILDING HEIGHT (MAX)	80'	32'-0"	18'-6"
LOT COVERAGE (MAX)	80%	65.4% (LOT 1 ONLY)	

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 161,562 SF
INCLUDES:
NET SALES FLOOR **153,820 SF**
GROSS MECHANICAL / FIRE / MSB 2,266 SF
NET ENCLOSED CANOPY 3,560 SF
BUILDING ENVELOPE 1,916 SF

PARKING DATA:

TOTAL PARKING: 956 STALLS
INCLUDES:
④ 10' WIDE STALLS 837 STALLS
⑤ ACCESSIBLE STALLS 18 STALLS
△ FUTURE STALLS (NET GAIN) 101 STALLS

NO. OF STALLS PER 1,000 SQ. FT. OF NET BUILDING AREA: 6.22 STALLS

NOTES:
EXISTING CONDITIONS BASED ON SURVEY BY V3 COMPANIES

0 40' 80' 160'
1" = 80'-0"

COSTCO WHOLESALE
YORKVILLE, IL

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

22-6229-01
DECEMBER 20, 2024

SITE PLAN

DD11-07

COSTCO WHOLESALE

YORKVILLE, ILLINOIS

SITE PLAN

DECEMBER 20, 2024

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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SWC OF MCHUGH ROAD & EAST COUNTRYSIDE PKWY YORKVILLE, IL

SITE DATA:

TOTAL SITE AREA:	33.14 ACRES (1,443,461 SF)
INCLUDES:	
LOT 1 (COSTCO):	26.24 ACRES (1,143,038 SF) INCLUDES 3.39 AC DETENTION POND
LOT 2:	4.20 ACRES (182,819 SF)
LOT 3:	2.70 ACRES (117,583 SF)
JURISDICTION:	UNITED CITY OF YORKVILLE
ZONING:	B-3 GENERAL BUSINESS DISTRICT, PUD

	REQ	ACTUAL	
		WAREHOUSE	FUEL
SETBACKS			
FRONT	50'	507'-9"	60'-8"
SIDE	20'	64'-2" / 246'-7"	271'-3"
REAR	30'	510'-8"	1,201'
PARKING (VETERANS)	20'	276'-7"	N/A
PARKING (ALL OTHER)	20'	20'	N/A
BUILDING HEIGHT (MAX)	80'	32'-0"	18'-6"
LOT COVERAGE (MAX)	80%	65.4% (LOT 1 ONLY)	

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,562 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,266 SF
NET ENCLOSED CANOPY	3,560 SF
BUILDING ENVELOPE	1,916 SF

PARKING DATA:

TOTAL PARKING:	956 STALLS
INCLUDES:	
⓪ 10' WIDE STALLS	837 STALLS
ⓟ ACCESSIBLE STALLS	18 STALLS
⚠ FUTURE STALLS (NET GAIN)	101 STALLS
NO. OF STALLS PER 1,000 SQ. FT. OF NET BUILDING AREA:	6.22 STALLS

NOTES:
EXISTING CONDITIONS BASED ON SURVEY BY V3 COMPANIES

0 75' 150' 300'
1" = 150'

COSTCO WHOLESALE
YORKVILLE, IL

1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
MG2.com
MG2

22-6229-01
DECEMBER 20, 2024

AERIAL SITE PLAN

DD12-07

COSTCO WHOLESALE

YORKVILLE, ILLINOIS

AERIAL SITE PLAN

DECEMBER 20, 2024

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FINAL PLAT OF SUBDIVISION
OF
COSTCO WHOLESALE

PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

STATE PLANE MERIDIAN

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

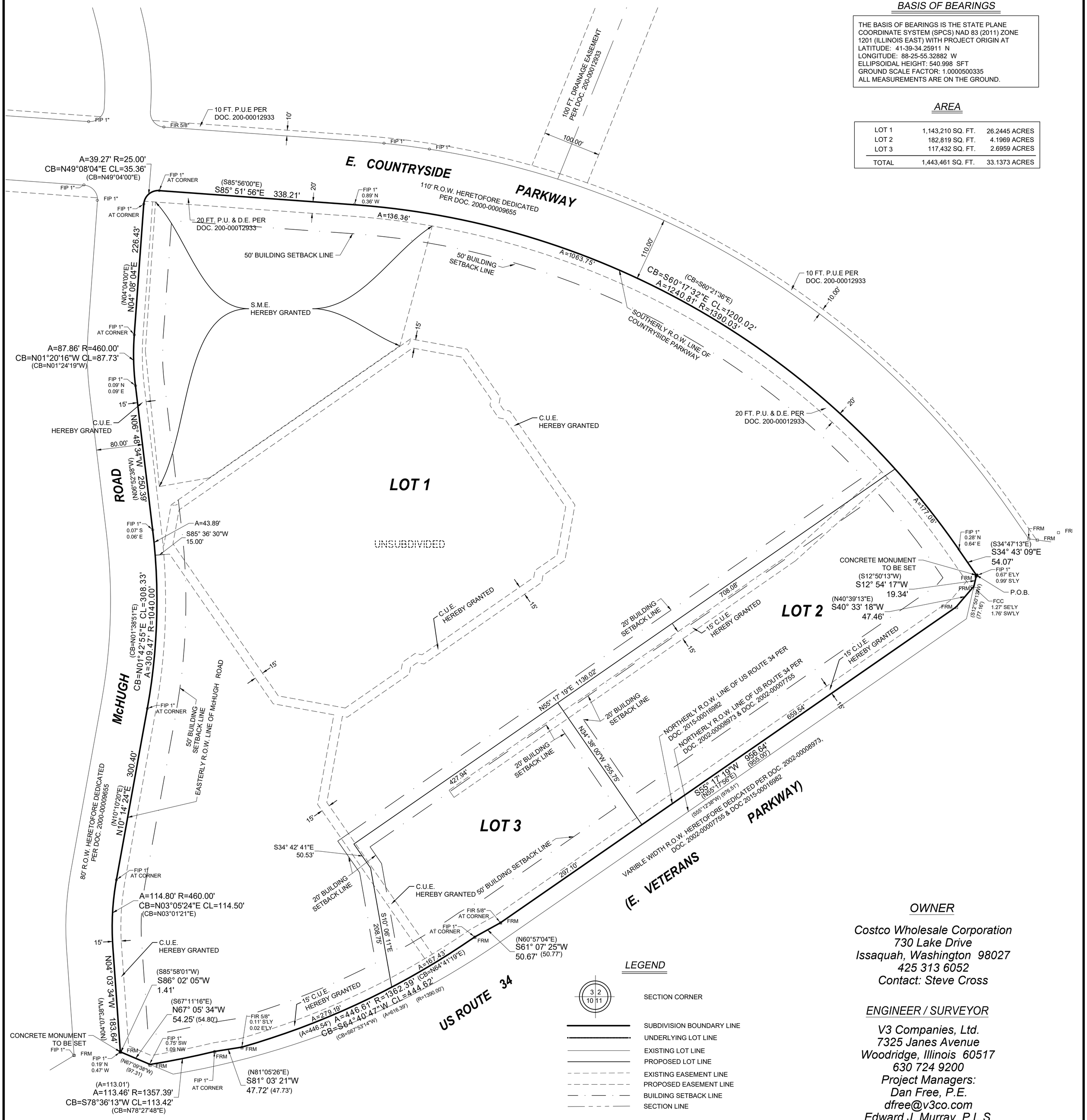
1" = 80'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-39-34.25911 N
LONGITUDE: 88-25-55.32882 W
ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335
ALL MEASUREMENTS ARE ON THE GROUND.

AREA

LOT 1	1,143,210 SQ. FT.	26.2445 ACRES
LOT 2	182,819 SQ. FT.	4.1969 ACRES
LOT 3	117,432 SQ. FT.	2.6959 ACRES
TOTAL	1,443,461 SQ. FT.	33.1373 ACRES



OWNER

Costco Wholesale Corporation
730 Lake Drive
Issaquah, Washington 98027
425 313 6052
Contact: Steve Cross

ENGINEER / SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Managers:
Dan Free, P.E.
dfree@v3co.com
Edward J. Murray, P.L.S.
emurray@v3co.com

LEGEND

SECTION CORNER
SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
CL	CHORD LENGTH
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE
S.S.E.	SANITARY SEWER EASEMENT

IDOT ACCESS NOTES

1. THERE SHALL BE AT MOST ONE (1) FULL VEHICULAR ACCESS POINT TO US ROUTE 34 (VETERANS PARKWAY) FROM LOT 2 AND 3 AS DEPICTED HEREON.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 34 (VETERANS PARKWAY) FROM LOT 1.
3. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Costco Wholesale Corporation
730 Lake Drive
Issaquah, WA 98027
425.313.6052

REVISIONS		
NO.	DATE	DESCRIPTION
1.	11/11/24	REVISED CROSS ACCESS EASEMENT, ADD BSL
2.	11/13/24	REVISED PER COMMENTS
3.	12/18/24	REVISED PER VILLAGE COMMENT LETTER DATED 12/05/24

FINAL PLAT OF SUBDIVISION
COSTCO WHOLESALE, YORKVILLE, IL

Project No: 240757
Group No: VP04.1

DRAFTING COMPLETED: 10/29/24 | DRAWN BY: SPK | PROJECT MANAGER: DEF
FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = 80'

SHEET NO. 1 of 3

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FINAL PLAT OF SUBDIVISION
OF
COSTCO WHOLESALE

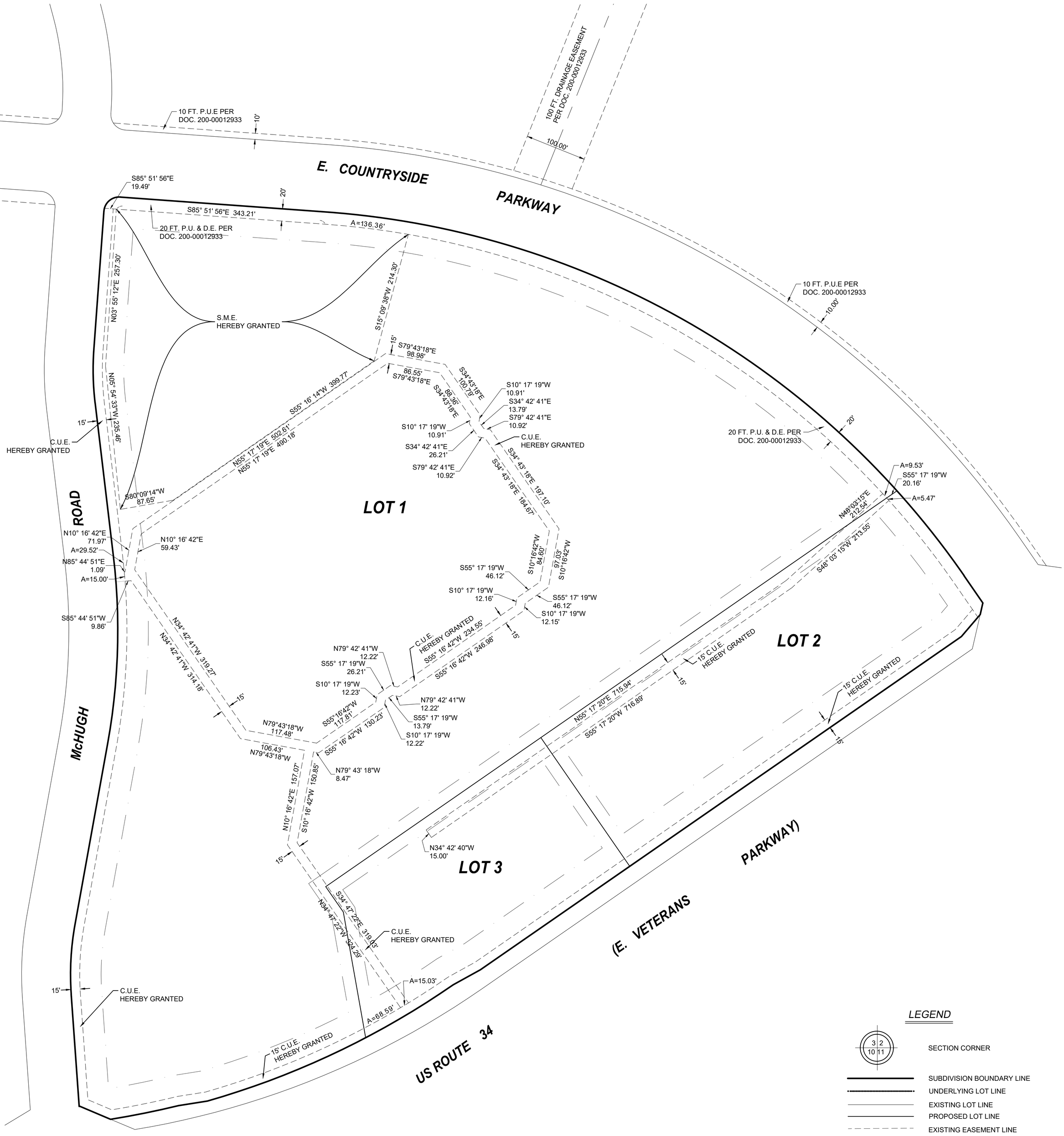
PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

STATE PLANE MERIDIAN

GRAPHIC SCALE

80' 0 40' 80' 160' 320'

1" = 80'



LEGEND

- SECTION CORNER (3 | 2 / 10 | 11)
- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
CL	CHORD LENGTH
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE
S.S.E.	SANITARY SEWER EASEMENT

Engineers
Scientists
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7325 Janes Avenue, Suite 100
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630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

Costco Wholesale Corporation
730 Lake Drive
Issaquah, WA 98027
425.313.6052

REVISIONS

NO.	DATE	DESCRIPTION
1.	11/11/24	REVISED CROSS ACCESS EASEMENT, ADD BSL
2.	11/13/24	REVISED PER COMMENTS
3.	12/18/24	REVISED PER VILLAGE COMMENT LETTER DATED 12/05/24

FINAL PLAT OF SUBDIVISION

COSTCO WHOLESALE, YORKVILLE, IL

Project No: 240757
Group No: VP04.1

DRAFTING COMPLETED: 10/29/24 | DRAWN BY: SPK | PROJECT MANAGER: DEF
FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = 80'

SHEET NO. 2 of 3

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FINAL PLAT OF SUBDIVISION
OF
COSTCO WHOLESALE

PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

P.I.N. 02-27-101-003
02-28-227-002

OWNERSHIP CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, _____, THIS _____ DAY OF _____, 20__.

_____
CORPORATE NAME

_____
COMPLETE ADDRESS

BY: _____ _____
PRESIDENT Printed Name

_____ _____
SECRETARY Printed Name

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF _____, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____ _____
IL. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20__.

_____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___.M.

_____
KENDALL COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS"
WILL, BE REQUIRED BY THE DEPARTMENT.

_____ _____, A.D., 20___
ANTHONY J. QUIGLEY, P.E. DATE
REGION ONE ENGINEER

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20__.

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____DAY OF_____, 20__.

_____
MAYOR

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS _____DAY OF_____, 20__.

_____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS DAY OF_____, 20__.

_____
CITY ENGINEER

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

CITY UTILITY EASEMENTS PROVISIONS

THE UNITED CITY OF YORKVILLE, IT'S SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE UNITED CITY OF YORKVILLE, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE UNITED CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

SURVEYORS AUTHORIZATION CERTIFICATE

I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, DO HEREBY AUTHORIZE THE CITY OF YORKVILLE OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE FINAL PLAT KNOWN AS COSTCO WHOLESALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00' AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS DOCUMENT NO. 201500016982.

BEING THE SAME AS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973, 2002-00007755 AND 2015-00016982; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY OF U.S. ROUTE NO. 34, THE FOLLOWING 9 COURSES AND DISTANCES; 1) THENCE SOUTH 12 DEGREES 54 MINUTES 17 SECONDS WEST, 19.34 FEET; 2) THENCE SOUTH 40 DEGREES 33 MINUTES 18 SECONDS WEST, 47.46 FEET; 3) THENCE SOUTH 55 DEGREES 17 MINUTES 19 SECONDS WEST, 956.64 FEET; 4) THENCE SOUTH 61 DEGREES 07 MINUTES 25 SECONDS WEST, 50.67 FEET; 5) THENCE ALONG THE ARC OF CURVE, BEING A CURVE TO THE RIGHT, HAVING A RAIUS OF 1362.39 FEET, A CHORD BEARING OF SOUTH 64 DEGREES 40 MINUTES 47 SECONDS WEST, A CHORD LENGTH OF 444.62 FEET, AN ARC LENGTH OF 446.61; 6) THENCE SOUTH 81 DEGREES 03 MINUTES 21 SECONDS WEST, 47.72 FEET; 7) THENCE ALONG THE ARC OF CURVE, BEING A CURVE TO THE RIGHT, HAVING A RAIUS OF 1357.39 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 36 MINUTES 13 SECONDS WEST, A CHORD LENGTH OF 113.42 FEET, AN ARC LENGTH OF 113.46; 8) THENCE NORTH 67 DEGREES 05 MINUTES 34 SECONDS WEST, 54.25 FEET; 9) THENCE SOUTH 86 DEGREES 02 MINUTES 05 SECONDS WEST, 1.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD, AS DEDICATED PER DOCUMENT 2000-00009655; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD, THE FOLLOWING 8 COURSES AND DISTANCES; 1) THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, 183.64 FEET; 2) THENCE ALONG THE ARC OF A CUVE, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CHORD BEARING OF NORTH 03 DEGREES 05 MINUTES 24 SECONDS EAST, A CHORD LENGTH OF 114.50 FEET, AN ARC LENGTH OF 114.80 FEET; 3) THENCE NORTH 10 DEGREES 14 MINUTES 24 SECONDS EAST, 300.40 FEET; 4) THENCE ALONG THE ARC OF A CURVE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, A CHORD BEARING OF NORTH 01 DEGREES 42 MINUTES 55 SECONDS EAST, A CHORD LENGTH OF 308.33 FEET, AN ARC LENGTH OF 309.47 FEET; 5) THENCE NORTH 06 DEGREES 48 MINUTES 34 SECONDS WEST, 250.39 FEET; 6) THENCE ALONG THE ARC OF A CURVE, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CHORD BEARING OF NORTH 01 DEGREES 20 MINUTES 16 SECONDS WEST, A CHORD LENGTH OF 87.73 FEET, AN ARC LENGTH OF 87.86 FEET; 7) THENCE NORTH 04 DEGREES 08 MINUTES 04 SECONDS EAST, 226.43 FEET; 8) THENCE ALONG THE ARC OF A CURVE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 49 DEGREES 08 MINUTES 04 SECONDS EAST, A CHORD LENGTH OF 35.36 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE CONTINUING ALONG SAID SOUTERLY LINE, BEING THE ARC OF CURVE, BEING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 17 MINUTES 32 SECONDS EAST, A CHORD LENGTH OF 1200.02 FEET, AN ARC LENGTH OF 1240.81 FEET; THENCE CONTINUING ALONG SAID SOUTERLY LINE, SOUTH 34 DEGREES 43 MINUTES 19 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 54.07 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0045H, EFFECTIVE ON 1/8/2014).

DATED THIS ____ DAY OF _____, A.D., 20___.

_____
EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
EMURRAY@V3CO.COM

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE, ILLINOIS
STATE OF ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Costco Wholesale Corporation
730 Lake Drive
Issaquah, WA 98027
425.313.6052

REVISIONS

NO.	DATE	DESCRIPTION
1.	11/11/24	REVISED CROSS ACCESS EASEMENT, ADD BSL
2.	11/13/24	REVISED PER COMMENTS
3.	12/18/24	REVISED PER VILLAGE COMMENT LETTER DATED 12/05/24

FINAL PLAT OF SUBDIVISION

COSTCO WHOLESALE, YORKVILLE, IL

Project No: 240757
Group No: VP04.1

DRAFTING COMPLETED: 10/29/24 | DRAWN BY: SPK | PROJECT MANAGER: DEF
FIELD WORK COMPLETED: N/A | CHECKED BY: EJM | SCALE: 1" = N/A

SHEET NO. 3 of 3

N:\2024\240757\Drawings\ACAD\SVY\VP04.1\FNL_240757_R3.dwg, 12/19/2024 8:38:16 AM, emurray

PRELIMINARY ENGINEERING PLANS

FOR

COSTCO WHOLESALE

NWC US34/VETERANS AND
COUNTRYSIDE PARKWAY
YORKVILLE, ILLINOIS

PROJECT TEAM

OWNER

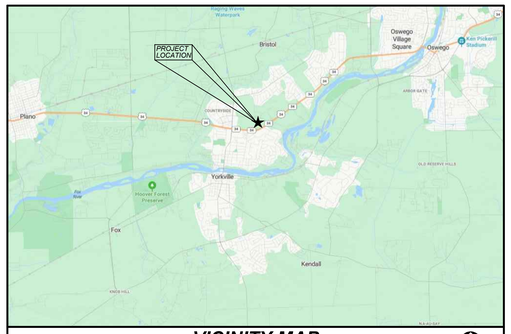
Costco Wholesale Corporation
730 Lake Drive
Issaquah, Washington 98027
847 498 0800
Contacts: Steve Cross, Authorized Representative

ENGINEER

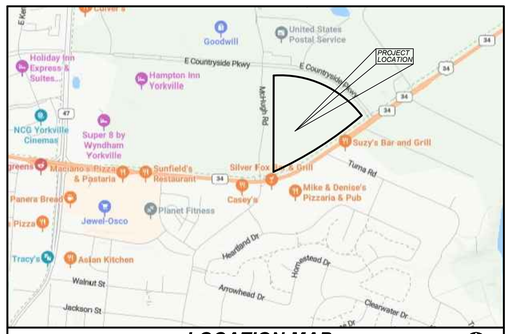
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dan Free, P.E.
dfree@v3co.com
Project Engineer: Peter Wagenmaker, P.E.
pwagenmaker@v3co.com
Civil Designer: Jacob Morrow
jmorrow@v3co.com

ARCHITECT

MG2
1101 Second Avenue, Suite 100
Seattle, Washington 98101
206 962 6500
Contact: Risa Yuki



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

PRELIMINARY ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY LAYOUT AND PAVING PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN

BENCHMARKS

SOURCE: TRIMBLE VRS NETWORK WITH PROJECT ORIGIN AT:
LATITUDE: 41-39-34.25911 N
LONGITUDE: 88-25-55.32882 W
ELLIPSOIDAL HEIGHT: 540.998 SFT
GROUND SCALE FACTOR: 1.0000500335

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 07-31-24

ELEVATION: 644.75 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BONNET BOLT ON FIRE HYDRANT AT WEST SIDE OF McHUGH ROAD, 2ND HYDRANT SOUTH OF THE McHUGH ROAD AND E. COUNTRYSIDE PARKWAY INTERSECTION.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 07-31-24

ELEVATION: 643.88 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SOUTHEAST ARROW BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF E. COUNTRYSIDE PARKWAY & US ROUTE 34 INTERSECTION.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

PRELIMINARY ENGINEERING
NOT FOR CONSTRUCTION

COSTCO WHOLESALE
YORKVILLE, IL
CW # 23-0023
NWC US34/VETERANS AND COUNTRYSIDE PARKWAY
YORKVILLE, ILLINOIS 60560

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△	DATE	DESCRIPTION
1	11-13-24	FINAL PLAT SUBMITTAL

PROJECT NUMBER: 240757 S03
PM: DEF
DRAWN: KS
DATE: SEPTEMBER 20, 2024

PLOTTED BY: PETER WAGENMAKER DATE/TIME: 11/14/2024 10:25 AM FILE: N:\2024\240757\DRAWINGS\ACAD\LDI\S03\SHEET DRAWINGS\C0.0 TSHT240757.DWG

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY PERFORMED BY V3 COMPANIES. FIELD WORK COMPLETED 9-03-24. SEE SURVEY FOR ADDITIONAL INFORMATION INCLUDING EASEMENTS, ETC.

"NO BUILDINGS EXIST ON SITE"

UNSUBDIVIDED

COSTCO WHOLESALE

YORKVILLE, IL

CW # 23-0023

NWC US34/VETERANS AND COUNTRYSIDE PARKWAY

YORKVILLE, ILLINOIS 60560

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PROJECT NUMBER: 240757 S03

PM: DEF

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DATE: SEPTEMBER 20, 2024

EXISTING CONDITIONS PLAN

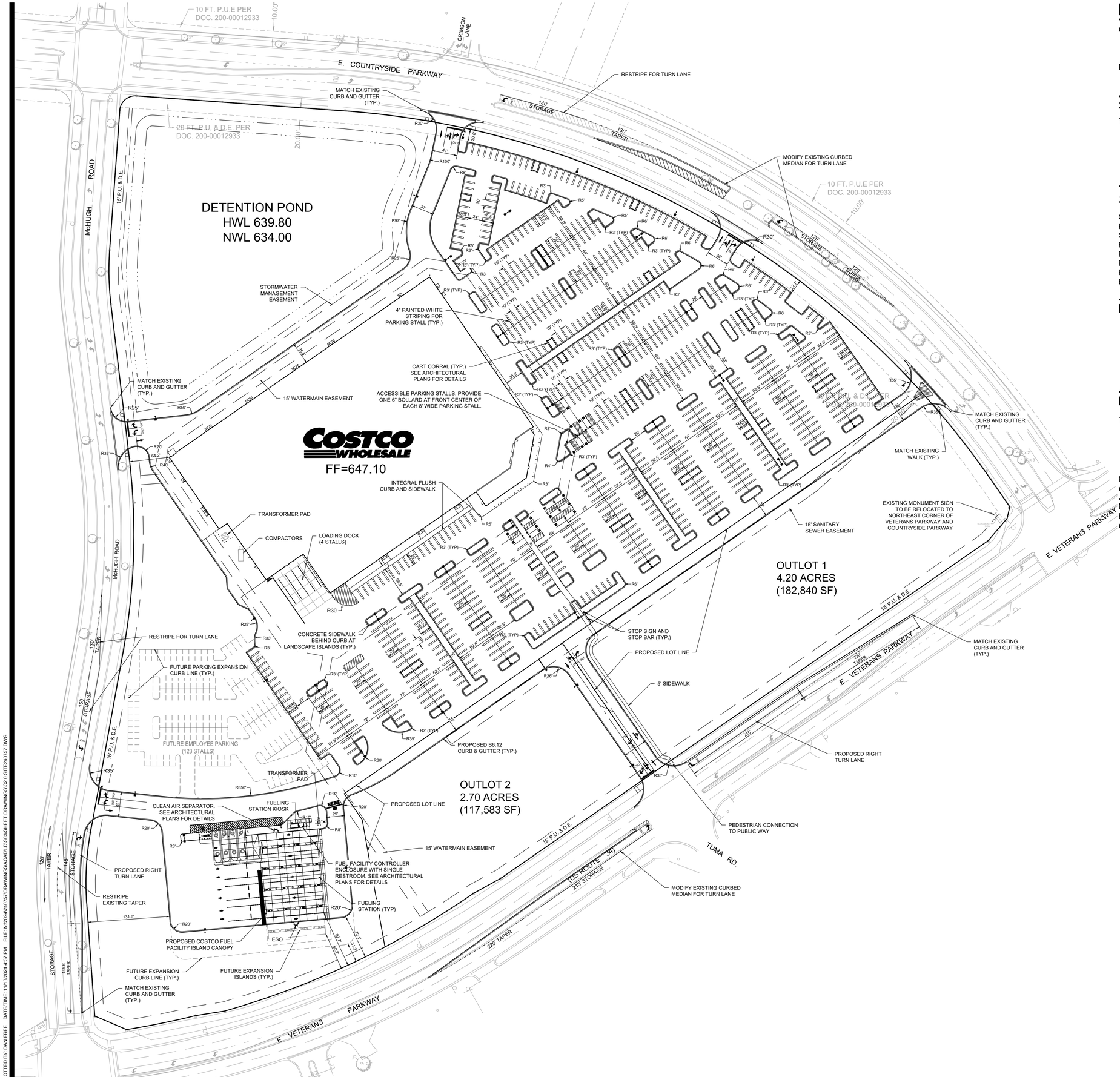
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GRAPHIC SCALE

60 30 0 60

1" = 60'

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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SWC OF MCHUGH ROAD & EAST COUNTRYSIDE PKWY YORKVILLE, IL

SITE DATA:

TOTAL COSTCO SITE AREA:	33.14 ACRES (1,443,461 SF)
INCLUDES:	
COSTCO AREA:	26.24 ACRES (1,143,038 SF) INCLUDES 3.39 ACRE DETENTION POND
OUTLOT 1:	4.20 ACRES (182,819 SF)
OUTLOT 2:	2.70 ACRES (117,583 SF)
JURISDICTION:	UNITED CITY OF YORKVILLE
ZONING:	B-3 GENERAL BUSINESS DISTRICT, PUD

SETBACKS:	REQUIRED	ACTUAL
FRONT:	50'	507'
SIDE:	20'	64'
REAR:	30'	64'
PARKING (VETERANS):	20'	275'
PARKING (COUNTRYSIDE/McHUGH)	10'	20'
POND:	30'	30'
BUILDING HEIGHT MAX:	80'	34'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	161,552 SF
INCLUDES:	
NET SALES FLOOR	**153,820 SF**
GROSS MECHANICAL / FIRE / MSB	2,265 SF
NET ENCLOSED VESTIBULE	3,559 SF
BUILDING ENVELOPE	1,908 SF

PARKING DATA:

TOTAL PARKING:	856 STALLS
INCLUDES:	
① 10' WIDE STALLS	838 STALLS
② ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.04 STALLS

NOTES:
EXISTING CONDITIONS BASED ON SURVEY BY V3 COMPANIES

NOTES:

1. CURB & GUTTER SHALL BE B6.12 OR B6 BARRIER CURB PER THE CITY OF YORKVILLE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D. STANDARDS.
4. ALL PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE.
5. PROPOSED ACCESS POINTS AND SITE LAYOUT SUBJECT TO APPROVAL BY THE CITY OF YORKVILLE.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
7. THE PAVEMENT SECTIONS SHOULD BE VERIFIED BASED ON RECOMMENDATION OF THE COMPLETED GEOTECHNICAL REPORT.
8. PROVIDE FROST-RESISTIVE FILL AND UNDERDRAIN BELOW ALL SIDEWALKS ADJACENT TO BUILDING. TIE UNDERDRAIN TO BUILDING FOUNDATION DRAIN.

GRAPHIC SCALE
60 30 0 60
1" = 60'

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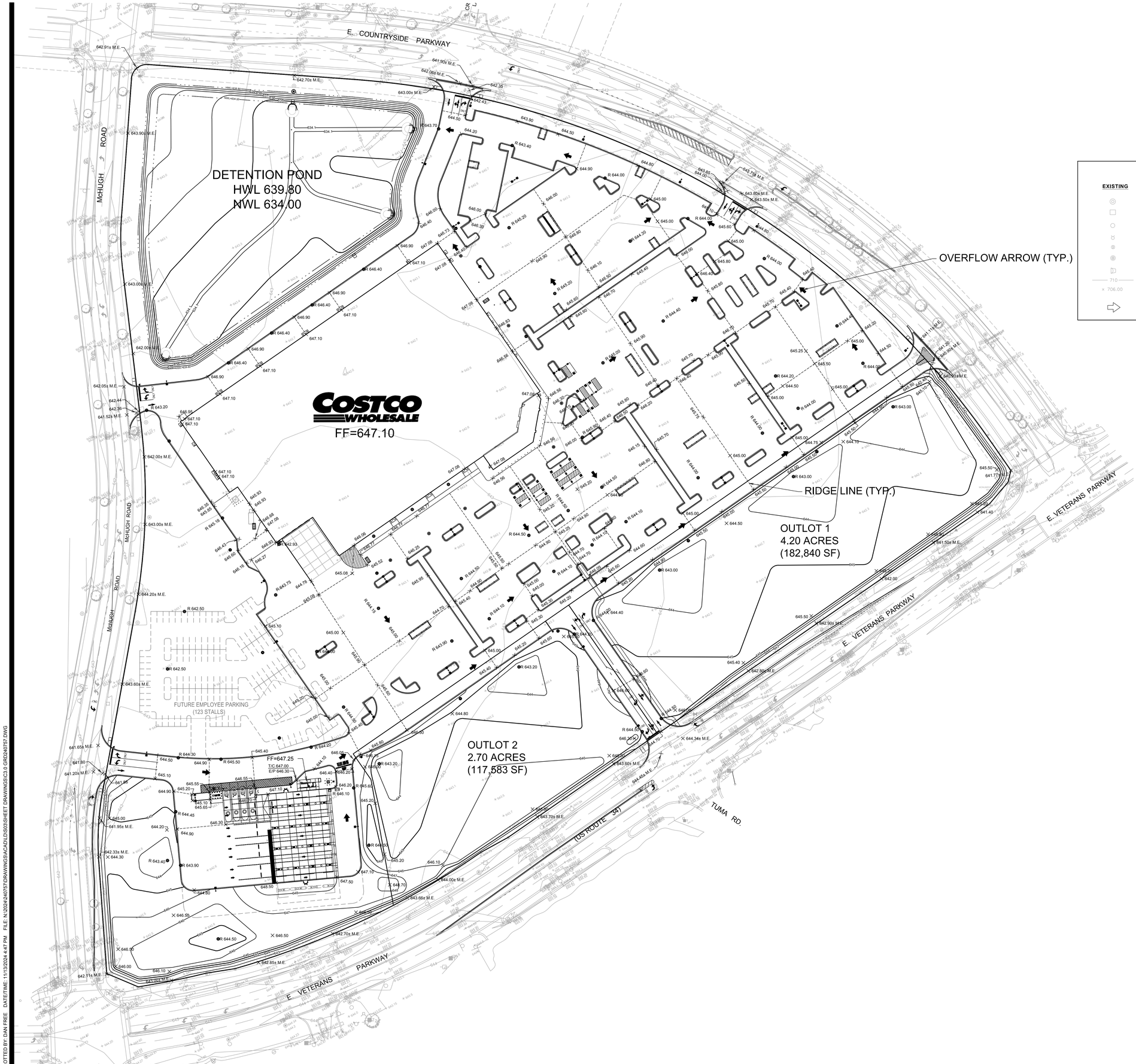
△	DATE	DESCRIPTION
1	11-13-24	FINAL PLAT SUBMITTAL

PROJECT NUMBER: 240757 S03
PM: DEF
DRAWN: KS
DATE: SEPTEMBER 20, 2024

LAYOUT PLAN

C2.0

PLOTTED BY: DAN FREE DATE/TIME: 11/13/2024 4:37 PM FILE: N:\2024\240757\DRAWINGS\ACAD\LD\S03\SHEET DRAWINGS\C2.0 SITE240757.DWG



NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% MAX (1.00% MIN) CROSS SLOPE AND 4.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS. ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
4. CONTRACTOR TO REFER TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT TO BE COMPLETED BY OTHERS.
5. OUTLOTS TO BE MASS GRADED TO DRAIN.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
× 706.00	× 706.0	SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

DETENTION SUMMARY

DETENTION REQUIRED: 15.48 AC-FT

DETENTION PROVIDED: 15.75 AC-FT

COSTCO WHOLESALE

YORKVILLE, IL

CW # 23-0023

NWC US34/VETERANS AND COUNTRYSIDE PARKWAY

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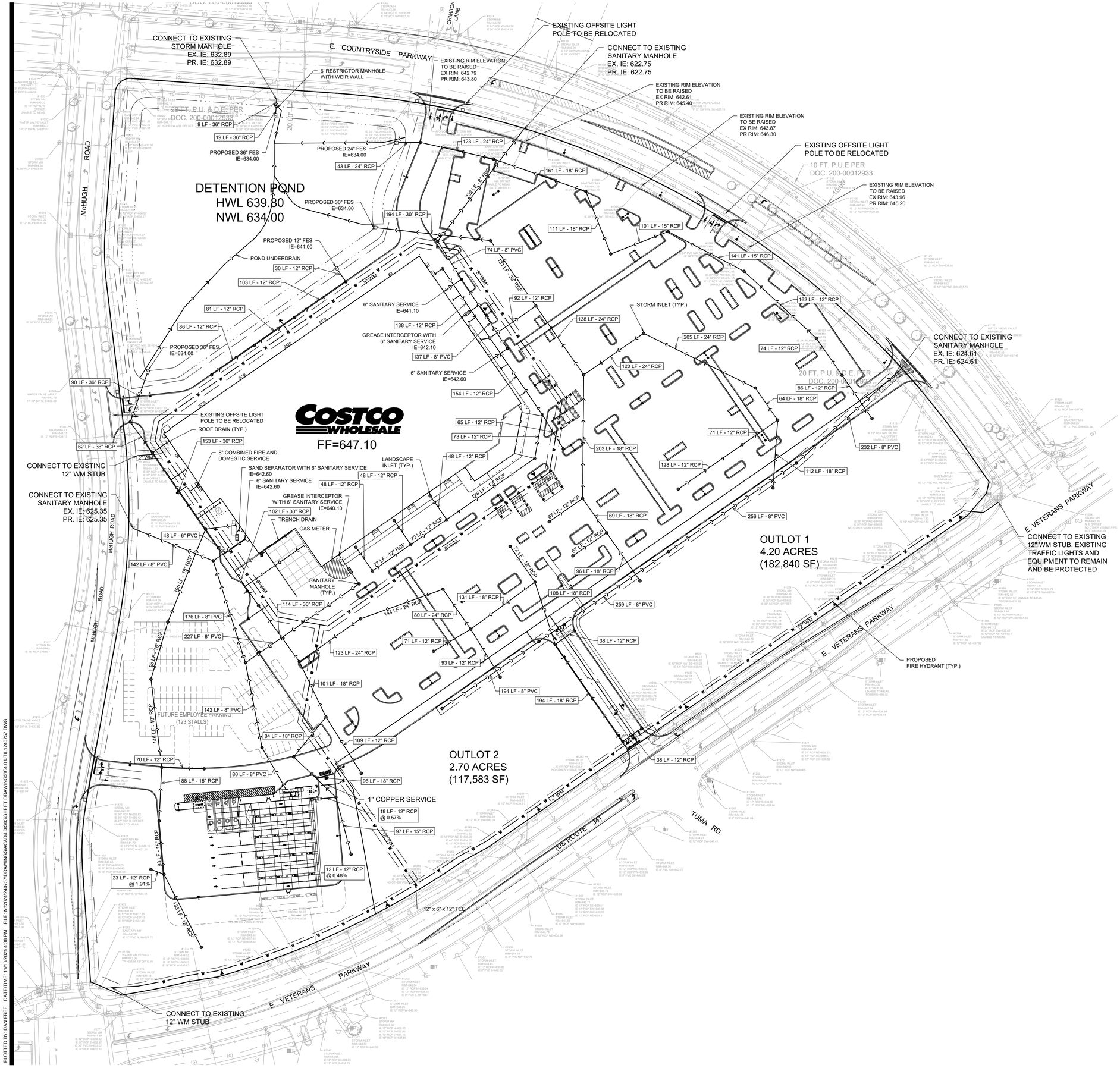
1" = 60'

PROJECT NUMBER: 240757 S03
PM: DEF
DRAWN: KS
DATE: SEPTEMBER 20, 2024

PRELIMINARY GRADING PLAN

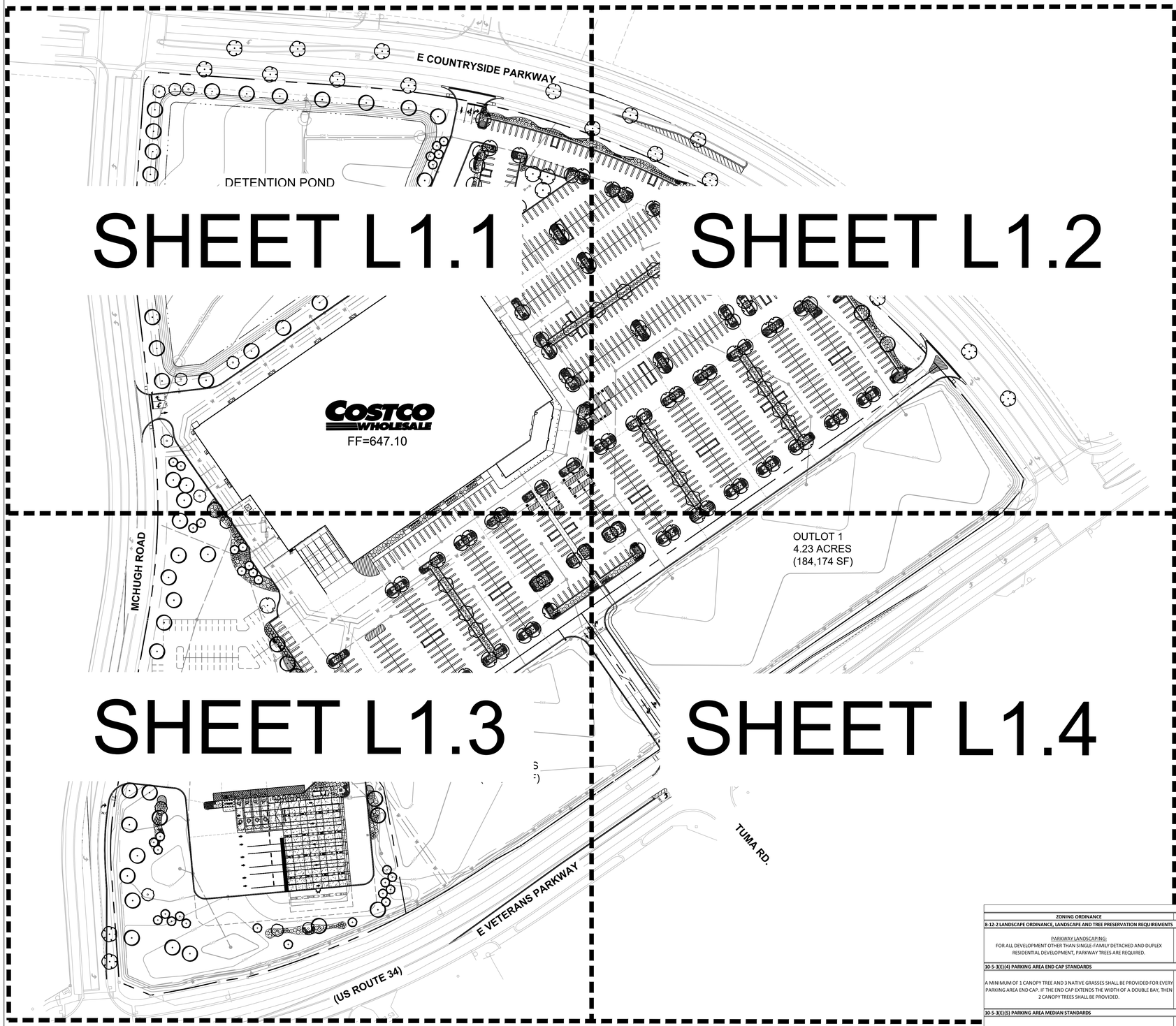
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CONNECT TO EXISTING STORM MANHOLE EX. IE: 632.89 PR. IE: 632.89
E. COUNTRYSIDE PARKWAY
EXISTING OFFSITE LIGHT POLE TO BE RELOCATED
CONNECT TO EXISTING SANITARY MANHOLE EX. IE: 622.75 PR. IE: 622.75
EXISTING RIM ELEVATION TO BE RAISED EX RIM: 642.79 PR RIM: 643.80
6' RESTRICTOR MANHOLE WITH WEIR WALL
EXISTING RIM ELEVATION TO BE RAISED EX RIM: 642.61 PR RIM: 645.40
EXISTING RIM ELEVATION TO BE RAISED EX RIM: 643.87 PR RIM: 646.30
EXISTING OFFSITE LIGHT POLE TO BE RELOCATED
10 FT. P.U.E PER DOC. 200-00012933
EXISTING RIM ELEVATION TO BE RAISED EX RIM: 643.96 PR RIM: 645.20
20 FT. P.U. & D.E. PER DOC. 200-00012933
DETENTION POND HWL 639.80 NWL 634.00
McHUGH ROAD
PROPOSED 36" FES IE=634.00
PROPOSED 24" FES IE=634.00
PROPOSED 30" FES IE=634.00
PROPOSED 12" FES IE=641.00
POND UNDERDRAIN
PROPOSED 36" FES IE=634.00
6" SANITARY SERVICE IE=641.10
GREASE INTERCEPTOR WITH 6" SANITARY SERVICE IE=642.10
6" SANITARY SERVICE IE=642.60
STORM INLET (TYP.)
COSTCO WHOLESALE
FF=647.10
CONNECT TO EXISTING SANITARY MANHOLE EX. IE: 624.61 PR. IE: 624.61
EXISTING OFFSITE LIGHT POLE TO BE RELOCATED
ROOF DRAIN (TYP.)
CONNECT TO EXISTING 12" WM STUB
8" COMBINED FIRE AND DOMESTIC SERVICE
SAND SEPARATOR WITH 6" SANITARY SERVICE IE=642.60
6" SANITARY SERVICE IE=642.60
GREASE INTERCEPTOR WITH 6" SANITARY SERVICE IE=640.10
LANDSCAPE INLET (TYP.)
TRENCH DRAIN
GAS METER
SANITARY MANHOLE (TYP.)
CONNECT TO EXISTING SANITARY MANHOLE EX. IE: 625.35 PR. IE: 625.35
McHUGH ROAD
OUTLOT 1 4.20 ACRES (182,840 SF)
OUTLOT 2 2.70 ACRES (117,583 SF)
FUTURE EMPLOYEE PARKING (123 STALLS)
1" COPPER SERVICE
19 LF - 12" RCP @ 0.57%
23 LF - 12" RCP @ 1.91%
12 LF - 12" RCP @ 0.48%
12" x 6" x 12" TEE
E. VETERANS PARKWAY
CONNECT TO EXISTING 12" WM STUB. EXISTING TRAFFIC LIGHTS AND EQUIPMENT TO REMAIN AND BE PROTECTED
PROPOSED FIRE HYDRANT (TYP.)
TUMA RD.
US ROUTE 341
9 LF - 36" RCP
19 LF - 36" RCP
43 LF - 24" RCP
123 LF - 24" RCP
161 LF - 18" RCP
221 LF - 8" PVC
74 LF - 8" PVC
10 LF - 30" RCP
194 LF - 30" RCP
111 LF - 18" RCP
101 LF - 15" RCP
141 LF - 15" RCP
92 LF - 12" RCP
138 LF - 24" RCP
162 LF - 12" RCP
205 LF - 24" RCP
74 LF - 12" RCP
120 LF - 24" RCP
86 LF - 12" RCP
64 LF - 18" RCP
71 LF - 12" RCP
232 LF - 8" PVC
203 LF - 18" RCP
128 LF - 12" RCP
112 LF - 18" RCP
256 LF - 8" PVC
259 LF - 8" PVC
38 LF - 12" RCP
194 LF - 8" PVC
194 LF - 18" RCP
38 LF - 12" RCP
90 LF - 36" RCP
62 LF - 36" RCP
153 LF - 36" RCP
48 LF - 12" RCP
65 LF - 12" RCP
73 LF - 12" RCP
154 LF - 12" RCP
48 LF - 12" RCP
48 LF - 12" RCP
176 LF - 12" RCP
102 LF - 30" RCP
48 LF - 6" PVC
142 LF - 8" PVC
67 LF - 12" RCP
72 LF - 12" RCP
69 LF - 18" RCP
67 LF - 12" RCP
72 LF - 12" RCP
96 LF - 18" RCP
108 LF - 18" RCP
131 LF - 18" RCP
114 LF - 30" RCP
144 LF - 24" RCP
80 LF - 24" RCP
176 LF - 8" PVC
227 LF - 8" PVC
71 LF - 12" RCP
123 LF - 24" RCP
93 LF - 12" RCP
101 LF - 18" RCP
142 LF - 8" PVC
84 LF - 18" RCP
109 LF - 12" RCP
70 LF - 12" RCP
80 LF - 8" PVC
88 LF - 15" RCP
96 LF - 18" RCP
97 LF - 15" RCP
12" WM
8" WM
8" SAN
8" SAN
8" SAN

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH ROCK MULCH.



CONCEPT PLANT SCHEDULE

CANOPY TREE 2.5" DBH MINIMUM		63
CANOPY TREE - PARKWAY 2.5" DBH MINIMUM		21
CANOPY TREE - PARKING AREA 2.5" DBH MINIMUM		112
CANOPY TREE - PARKING AREA MEDIAN 2.5" DBH MINIMUM		16
EVERGREEN TREE 6` HT MINIMUM		32
ORNAMENTAL TREE 1.5" DBH MINIMUM FOR SINGLE STEM 6` HT. MINIMUM FOR MULTI-STEM		20
LARGE DECIDUOUS SHRUB		190
LARGE DECIDUOUS SHRUB - PARKING AREA PERIMETER		30
LARGE EVERGREEN SHRUB		83
LARGE EVERGREEN SHRUB - PARKING AREA PERIMETER		58
MEDIUM DECIDUOUS SHRUB		769
MEDIUM DECIDUOUS SHRUB - PARKING AREA MEDIAN		203
MEDIUM DECIDUOUS SHRUB - PARKING AREA PERMIETER		136
SMALL DECIDUOUS SHRUB		1,575
SMALL DECIDUOUS SHRUB - PARKING AREA MEDIAN		40
SMALL DECIDUOUS SHRUB - PARKING AREA PERIMETER		78
ORNAMENTAL GRASS		283
ORNAMENTAL GRASS - PARKING AREA PERIMETER		31
PERENNIALS		
TURF SOD		
NO-MOW TURF SEED MIX		
NATURALIZED PLANTINGS		

YORKVILLE, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROVIDED**
8-12-2 LANDSCAPE ORDINANCE, LANDSCAPE AND TREE PRESERVATION REQUIREMENTS		
PARKWAY LANDSCAPING: FOR ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY DETACHED AND DUPLEX RESIDENTIAL DEVELOPMENT, PARKWAY TREES ARE REQUIRED.	**PARKWAY TREES REQUIRED ALONG FRONTAGE ROADS**	MCHUGH ROAD = EXISTING PARKWAY TREES TO REMAIN E COUNTRYSIDE PARKWAY = PARKWAY TREES PROVIDED WITHIN PARKWAY AND MEDIAN E VETERANS PARKWAY = PARKWAY TREES NOT PROVIDED (IDOT ROAD)
10-5-3(E)(4) PARKING AREA END CAP STANDARDS		
A MINIMUM OF 1 CANOPY TREE AND 3 NATIVE GRASSES SHALL BE PROVIDED FOR EVERY PARKING AREA END CAP. IF THE END CAP EXTENDS THE WIDTH OF A DOUBLE BAY, THEN 2 CANOPY TREES SHALL BE PROVIDED.	**1 CANOPY TREE AND 3 NATIVE GRASSES PER PARKING AREA END CAP REQUIRED**	PARKING LOT TREES AND SHRUBS/GRASSES PROVIDED WITHIN PARKING LOT ISLANDS
10-5-3(E)(5) PARKING AREA MEDIAN STANDARDS		
A MINIMUM OF 1 CANOPY TREE AND 15 SHRUBS OR NATIVE GRASSES SHALL BE PLANTED FOR EACH 50 LF OF PARKING AREA MEDIAN.	LENGTH OF PARKING AREA MEDIANS = 773 LF 773 LF / 50 LF = 15.5 15.5 x 1 CANOPY TREE = 16 = **16 CANOPY TREES REQUIRED** 15.5 x 15 SHRUBS OR NATIVE GRASSES = 231.9 = **232 SHRUBS OR NATIVE GRASSES REQUIRED**	16 CANOPY TREES AND 243 SHRUBS PROVIDED WITHIN PARKING AREA MEDIANS
10-5-3(E)(6) PARKING AREA ISLAND STANDARDS		
A MINIMUM OF 1 UNDERSTORY TREE SHALL BE PROVIDED FOR EVERY PARKING AREA ISLAND. IF THE ISLAND EXTENDS THE WIDTH OF A DOUBLE BAY, THEN 2 UNDERSTORY TREES SHALL BY PROVIDED.	**1 UNDERSTORY TREE PER PARKING AREA ISLAND REQUIRED.**	1 CANOPY TREE PER PARKING AREA ISLAND PROVIDED
10-5-3(C) BUILDING FOUNDATION LANDSCAPE		
FIVE (5) SQUARE FEET OF LANDSCAPE AREA SHALL BE PROVIDED PER LINEAR FOOT OF BUILDING FRONTAGE FACING THE FRONT AND EXTERIOR SIDE YARDS AND SHALL BE DISPERSED ALONG THE BUILDING FOUNDATION.	LENGTH OF BUILDING FOUNDATION = 748.05 LF 748.05 LF x 5 SQ FT = 3,740.25 SQ FT **3,740 SQ FT OF LANDSCAPING REQUIRED ALONG FRONT AND EXTERIOR SIDE OF BUILDING**	2,276.95 SQ FT OF LANDSCAPING PROVIDED ALONG FRONT OF BUILDING (SOUTH) 3,687.41 SQ FT OF LANDSCAPING PROVIDED ALONG EXTERIOR SIDE (WEST)
10-5-3(D) PARKING AREA PERIMETER LANDSCAPE		
ONE (1) SHRUB OR NATIVE GRASSES SHALL BE PLANTED FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH.	LENGTH OF COUNTRYSIDE PARKWAY (NOT INCLUDING DRIVEWAYS) = 792.13 LF 792.13 LF / 3 LF = 264.04 **264 SHRUBS OR NATIVE GRASSES REQUIRED**	333 SHRUBS AND NATIVE GRASSES PROVIDED ALONG COUNTRYSIDE PARKWAY

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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 35 70 140

SEAL AND SIGNATURES

COSTCO WHOLESALE
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SWC OF MCHUGH ROAD &
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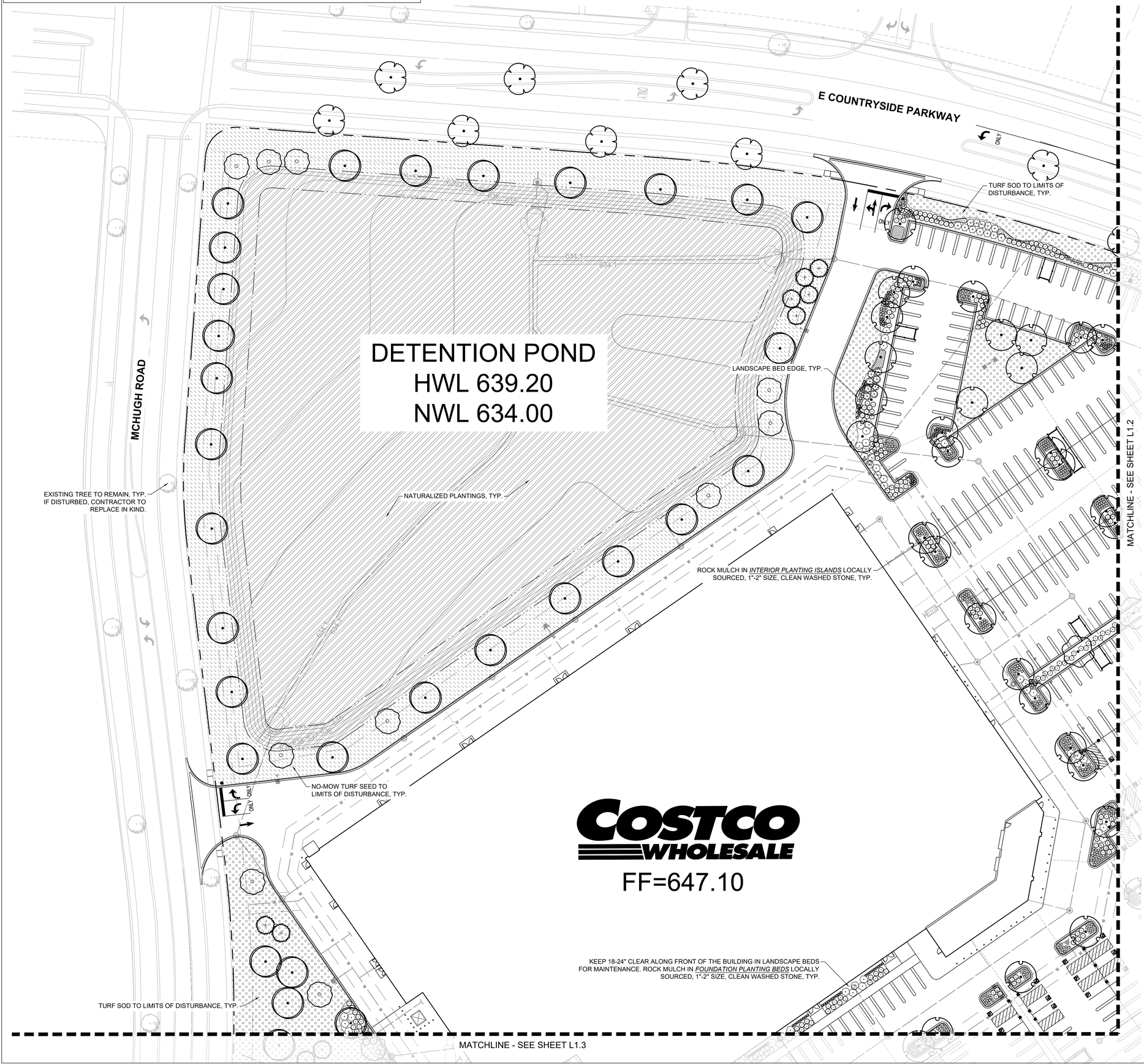
L1.0

OVERALL LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION

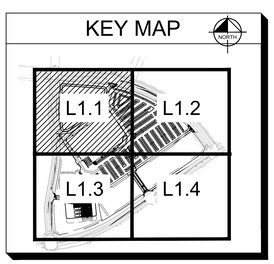
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- CANOPY TREE - PARKWAY
  2.5" DBH MINIMUM
- CANOPY TREE - PARKING AREA
  2.5" DBH MINIMUM
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  2.5" DBH MINIMUM
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- SMALL DECIDUOUS SHRUB - PARKING AREA PERIMETER
- ORNAMENTAL GRASS
- ORNAMENTAL GRASS - PARKING AREA PERIMETER
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- TURF SOD
- NO-MOW TURF SEED MIX
- NATURALIZED PLANTINGS

KEY MAP



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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SEAL AND SIGNATURES

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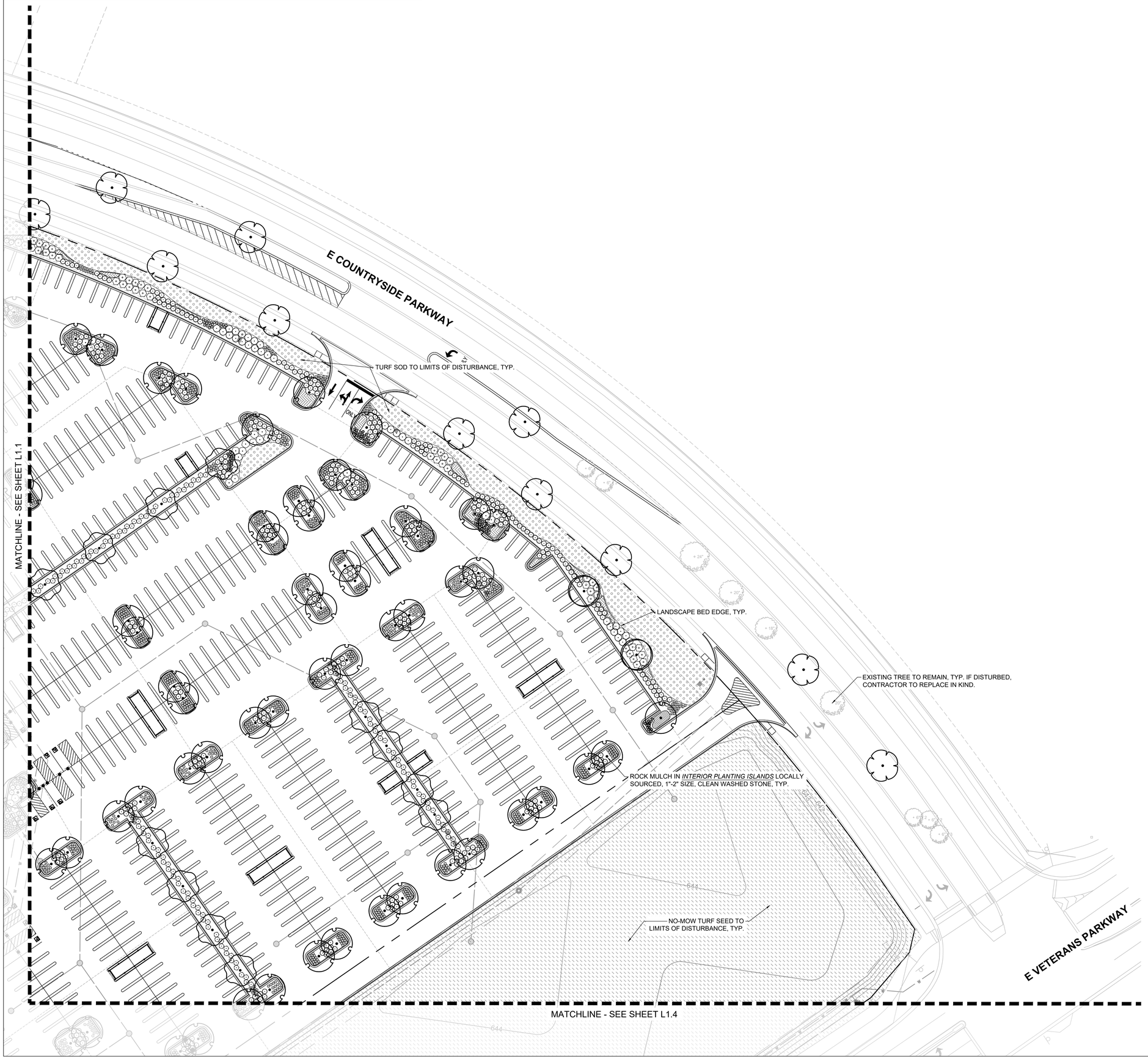
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LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION

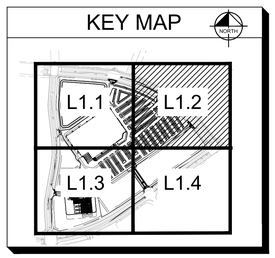
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CONCEPT PLANT SCHEDULE

- CANOPY TREE — 2.5" DBH MINIMUM
- CANOPY TREE - PARKWAY — 2.5" DBH MINIMUM
- CANOPY TREE - PARKING AREA — 2.5" DBH MINIMUM
- CANOPY TREE - PARKING AREA MEDIAN — 2.5" DBH MINIMUM
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- SMALL DECIDUOUS SHRUB - PARKING AREA MEDIAN
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KEY MAP



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NORTH ARROW AND SCALE

NORTH

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0 15 30 60

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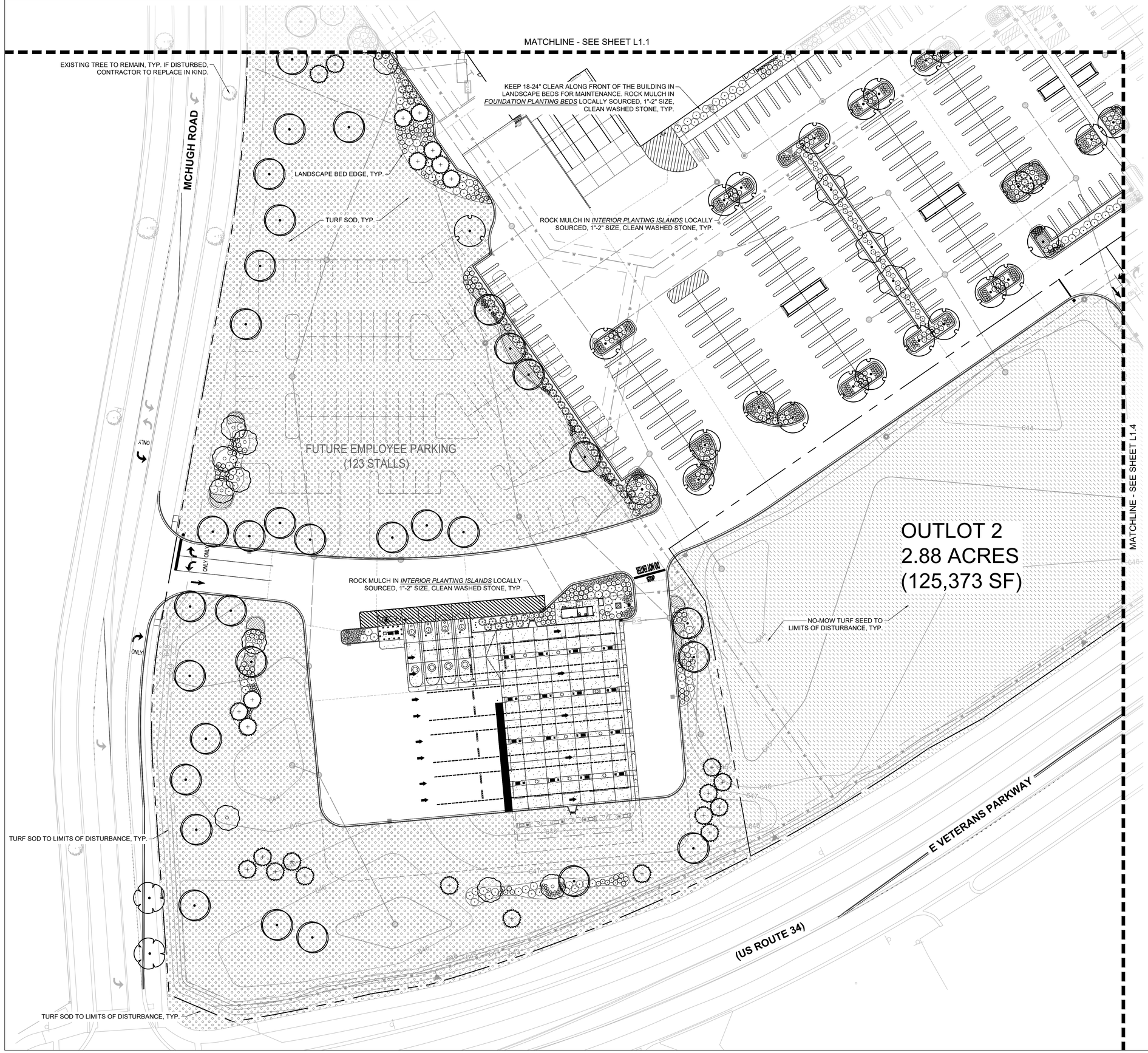
L1.2

LANDSCAPE PLAN

AS INDICATED

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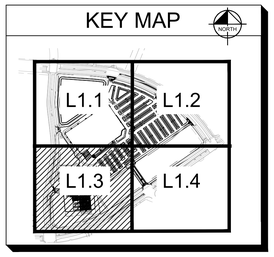
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KEY MAP



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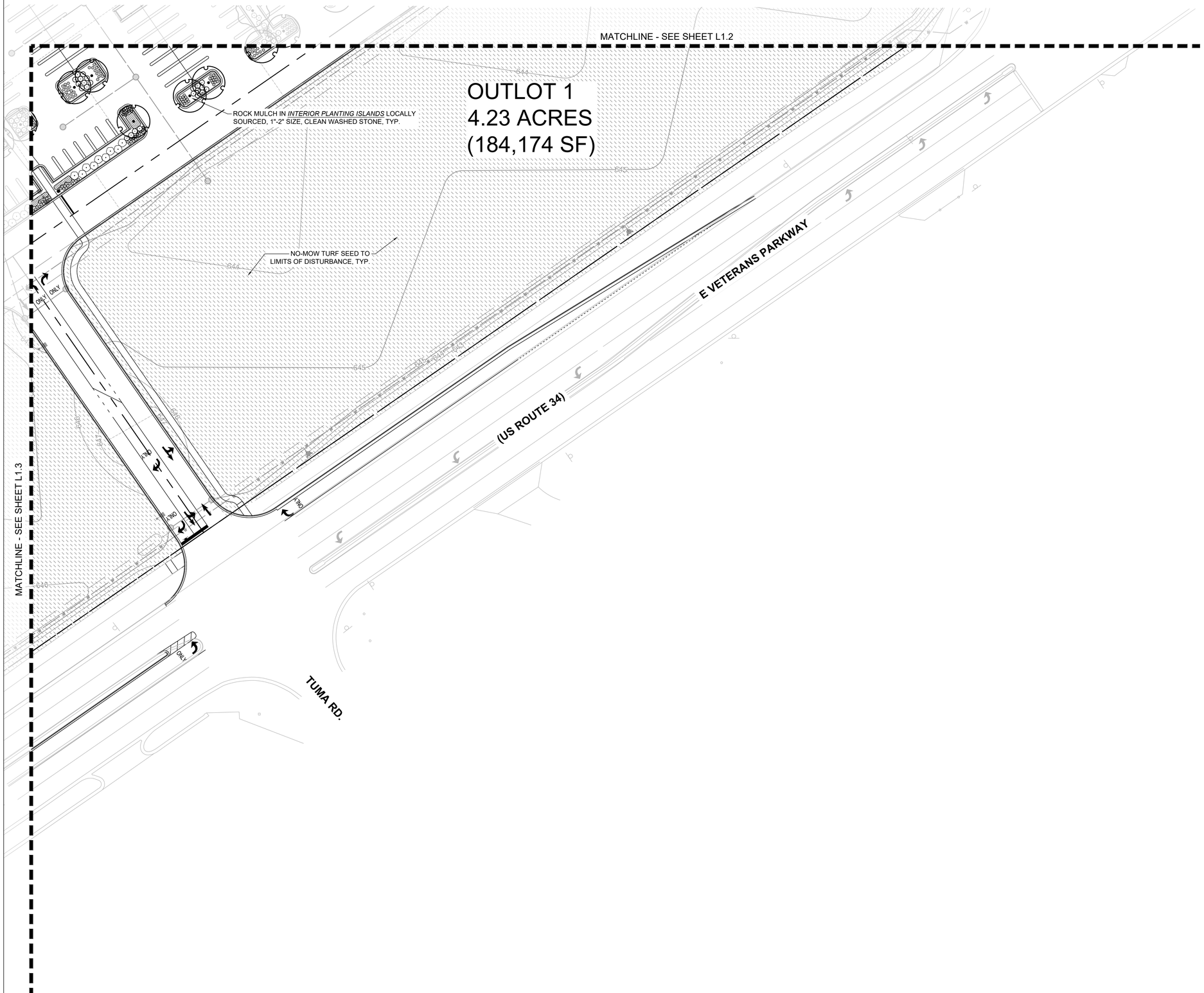
L1.3

LANDSCAPE PLAN

AS INDICATED

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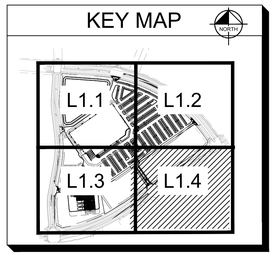
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L1.4

LANDSCAPE PLAN

AS INDICATED

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PLANT SCHEDULE

BOTANICAL / COMMON NAME

TREES
ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE

ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE

CELTIS OCCIDENTALIS / COMMON HACKBERRY

GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE

GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST

GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE

OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM

QUERCUS BICOLOR / SWAMP WHITE OAK

QUERCUS MACROCARPA / BURR OAK

TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / SHAWNEE BRAVE BALD CYPRESS

TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN

ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM

ULMUS X 'FRONTIER' / FRONTIER ELM

ULMUS X 'MORTON' / ACCOLADE™ ELM

ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA

EVERGREEN TREES
ABIES CONCOLOR / WHITE FIR

PICEA ABIES / NORWAY SPRUCE

PICEA OMORIKA / SERBIAN SPRUCE

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

PSEUDOTSUGA MENZIESII / DOUGLAS FIR

ORNAMENTAL TREES
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY

MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE

SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUBS
ARONIA MELANOCARPA 'MORTON' / IROQUOIS BEAUTY™ BLACK CHOKEBERRY

ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY

CEANOTHUS AMERICANUS / NEW JERSEY TEA

CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD

CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD

DEUTZIA X 'NCDX1' / YUKI SNOWFLAKE® DEUTZIA

DIERVILLA X 'G2X88544' / KODIAK® ORANGE DIERVILLA

FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA

HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA

PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK

PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK

POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL

SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA

SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA

SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA

VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM

WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES® WEIGELA

WEIGELA FLORIDA 'BRAMWELL' / FINE WINE® WEIGELA

WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA

EVERGREEN SHRUBS
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER

TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW

ORNAMENTAL GRASSES
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS

PANICUM VIRGATUM 'CHEYENNE SKY' / CHEYENNE SKY PRAIRIE WINDS® SWITCH GRASS

PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS

PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS

PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS

PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS

SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

PERENNIALS
ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION

AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR

ECHINACEA X 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER

HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY

RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR BLACK-EYED SUSAN

SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

NATURALIZED POND PLANTINGS, POND DESIGN AND EXACT SEED MIXES TO BE DETERMINED AT A LATER DATE:

Pizzo NATIVE PLANT NURSERY

Pizzo Native Plant Nursery, LLC • 10729 Pine Road • Leland, IL 60531 • Phone : 815-981-8000 • www.pizzonursery.com

Economy Prairie Seed Mix (Dry-Mesic Soils)

MIX STATISTICS	
Average Mix Height (ft)	3.0
Median Mix Height (ft)	3.0
Species Heights (# of Occurrences in Mix)	**2' (11)**, 3' (8), 4' (8), 5' (3)
Number of Native Species in Mix	20
Native FQI	18.8
Native Mean C Value	4.2
Native Mean W Value	2.5
National Wetland Category	FACU+
Lbs/Acre of Native Seed	15.0
Seeds per Square Foot	90.7
Percent of Mix (by Seed Count) Requiring Stratification	#REF!

Designed as the most economical way to establish an ecologically functional prairie while maintaining the highest aesthetic value. This mix includes prairie species that quickly establish for a more immediate naturalized setting in sunny areas that remain mesic to dry for the most of the growing season. Over 55% of this mix is composed of wildflowers that provide an array of blooms from April through October. When installed and managed correctly, this mix typically begins flowering in its second growing season, starting with the yellow blooms of annual Partridge Pea and biennial Black-Eyed Susan. An additional colorful matrix of perennial species appears in the succeeding 3 to 5 years. This is a medium-short height prairie with an average height of 2.9' by seed count.

Grasses, Sedges, & Rushes

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT		BLOOM	BLOOM TIME						SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX		GERMINATION	TOP SOW
						Min-Max	Typical	COLOR	A	M	J	J	A	S	O				by Weight	by Seed Count		
BOUCUR	*Bouteloua curtipendula*	Side-oats Grama	8	5	UPL	1.5-2.5'	2	N/A								6,000	32.00	2.00	13.29%	4.86%	N/A	
CXBREV	*Carex brevior*	Plains Oval Sedge	4	0	FAC	1-3'	2	N/A								29,000	2.00	0.13	0.83%	1.47%	CM-60	
SORNUT	*Sorghastrum nutans*	Indian Grass	5	3	FACU	3-7'	6	N/A								12,000	16.00	1.00	6.65%	4.86%	N/A	
ELYCAN	*Elymus canadensis*	Canada Wild Rye	4	3	FACU	3-5'	5	N/A								5,200	48.00	3.00	19.94%	6.32%	N/A	
PANVIR	*Panicum virgatum*	Switch Grass	5	0	FAC	3-6'	4	N/A								14,000	32.00	2.00	13.29%	11.34%	N/A	
SCHSCO	*Schizachyrium scoparium*	Little Bluestem	5	3	FACU	2-3'	3	N/A								15,000	32.00	2.00	13.29%	12.15%	N/A	
																Grass/Sedge Subtotals		**10.125**	**67.29%**	**40.99%**		

Wildflowers

CODE	SCIENTIFIC NAME	COMMON NAME	C-VALUE	W-VALUE	WETNESS	HEIGHT		BLOOM	BLOOM TIME						SEEDS/OZ	OZ/ACRE	LB/ACRE	% OF MIX		GERMINATION	TOP SOW
						Min-Max	Typical	COLOR	A	M	J	J	A	S	O				by Weight	by Seed Count		
ASCSYR	*Asclepias syriaca*	Common Milkweed	0	3	FACU	2-6'	3	Pink								4,000	4.00	0.25	1.66%	0.40%	CM-30	
CHAFAS	*Chamaecrista fasciculata*	Partridge Pea	5	3	FACU	6"-2'	2	Yellow								2,700	16.00	1.00	6.65%	1.09%	CM-10, H, I	
CORLAN	*Coreopsis lanceolata*	Sand Coreopsis	5	3	FACU	1.5-3'	2	Yellow								20,000	4.00	0.25	1.66%	2.02%	CM-30	
DESCAA	*Desmodium canadense*	Showy Tick Trefoil	4	3	FACU	3-6'	4	Purple								5,500	2.50	0.16	1.04%	0.35%	J, I	
ECHPUR	*Echinacea purpurea*	Purple Coneflower	3	5	UPL	2-5'	4	Purple								6,600	12.00	0.75	4.98%	2.00%	N/A	
HELHEL	*Heliopsis helianthoides*	Early Sunflower	5	3	FACU	3-5'	5	Yellow								6,300	8.00	0.50	3.32%	1.28%	CM-30	
MONFIS	*Monarda fistulosa*	Wild Bergamot	4	3	FACU	2.5-4'	4	Purple								70,000	2.00	0.13	0.83%	3.54%	N/A	
PENDIG	*Penstemon digitalis*	Foxglove Beardtongue	4	0	FAC	2-3'	3	White								130,000	1.75	0.11	0.73%	5.76%	CM-30, G	
RUDHIR	*Rudbeckia hirta*	Black-eyed Susan	1	3	FACU	2-3'	2	Yellow								92,000	16.00	1.00	6.65%	37.25%	CM-30	
SILINT	*Silphium integrifolium*	Rosin Weed	5	5	UPL	2-6'	5	Yellow								1,200	3.00	0.19	1.25%	0.09%	CM-60	
SYMNOV	*Symphyotrichum novae-angliae*	New England Aster	4	-3	FACW	3-5'	4	Purple								66,000	1.00	0.06	0.42%	1.67%	CM-60	
TRAOHI	*Tradescantia ohiensis*	Ohio Spiderwort	2	3	FACU	2-4'	3	Blue								8,000	1.50	0.09	0.62%	0.30%	CM-120 or M, G	
VERSTR	*Verbena stricta*	Hoary Vervain	4	5	UPL	1-3'	2	Blue								28,000	3.00	0.19	1.25%	2.13%	CM-60	
ZIZAUR	*Zizia aurea*	Golden Alexanders	7	0	FAC	1-2.5'	2	Yellow								11,000	4.00	0.25	1.66%	1.11%	CM-60 or M, G	Yes
																Wildflower Subtotals		**4.922**	**32.71%**	**59.01%**		
																Mix TOTALS		**15.047**	**100.00%**	**100.00%**		

NO-MOW TURF SEED MIX

BOTANICAL NAME	COMMON NAME	LBS / ACRE	% OF TOTAL
GRASSES, SEDGES, & RUSHES			
Lolium perenne	Perennial Rye	25.0	13%
Agrostis gigantea	Red Top	15.0	8%
Festuca rubra	Creeping Red Fescue	80.0	40%
Festuca arundinacea	Tall Fescue	20.0	10%
Festuca ovina	Sheep's Fescue	20.0	10%
Poa pratensis	Kentucky Bluegrass	40.0	20%
	SEED MIX TOTAL LBS PER ACRE:	**200**	

CONSULTANT

Kimley»Horn

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DEERFIELD, IL 60015
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WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE
WAREHOUSE SITE
SWC OF MCHUGH ROAD &
EAST COUNTRYSIDE PKWY
YORKVILLE, IL

DATE	ISSUED FOR	REV
09/20/2024	GREEN INK	
11/15/2024	CITY SUBMITTAL	

L2.0

LANDSCAPE NOTES AND DETAILS

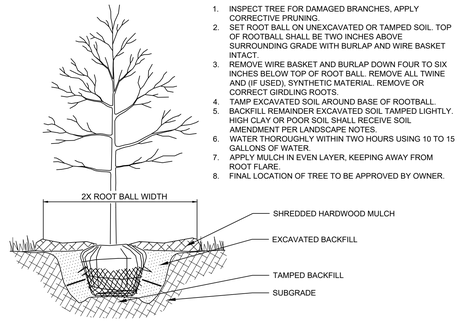
AS INDICATED

NOTE: NOT FOR CONSTRUCTION

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH ROCK MULCH.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

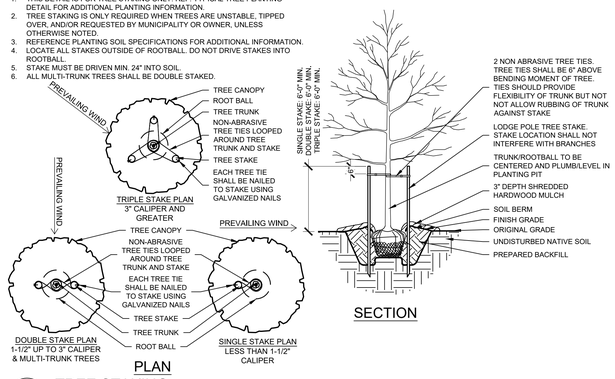


1 TREE PLANTING

NTS

NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.

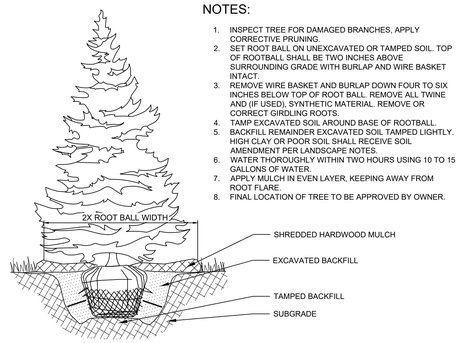


2 TREE STAKING

N.T.S.

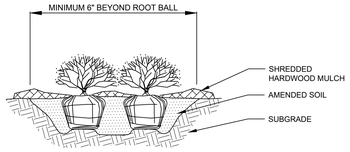
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



3 EVERGREEN TREE PLANTING

NTS



NOTES:

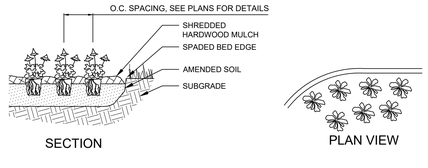
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 SHRUB PLANTING

NTS

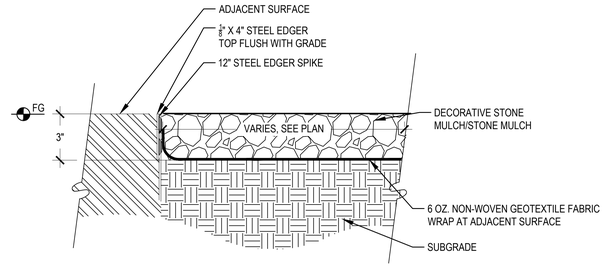
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



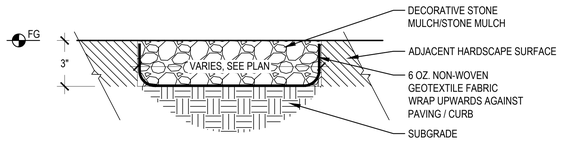
5 PERENNIAL PLANTING

NTS



6 STONE MULCH

3" = 1'-0"



7 STONE MULCH ADJACENT TO HARDSCAPE

3" = 1'-0"

YORKVILLE, IL PARKWAY TREE NOTES:

1. NO TREE SHALL BE PLANTED CLOSER THAN THIRTY FEET (30') OF THE RIGHT=OF-WAY INTERSECTION.
2. IF A STOP OF YIELD SIGN IS LOCATED AT AN INTERSECTION, NO TREE, WHEN APPROACHING THE INTERSECTION, SHALL BE PLANTED CLOSER THAN 50 LINEAL FEET IN FRONT OF A SIGN.
3. TREES SHALL HAVE A MINIMUM SPACING OF TWENTY FEET (20') FROM LIGHT POLES, STREET SIGNS, FIRE HYDRANTS AND ANY OTHER SUCH ITEMS THAT MAY, IN THE OPINION OF THE CITY PLANNER OR PUBLIC WORKS DIRECTOR, REQUIRE SIMILAR INTERVALS.

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
    - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
    - OTHER PLANTING AREAS: 4 INCHES
    - LANDSCAPE ISLANDS: 6 INCHES
    - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL FOUNDATION PLANTING AREAS AND INTERIOR PARKING ISLANDS SHALL BE INSTALLED WITH DECORATIVE ROCK MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

SEAL AND SIGNATURES

COSTCO WHOLESALE

WAREHOUSE SITE

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YORKVILLE, IL

DATE	ISSUED FOR	REV
09/20/2024	GREEN INK	
11/15/2024	CITY SUBMITTAL	

L2.1

LANDSCAPE NOTES AND DETAILS

AS INDICATED

PROJECT DATA

NET WAREHOUSE AREA	**153,820 SF**
ENCLOSED CANOPY	3,560 SF
ENVELOPE / EXTERIOR WALL	1,916 SF
FIRE DEPT ROOM	464 SF
MECHANICAL ROOM	1,214 SF
MSB	588 SF
TOTAL BUILDING - GROSS	161,562 SF

RACK COUNT -(COLD CLIMATE)

TYPE	PALLET TOTAL	RACK TOTAL
GROCERY PALLETS	76	0
GROCERY RACKS (15 FT)	626	313
GROCERY RACKS (HALF)	14	4
HARDLINE PALLETS	36	0
HARDLINE RACKS (15 FT)	340	170
CENTER SECTION	19,847 SF	

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

YORKVILLE, IL

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

22-6229-01
NOVEMBER 15, 2024

FLOOR PLAN

DD21-03

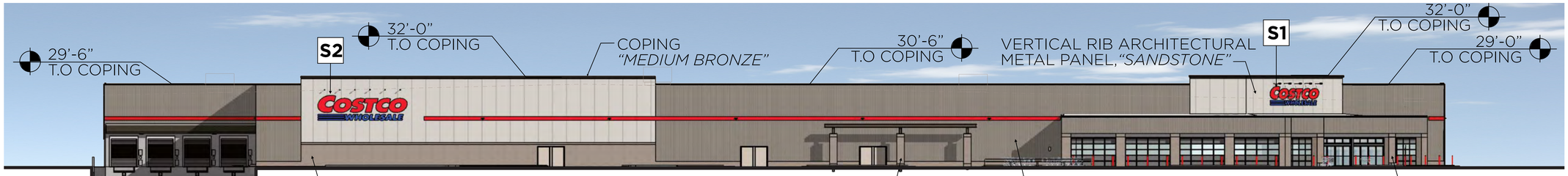
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COSTCO WHOLESALE

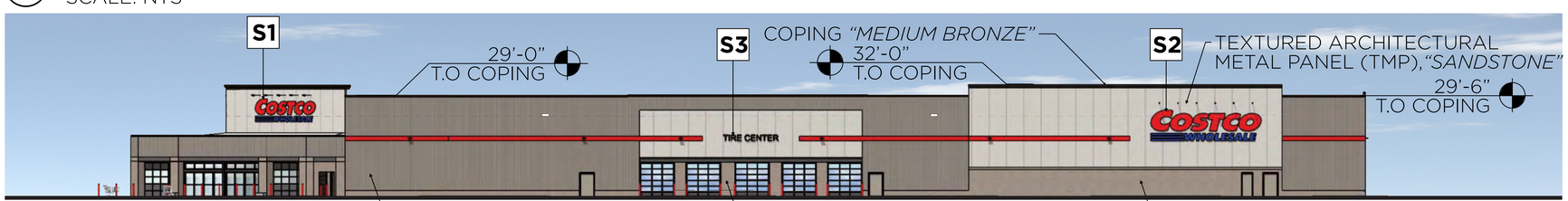
YORKVILLE, ILLINOIS

FLOOR PLAN

NOVEMBER 15, 2024



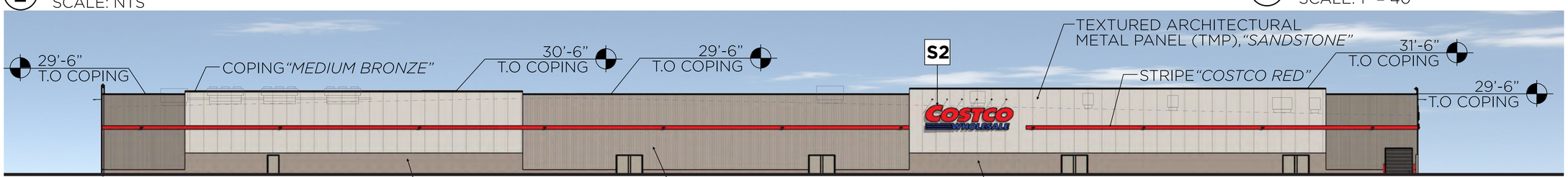
1 SOUTH ELEVATION
SCALE: NTS



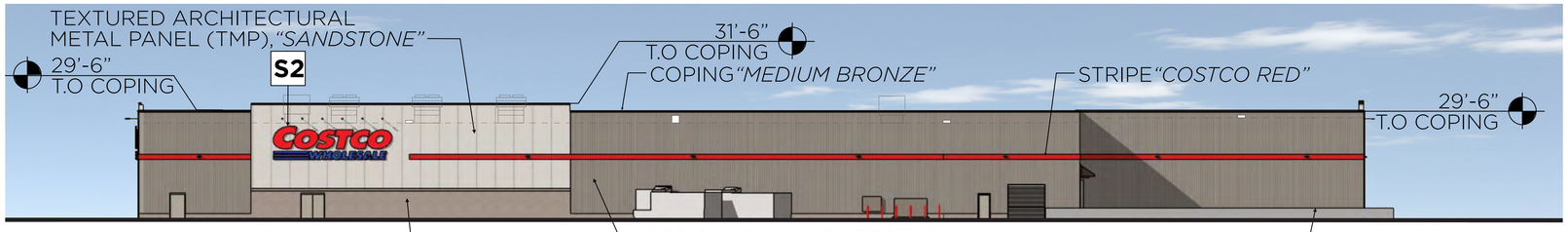
2 EAST ELEVATION
SCALE: NTS



3 ENTRY ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: NTS



5 WEST ELEVATION
SCALE: NTS

SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
S1	1	COSTCO WHOLESALE	5'-0" C	175 SF	***175 SF***
S2	4	COSTCO WHOLESALE	6'-0" C	280 SF	***1120 SF***
S3	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	***31 SF***
			TOTAL SIGN AREA:		**1326 SF**

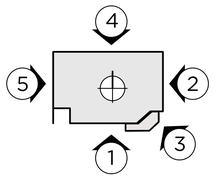


6 SIGN PACKAGE

MATERIAL PERCENTAGES

MATERIAL	ELEVATION SOUTH	EAST	NORTH	WEST	ENTRY	TOTAL
SMOOTH FACE CMU "*BUFF*"	1,403 SF **11%**	1,151SF **14%**	2,347 SF **18%**	1,188 SF **12%**	905 SF **21%**	**14.61%**
GLAZING		390 SF **5%**			993 SF **23%**	**2.89%**
TEXTURED ARCHITECTURAL METAL PANEL"*SANDSTONE*"	2,549 SF **21%**	2,867SF **34%**	5,850 SF **44%**	1,911 SF **20%**	1,470 SF **34%**	**30.60%**
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"*TAUPE*"	7,765 SF **63%**	3,925 SF **47%**	5,108 SF **38%**	6,557 SF **68%**	939 SF **22%**	**50.76%**
CONCRETE "*NATURAL*"	546 SF **4%**					**1.14%**

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS



COSTCO WHOLESALE
YORKVILLE, IL

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
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22-6229-01
NOVEMBER 15, 2024

ELEVATIONS

DD13-05

COSTCO WHOLESALE

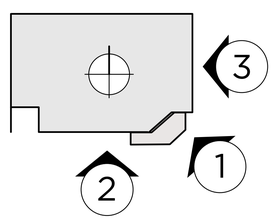
YORKVILLE, ILLINOIS

ELEVATIONS

NOVEMBER 15, 2024

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1 ENTRY CANOPY PERSPECTIVE



2 SOUTHWEST PERSPECTIVE



3 NORTHEASTT PERSPECTIVE

COSTCO WHOLESALE

YORKVILLE, ILLINOIS

RENDERINGS

NOVEMBER 15, 2024

COSTCO WHOLESALE

YORKVILLE, IL

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NOVEMBER 15, 2024

RENDERINGS

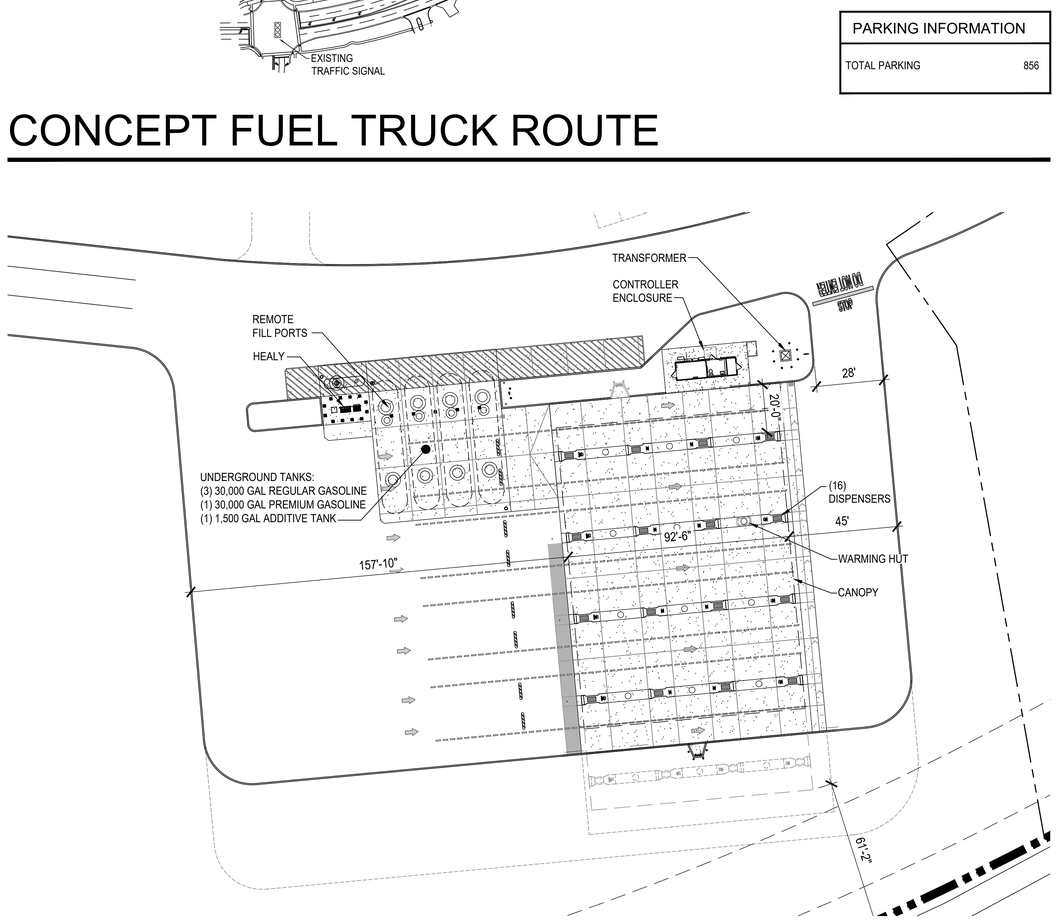
DD14-05

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PARKING INFORMATION	
TOTAL PARKING	856

CONCEPT FUEL TRUCK ROUTE

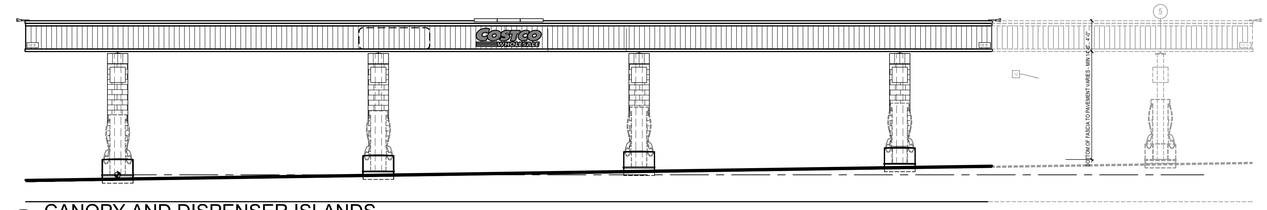


DETAIL SITE PLAN

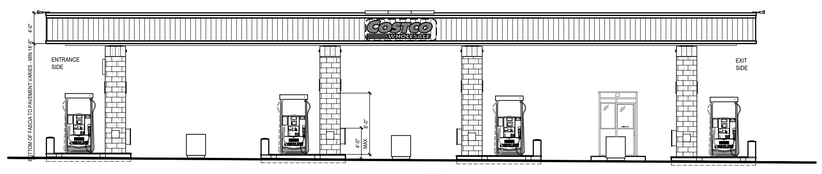
NO DIESEL

COSTCO WHOLESALE

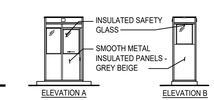
YORKVILLE, ILLINOIS



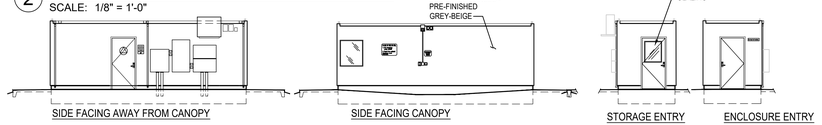
1 CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'-0"



2 CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'-0"



3 WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

CONCEPTUAL STACKING	
CARS @ DISPENSERS	32
CARS STACKING	40
TOTAL CARS IN AREA	72



STACKING PLAN

FUEL FACILITY PLAN

NOVEMBER 15, 2024

COSTCO WHOLESALE
YORKVILLE, IL

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NOVEMBER 15, 2024

FUEL FACILITY
PLAN

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TRAFFIC IMPACT STUDY

REPORT FOR:

Costco Wholesale, Yorkville



US 34/VETERANS PARKWAY & COUNTRYSIDE PARKWAY
YORKVILLE, ILLINOIS

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 240757

November 13, 2024
Updated December 30, 2024

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Appendix G	Capacity Analysis Worksheets – 2031 Future with Project
Appendix H	Capacity Analysis Worksheets – 2031 Future with Project with Mitigation
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I. INTRODUCTION

V3 Companies has been retained by Costco Wholesale Corporation to conduct a traffic impact study for a proposed Costco Warehouse located at the northeast corner of US 34/Veterans Parkway and McHugh Road in the City of Yorkville, Illinois. The site is bounded by Countryside Parkway to the north, US 34/Veterans Parkway to the southeast, and McHugh Road to the west. A location map is included as Figure 1.

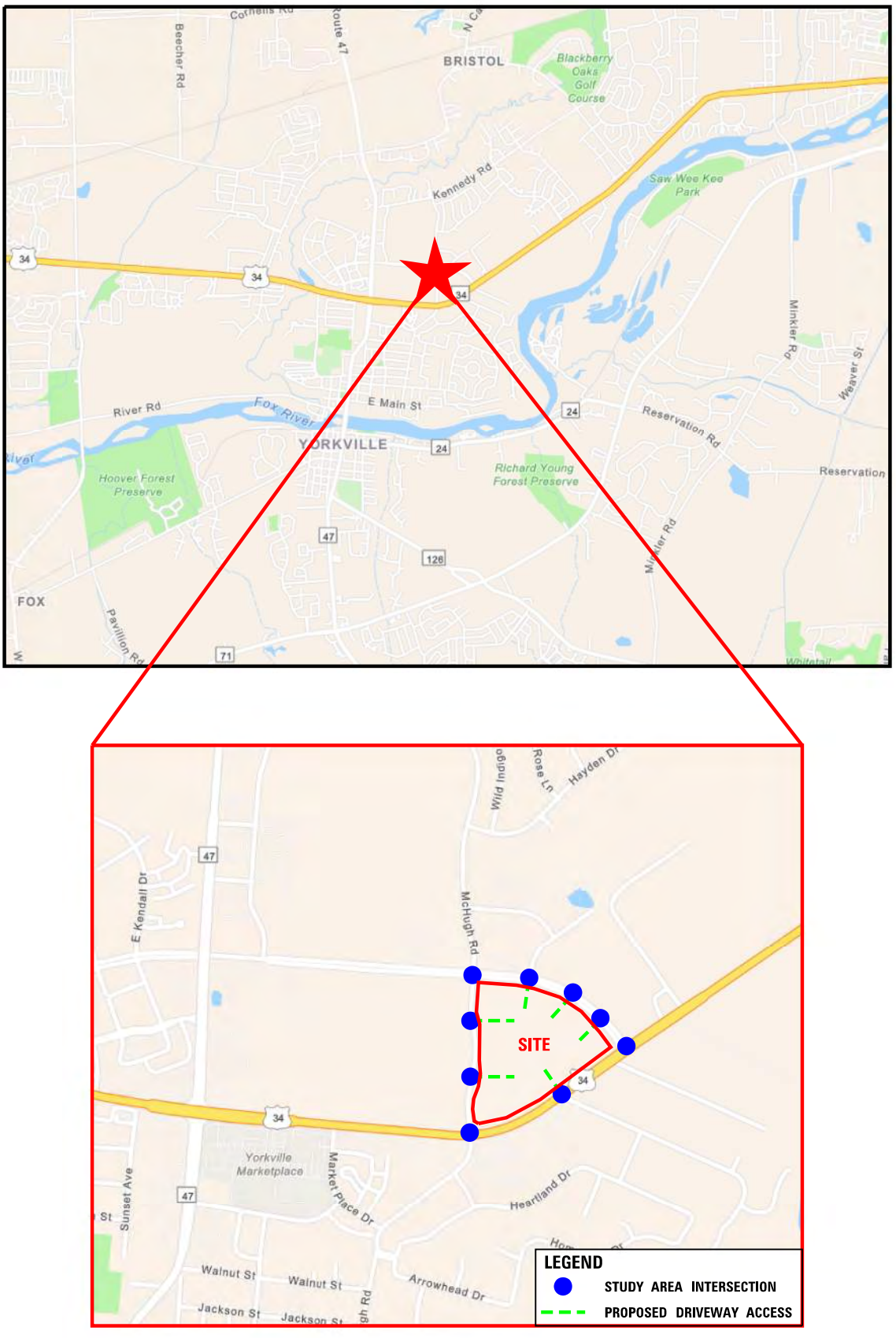
The proposed development consists of a Costco Wholesale building with approximately 161,064 square feet and a members-only gas station with 32 fueling positions when the store opens. The site plan illustrates the future expansion of the gas station to provide an additional eight fueling positions. The proposed access plan includes a right-in/right-out/left-in access driveway on US 34 that aligns with Tuma Road, two full access driveways on McHugh Road, a full access driveway on Countryside Parkway that aligns with Crimson Lane, a second full access driveway on Countryside Parkway, and a right in/right out driveway on Countryside Parkway. The site plan proposes 859 parking stalls. Figure 2 illustrates the proposed site plan with driveway locations.

The purpose of this study is to evaluate the potential traffic impacts of the proposed Costco Wholesale warehouse and the members-only gas station. Traffic estimates are projected to 2031, which is five years beyond the potential build out in 2026, based on traffic projections from CMAP.

The study area includes the following intersections as well as the proposed driveways to the site.

- Countryside Parkway and McHugh Road (unsignalized)
- Countryside Parkway and Crimson Lane/Costco Driveway 1 (unsignalized)
- Countryside Parkway and Costco Driveway 2 (unsignalized)
- Countryside Parkway and Costco Driveway 3 (unsignalized)
- US Route 34/Veterans Parkway and Countryside Parkway (signalized)
- US Route 34/Veterans Parkway and Tuma Road/Costco Driveway 4 (unsignalized)
- US Route 34/Veterans Parkway and McHugh Road (signalized)
- McHugh Road and Costco Driveway 5 (unsignalized)
- McHugh Road and Costco Driveway 6 (unsignalized)

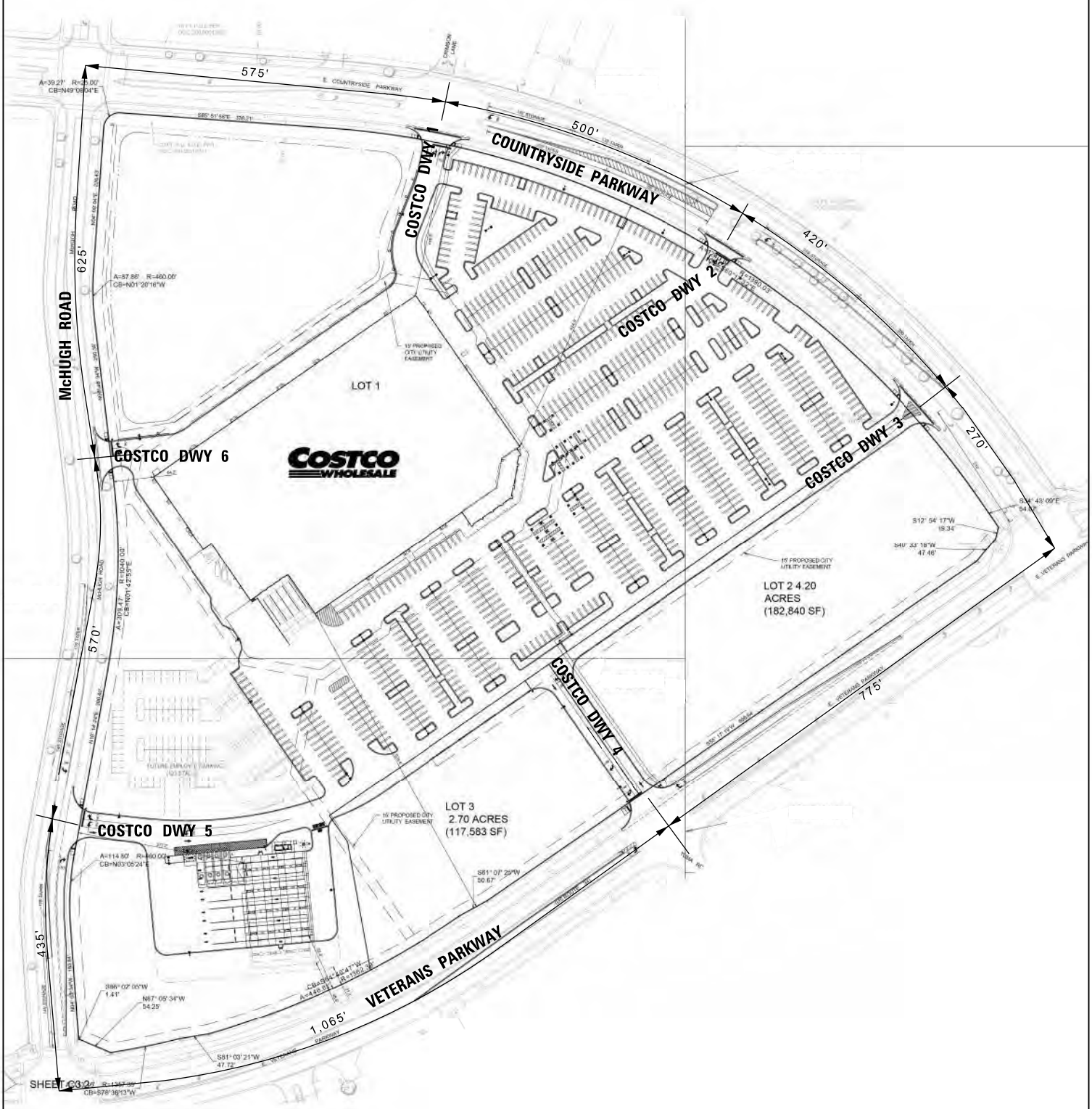
This report includes a description of existing conditions, data collection and capacity analysis, evaluation of data, traffic signal warrant analysis and turn lane warrant analysis, and conclusions.



COSTCO WHOLESALE CORPORATION
YORKVILLE, IL

FIGURE 1
SITE LOCATION MAP

YORKVILLE ILLINOIS



NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 2 CONCEPTUAL SITE PLAN

YORKVILLE ILLINOIS

II. PROJECT CONDITIONS

Land Uses

The land uses near the project site primarily consist of residential and retail uses as well as undeveloped land. The surrounding land uses are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

US 34/Veterans Parkway is an east/west roadway classified as a Strategic Regional Arterial (SRA) with a posted speed limit of 45 mph adjacent to the proposed development. US 34 provides two travel lanes in each direction that widens to include a striped median that facilitates auxiliary turn lanes at intersections. US 34 is under jurisdiction of the Illinois Department of Transportation. The average daily traffic (ADT) volume on US 34 to the east of McHugh Road was 16,200 vehicles per day in 2023, while the west side was 14,00 vehicles per day based on the IDOT database.

Countryside Parkway is an east/west roadway classified as a minor collector with a posted speed of 40 mph that curves to intersect US 34. Countryside Parkway consists of a five-lane boulevard section that includes turn lanes at intersections. There are raised concrete and landscaped medians along the Countryside Parkway corridor. Countryside Parkway is under municipal jurisdiction. The average daily traffic (ADT) volume on Countryside Parkway to the east of McHugh Road was 1,600 vehicles per day in 2019, while the west side was 3,600 vehicles per day based on the IDOT database.

McHugh Road is a north/south roadway classified as a major collector with one travel lane in each direction and a striped median as a two-way left turn lane that facilitates auxiliary turn lanes at major intersections. McHugh Road is under municipal jurisdiction and has a posted speed limit of 35 mph. McHugh Road has a 2019 ADT of 2,000 vehicles per day north of US 34 while the south side was 2,950 vehicles per day based on the IDOT database.

Tuma Road is an east/west roadway classified as a local road with one travel lane in each direction. Tuma Road provides access to the existing residential development south of US 34. The posted speed limit is 30 mph and is under township jurisdiction with a 2019 ADT of 1,100 vehicles per day based on the IDOT database.

Crimson Lane is a north/south roadway classified as a local road with one travel lane in each direction and a striped median as a two-way left turn lane that facilitates auxiliary turn lanes at major intersections.

Crimson Lane provides access to the existing Children of America Yorkville, the Police Station, and City Hall facilities north of Countryside Parkway. Crimson Lane is under municipal jurisdiction.

Intersection Descriptions

US 34/Veterans Parkway and Countryside Parkway is a coordinated signalized three-leg intersection. The northeast-bound approach of US 34 consists of one left turn lane and two through lanes while the southwest-bound approach consists of two through lanes and one right turn lane. The southbound approach on Countryside Parkway consists of one left turn lane and one right turn lane. All approaches operate with a protected/permitted left turn movement. The traffic signal was observed during the peak hours and found that the cycle length for the weekday am is 110 seconds, the weekday pm is 120 seconds and Saturday midday is 100 seconds.

US 34/Veterans Parkway and McHugh Road is a coordinated signalized intersection. The northbound approach of McHugh Road consists of one left turn lane, one through lane, and one right turn lane while the southbound approach consists of one left turn lane and one shared through/right turn lane. The eastbound and westbound approaches of US 34 consist of one left turn lane, one through lane, and one shared through/right turn lane. All approaches operate with a protected/permitted left turn movement. The traffic signal was observed during the peak hours and found that the cycle length for the weekday am is 110 seconds, the weekday pm is 120 seconds and Saturday midday is 100 seconds.

McHugh Road and Countryside Parkway is an unsignalized all-way stop-controlled intersection. The northbound and southbound approaches of McHugh Road consist of one left turn lane and one shared through/right turn lane. The eastbound and westbound approaches of Countryside Parkway consists of one left turn lane and one shared through/right turn lane.

US 34/Veterans Parkway and Tuma Road is a minor leg stop-controlled t-intersection with the northbound approach of Tuma Road signed as the stop approach. The northeast-bound approach of US 34 consists of one through lane and one shared through/right turn lane while the southwest-bound approach consists of one left turn lane and two through lanes. The northbound approach of Tuma Road consists of one shared left turn/right turn lane.

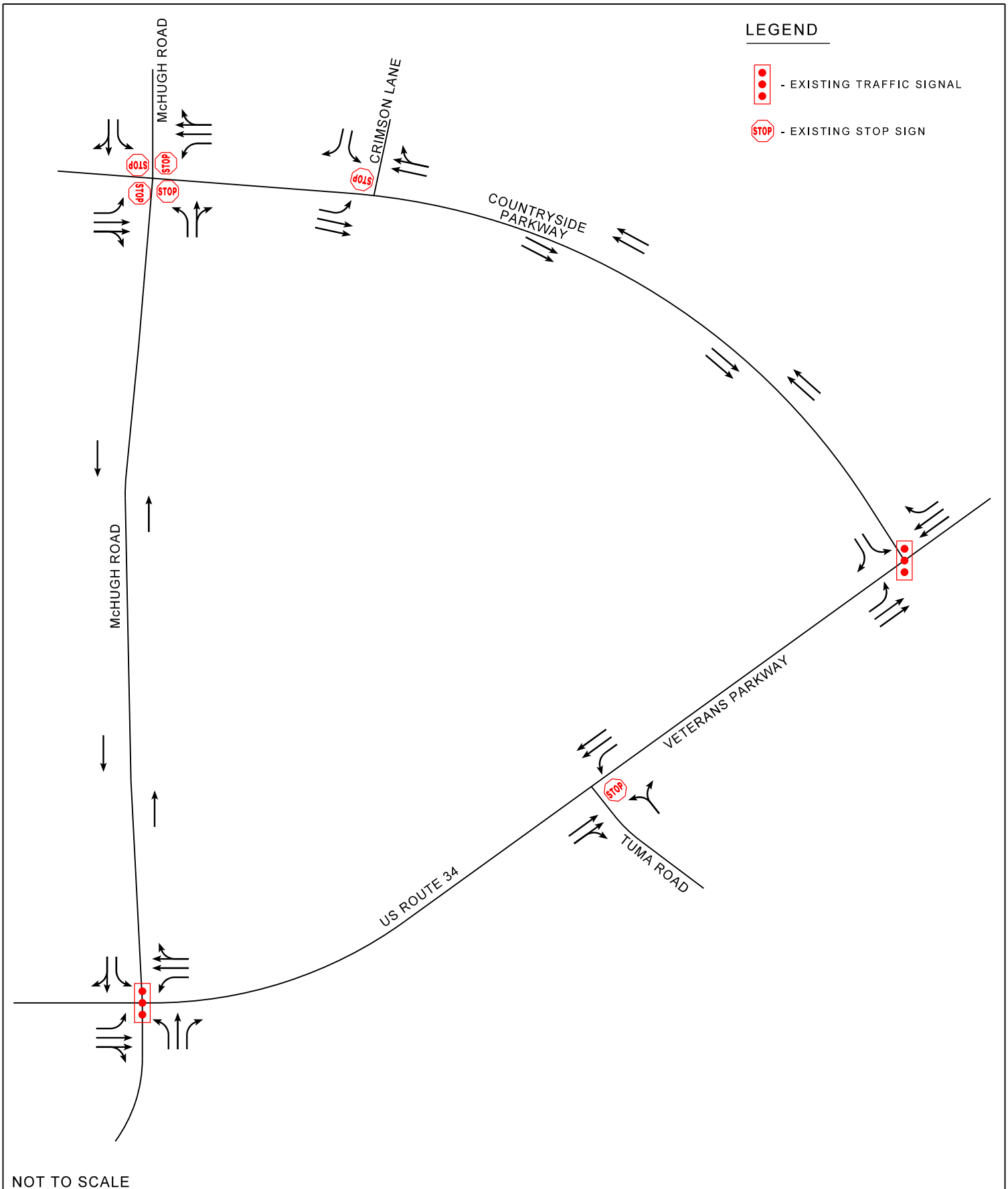
Countryside Parkway and Crimson Lane is a minor leg stop-controlled t-intersection with the southbound approach of Crimson Lane signed as the stop approach. The eastbound approach of Countryside Parkway consists of one left turn lane and two through lanes while the westbound approach of Countryside Parkway consists of one through lane and one shared through/right turn lane. The southbound approach of Crimson Lane consists of one left turn lane and right turn lane.



COSTCO WHOLESALE CORPORATION
YORKVILLE, IL

FIGURE 3
LAND USE MAP

YORKVILLE ILLINOIS



NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 4
EXISTING LANE CONFIGURATION

YORKVILLE ILLINOIS

Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed development, existing vehicular volumes were collected at the study area intersections.

Existing traffic counts were collected on Saturday, September 14, 2024, Tuesday, September 17, 2024, and Wednesday, September 18, 2024. The weekday am peak hour traffic counts were collected from 7:00 am to 9:00 am, the weekday pm peak hour traffic counts were collected from 4:00 pm to 6:00 pm, and the Saturday midday counts were collected from 11:00 am to 3:00 pm. The time periods of the traffic counts were selected to coincide with the typical peak hours of the arterial roadways like US 34/Veterans Parkway, as well as the typical peak hours for a retail development.

It should be noted that due to complications with the traffic data collection equipment, the study area intersections were counted on two consecutive weekdays. The intersections of Countryside Parkway and McHugh Road, US 34 and Countryside Parkway, and US 34 and Tuma Road were collected on Tuesday, September 17, 2024, and the intersections of US 34 and McHugh Road and Countryside Parkway and Crimson Lane were collected on Wednesday, September 18, 2024. The weekday peak hour traffic volumes were balanced with the approach and departure volumes along McHugh Road between US 34 and Countryside Parkway and along Countryside Parkway between Crimson Lane and US 34 adjusted by taking the higher approach traffic volume and distributing it based on the existing turning distribution.

The weekday am peak hour occurs between 7:00 am – 8:00 am, the weekday pm peak hour occurs between 4:30 pm – 5:30 pm, and the Saturday midday peak hour occurs 12:45 pm – 1:45 pm, respectively. The existing peak hour volumes at the study area intersections are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen-minute increments is provided in Appendix A.

Proposed Development

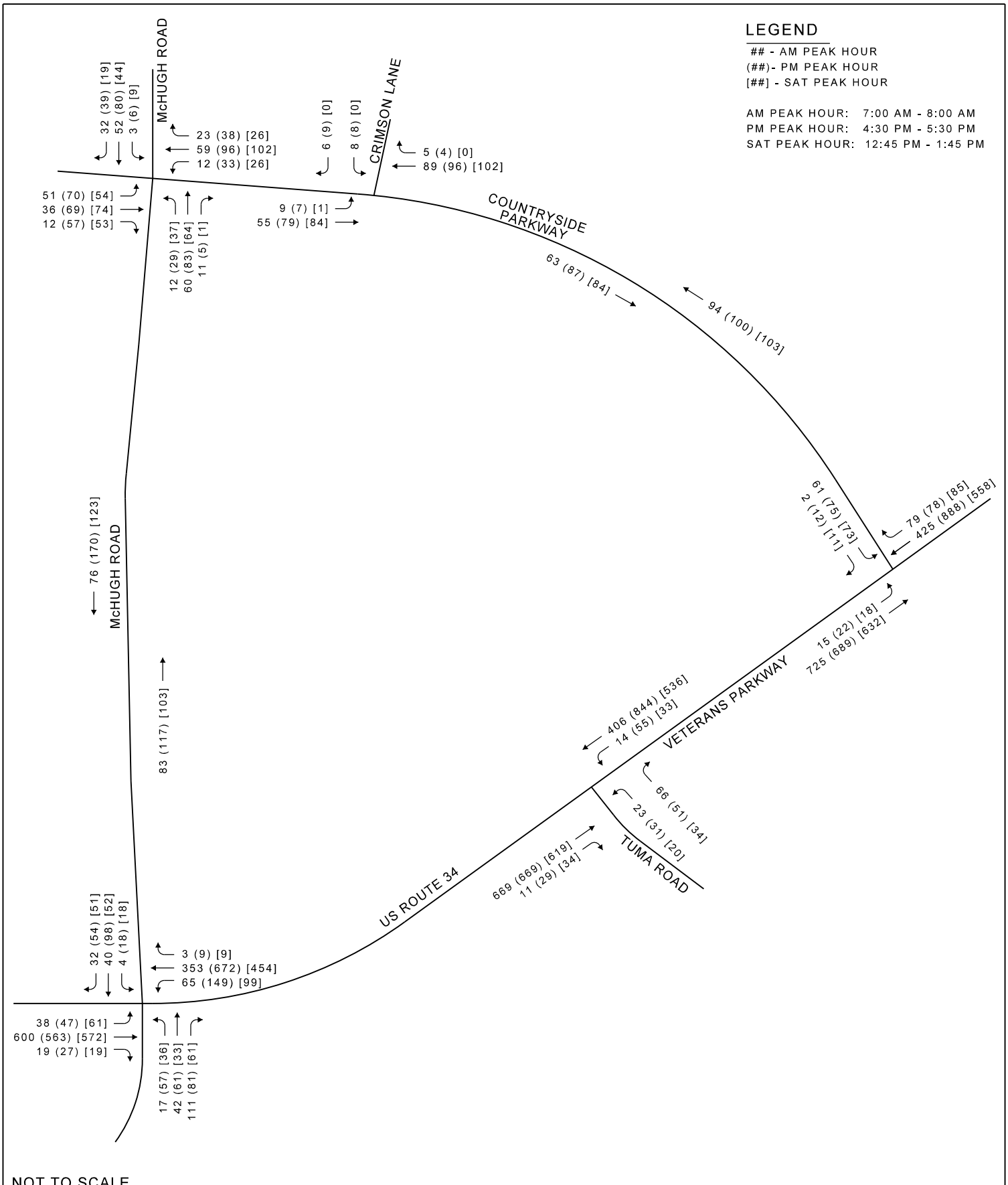
Land Use Development

It is our understating that there are no known development plans within the immediate study area that are likely to alter traffic patterns in the near future. It should be noted that the properties on the west side of McHugh Road and the east side of Countryside Parkway will likely be developed in the future. At this time, there are no specific development plans for those sites.

Roadway Development

It is our understanding that there are no other known planned roadway developments that will impact traffic patterns in the study area.

The proposed access plan includes a right-in/right-out/left-in access driveway on US 34 that aligns with Tuma Road, two full access driveways on McHugh Road, a full access driveway on Countryside Parkway that aligns with Crimson Lane, a full access driveway on Countryside Parkway, and a right in/right out driveway on Countryside Parkway north of the US 34 intersection.



NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 5 EXISTING TRAFFIC VOLUMES

YORKVILLE ILLINOIS

III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

The proposed site plan consists of an approximately 161,064 square foot Costco Wholesale building and a members-only gas station with 40 pumps. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The following land use category is used to determine project traffic:

> Discount Club (ITE Land Use Code 857) – A discount club is a discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires, and appliances; many items are sold in large quantities or bulk. Some sites may include on-site fueling pumps.
>
> Gasoline/Service Station (ITE Land Use Code 944) – This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. A gasoline/service station may also have ancillary facilities for servicing and repairing motor vehicles and may have a car wash.

The *Trip Generation Manual, 11th Edition* assigns trip generation estimates based on a regression equation for each peak period and an independent variable. In this case, the gross building area is applicable for the discount club and vehicle fueling positions for the gas station. The weekday am and weekday pm peak hour trip generation equations are selected for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm. The Saturday midday peak hour equations are selected for the Saturday peak hour of generator for both uses.

Trip generation is estimated based on the operational areas, which are summarized in Table 1. The Costco store will not be open during the weekday am peak hour as warehouse stores typically open after the morning commuter peak hour. A nominal number of trips are assumed for the weekday am peak hour to account for deliveries and employee trips to the store. The gas station is expected to be open to members only during the weekday am peak hour.

It is unlikely that the ITE *Trip Generation Handbook* methodology for internal capture is applicable since both the discount club and gas station are members only. The discount club operator stated that for locations in the Midwest, typically 65 to 75 percent of all gas station trips also include a trip into the discount club. In order to maintain a conservative analysis, it is assumed that 65 percent of gas station trips are internally captured, resulting in an overall internal capture of 22 percent during the weekday pm peak hour and 15 percent during the Saturday midday peak hour. Weekday daily and Saturday volumes

were calculated using a ten percent reduction for internal capture and a pass by reduction similar to the peak hour for the gas station and discount club.

As documented in the ITE *Trip Generation Handbook*, some land uses do not typically generate all new traffic on the roadway system. The total traffic generation is a combination of pass-by trips, or traffic drawn from the existing traffic flow on the adjacent streets, and primary trips, which represent new traffic drawn to the roadway network. In order to assess the pass-by trips, the data published in the ITE *Trip Generation Handbook* was utilized to estimate the pass-by percentages for the applicable land uses. It should be noted that pass-by trip reductions do not reduce the total number of trips into and out of the site, but decrease the number of new trips on the roadway network. A 34 percent pass-by rate was used for the discount club land use during the weekday pm peak hour and a 25 percent pass-by rate during the Saturday midday peak hour. Similarly, a 63 percent pass-by rate was applied for the gas station during the weekday am peak hour, while a 57 percent and 49 percent was used for the weekday pm and Saturday midday peak hours, respectively.

The new and pass-by trips will be assigned to the site driveways and local roadway network based on a trip distribution of these trips. The assignment of traffic to the driveways will likely follow a similar distribution to the existing condition, with adjustments made to account for modifications to the internal roadway network and the gas station location.

Table 1: Costco Trip Generation

LUC	LAND USE	SIZE	Weekday	Weekday AM			Weekday PM			Saturday	Saturday MD		
			Daily	In	Out	Total	In	Out	Total	Daily	In	Out	Total
857	Discount Club	161,064 SF	**6,836**	5	5	**10**	337	338	**675**	**8,657**	503	523	**1,026**
	Internal Capture Reduction:		*-686*	0	0	0	-90	-91	-181	-719	-81	-85	-166
	Pass-By Trips:		*-2,276*	0	0	0	-84	-84	-168	-2,381	-108	-108	-216
944	Gasoline/Service Station	40 Fueling Position	**6,880**	206	205	**411**	278	278	**556**	**5,736**	255	256	**511**
	Internal Capture Reduction:		*-686*	0	0	0	-91	-90	-181	-719	-85	-81	-166
	Pass-By Trips:		*-2,602*	-129	-129	-258	-107	-107	-214	-2,107	-85	-85	-170
	Total Trip Generation:		**13,716**	**211**	**210**	**421**	**615**	**616**	**1,231**	**14,393**	**758**	**779**	**1,537**
	Less Internal Capture:		*-1,371*	*0*	*0*	*0*	*-181*	*-181*	*-362*	*-1,438*	*-166*	*-166*	*-332*
	Internal Capture Rate:		*10%*	*0%*			*29%*			*10%*	*22%*		
	Total External Trips		***12,345***	***211***	***210***	***421***	***434***	***435***	***869***	***12,955***	***592***	***613***	***1,205***
	Less Pass-by:		*-4,878*	*-129*	*-129*	*-258*	*-191*	*-191*	*-382*	*-4,488*	*-193*	*-193*	*-386*
	Total New Traffic Generated on Network:		***7,467***	***82***	***81***	***163***	***243***	***244***	***487***	***8,467***	***399***	***420***	***819***

Overall, 163, 487, and 819 total new trips are estimated during the weekday am, weekday pm, and Saturday midday peak hours, respectively. An additional 258, 382, and 386 pass-by trips are anticipated during the weekday am, weekday pm, and Saturday midday peak hour, respectively.

It should be noted that the gasoline/service station land use includes ancillary uses on the site, including convenience and car wash. The Costco gas stations do not have any ancillary uses. Therefore, the 163 new

trips generated by the 40 fueling positions may be overestimated as it is unlikely that over 80 vehicles will make a home-to-gas station only trip during the weekday am peak hour.

Pages from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* are included in Appendix I for reference.

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, location of employment centers, location of commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

The distribution of discount club and gasoline/service station is based on the location of schools, employment centers, and commercial/retail areas. Traffic is primarily assigned to US 34 and Countryside Parkway due to the high-volume arterial nature of these streets. Much lower volumes are assigned to McHugh Road. The overall trip distribution is summarized in Table 2.

Table 2: Trip Distribution

Cordon Location	Distribution
Veterans Parkway/US 34 - East of Countryside Parkway	45%
Veterans Parkway/US 34 - West of McHugh Road	25%
Countryside Parkway - West of McHugh Road	20%
McHugh Road - North of Countryside Parkway	5%
McHugh Road - South of Veterans Parkway/US 34	5%

The assignment of traffic to the driveways follows a similar distribution to the existing condition, with adjustments made to account for modifications to the internal roadway network and the location of the gas station. The proposed access plan includes a full access driveway on US 34 that aligns with Tuma Road, two full access driveways and one right in/right out driveway on Countryside Parkway, and two full access driveways on McHugh Road. Therefore, approximately 40 percent of the total Costco trips are assigned to the driveway on US 34, 35 percent of the Costco trips are assigned to the Countryside driveways, and 25 percent to the driveways along McHugh Road. The distribution and assignment of proposed primary trips is illustrated in Figure 6.

It is assumed that most pass-by and diverted trips will be along US 34, Countryside Parkway, and McHugh Road. The directional split favors the westbound vehicles utilize the driveways to access the site via right

turns to and from US 34. The distribution and assignment of proposed pass by trips is illustrated in Figure 7.

The proposed primary trips are added to the proposed pass by trips to obtain the total proposed trips, which are illustrated in Figure 8.

Background Traffic Volumes

Background traffic volumes are estimated for the year 2031 which is five years beyond the anticipated build out in 2026. These volumes account for future non-project related growth in the area. The AADT for the study area roadways were obtained from the IDOT database. A summary of the CMAP growth rates is provided in Table 3. CMAP correspondence is provided in Appendix B.

Table 3: CMAP Growth Rates

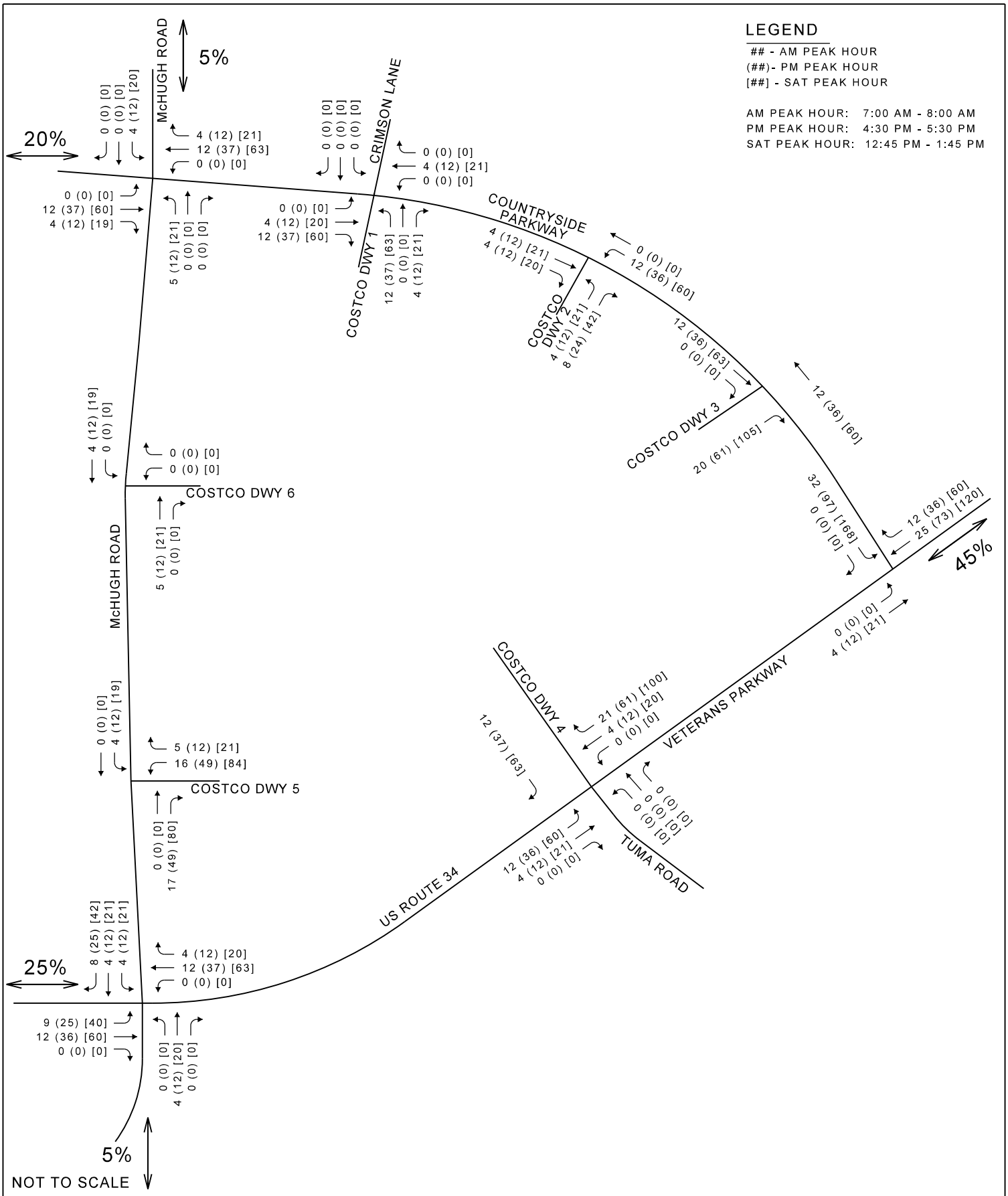
Street	AADT		Total Growth from Count Year to 2050	Compounded Yearly Rate	Total Growth from 2024 to 2031	Total Growth from 2024 to 2050
	Existing AADT (Year)	2050 Proj.				
US Route 34 east of McHugh Road	16,200 (2023)	21,000	29.6%	1.0%	7.0%	28.4%
US Route 34 west of McHugh Road	14,000 (2023)	18,100	29.3%	1.0%	6.9%	28.1%
Countryside Parkway between US 34 and McHugh Road	1,600 (2019)	2,000	25.0%	0.7%	5.2%	20.6%
Countryside Parkway west of McHugh Road	3,600 (2019)	4,500	25.0%	0.7%	5.2%	20.6%
McHugh Road south of US 34	2,950 (2019)	3,700	25.4%	0.7%	5.2%	20.9%
McHugh Road north of US 34	2,000 (2019)	2,500	25.0%	0.7%	5.2%	20.6%
Tuma Road south of US 34	1,100 (2019)	1,380	25.5%	0.7%	5.3%	20.9%

Overall, the CMAP projections indicate that there will be overall growth in traffic along the study area roadways around the proposed development. For the purposes of this study, a uniform total growth factor of 7.0 percent is applied to all movements throughout the study area to accommodate non-project related growth.

The 2031 background traffic volumes are illustrated in Figure 9.

Future Traffic Volumes

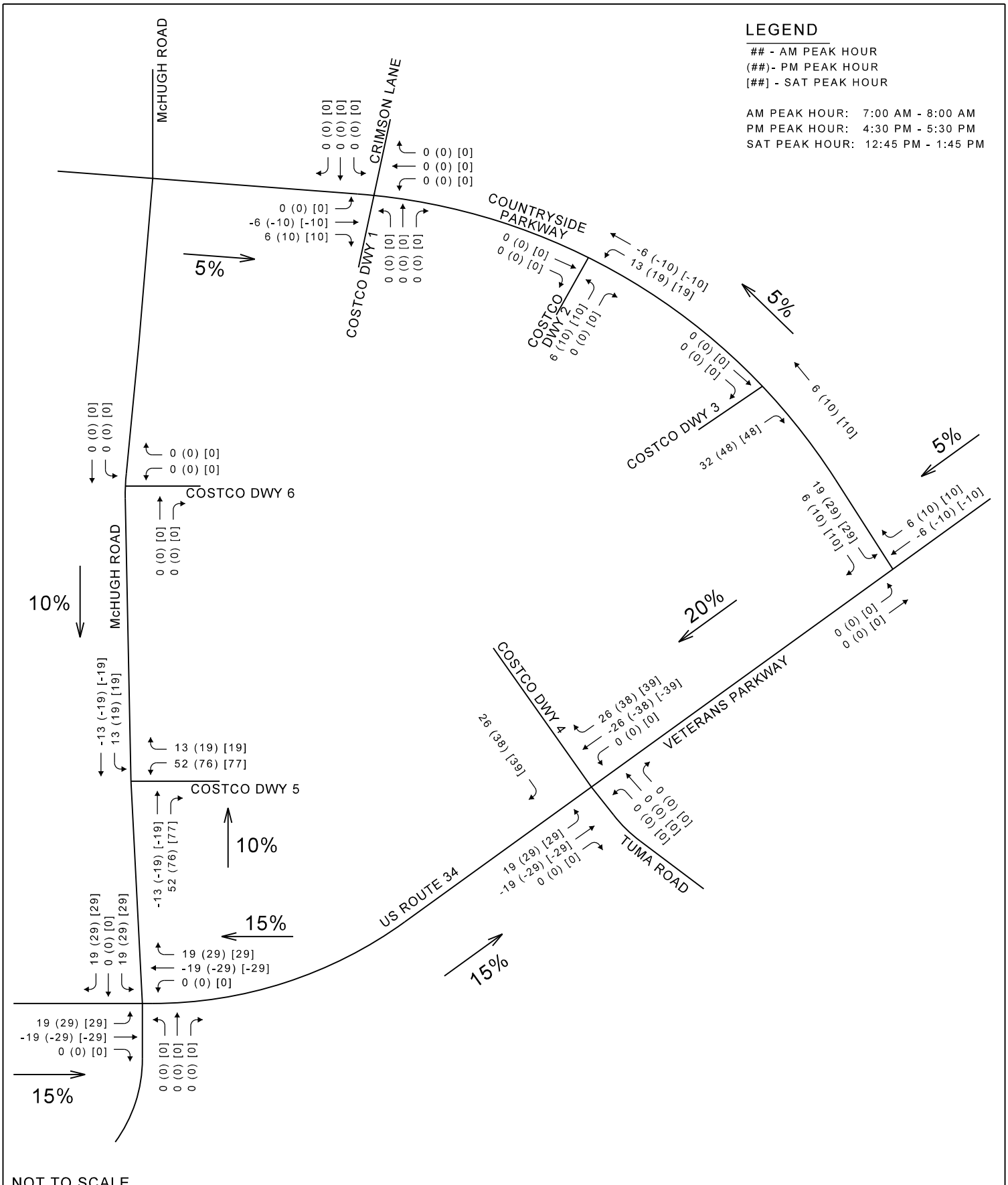
The total project trips are added to the background volume to obtain the future with project traffic volumes for the study area intersections. Future with project traffic volumes are depicted in Figure 10.



COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 6 NEW PROJECT TRAFFIC VOLUMES

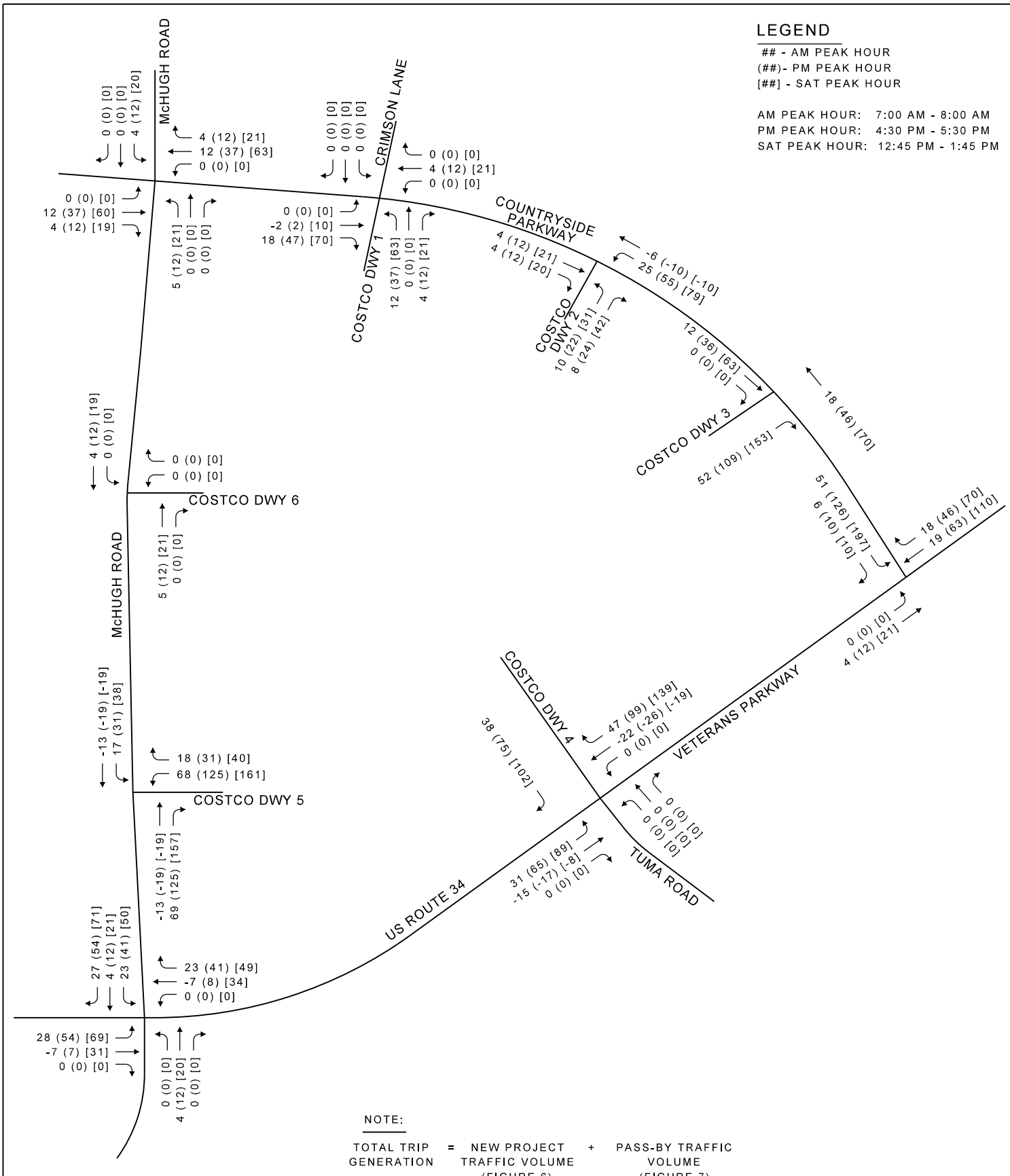
YORKVILLE ILLINOIS



COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 7 PASS BY TRAFFIC VOLUMES

YORKVILLE ILLINOIS



NOTE:

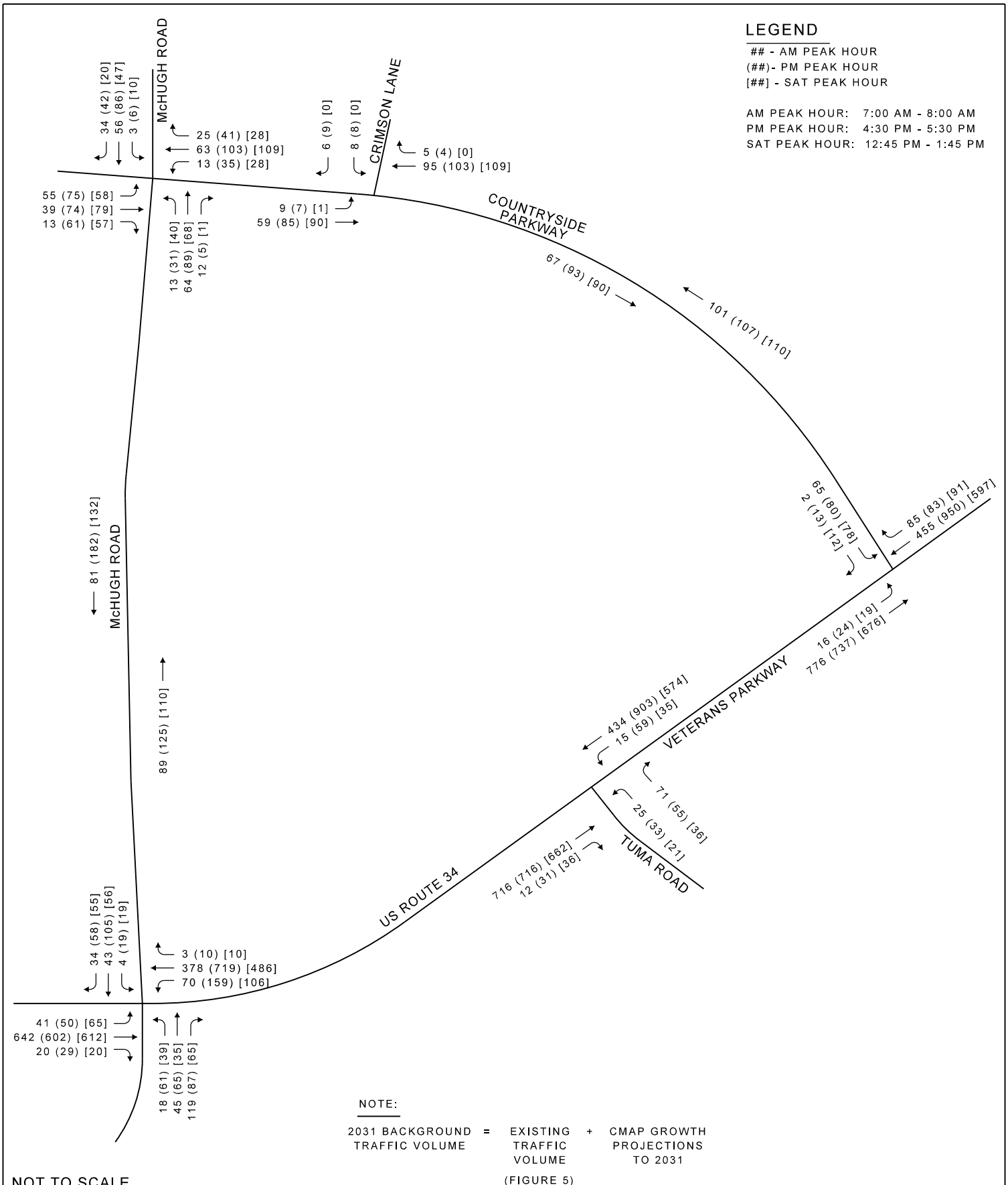
TOTAL TRIP GENERATION = NEW PROJECT TRAFFIC VOLUME (FIGURE 6) + PASS-BY TRAFFIC VOLUME (FIGURE 7)

NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 8 TOTAL TRAFFIC VOLUMES

YORKVILLE ILLINOIS



NOTE:

2031 BACKGROUND TRAFFIC VOLUME = EXISTING TRAFFIC VOLUME + CMAP GROWTH PROJECTIONS TO 2031

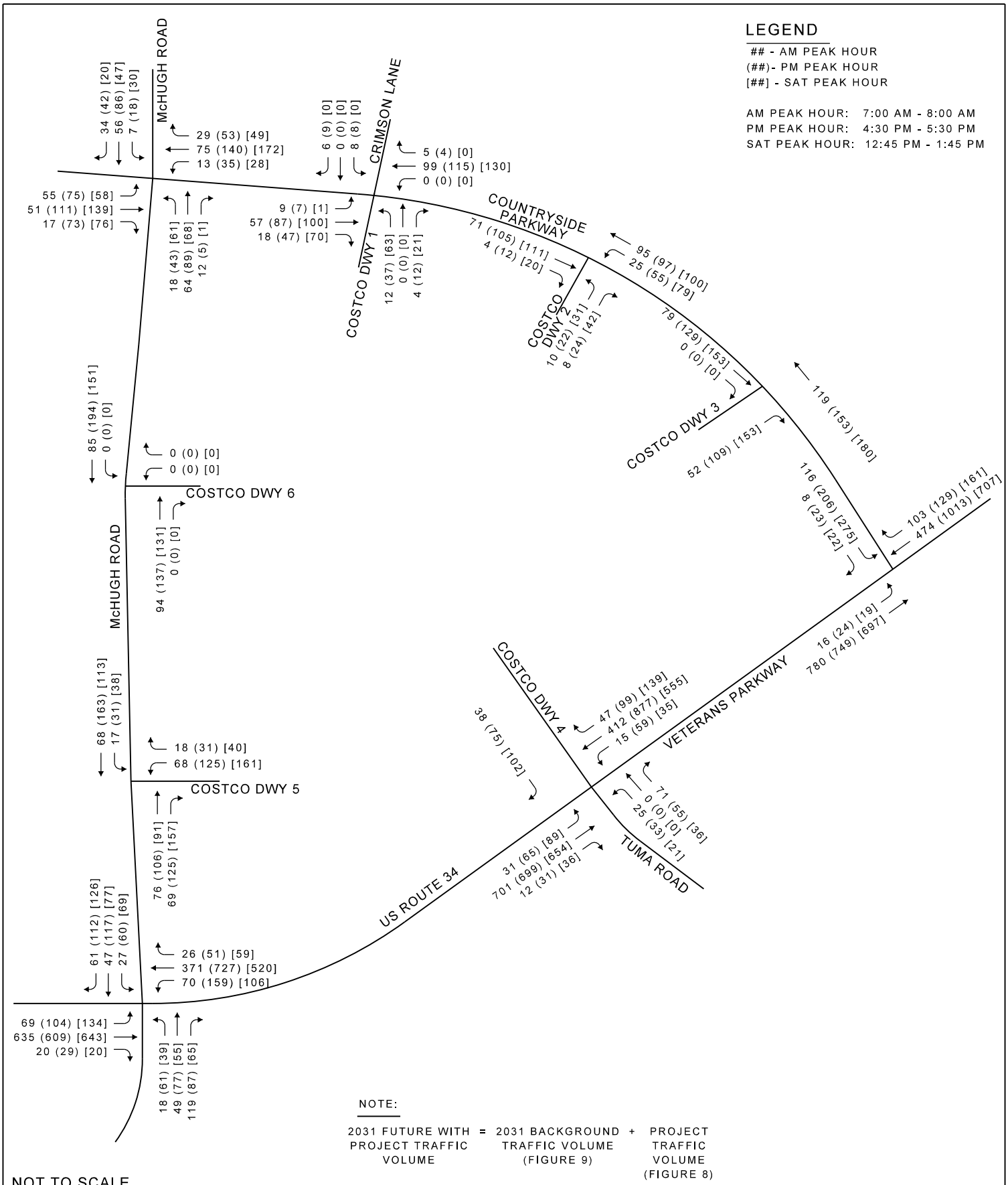
(FIGURE 5)

NOT TO SCALE

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FIGURE 9
2031 BACKGROUND TRAFFIC VOLUMES

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NOTE:

2031 FUTURE WITH PROJECT TRAFFIC VOLUME = 2031 BACKGROUND TRAFFIC VOLUME (FIGURE 9) + PROJECT TRAFFIC VOLUME (FIGURE 8)

NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 10
2031 FUTURE WITH PROJECT TRAFFIC VOLUMES

YORKVILLE ILLINOIS

IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left and right turn lanes, and factors such as design speed. Worksheets displaying all right and left turn lane warrants are included in Appendix C.

Overall, it is found that the westbound right turn movement at Costco Driveway 4 on US 34 and the northbound right turn movement at Costco Driveway 5 on McHugh Road meet the right turn lane warrant based on the BDE chart comparing right turn and approach volumes and should therefore be considered. This warrant is intended to identify areas with high right turn volumes that can unduly impair the through movements. In this case, the through volumes along US 34 are relatively high. Based on the results of the auxiliary warrants, it is recommended that right turn lanes are provided on the westbound approach of US 34 at Costco Driveway 4 and the northbound approach of McHugh Road at Costco Driveway 5.

Left turn lanes are not currently provided at Costco Driveways 1, 2, and 4. It is found that the westbound approach of Countryside Parkway at Costco Driveway 1 and Driveway 2 and the eastbound approach of US 34 at Costco Driveway 4 meet the warrant of uniformity of intersection design for auxiliary left turn lanes. Currently, the striped median along McHugh Road provides a two-way left turn lane which will accommodate the southbound left turns at Driveways 5 and 6. Based on the results of the auxiliary lane warrants, it is recommended that left turn lanes are provided on the westbound approach of Countryside Parkway at Costco Driveway 1 and Costco Driveway 2 and on the eastbound approach of US 34 at the Costco Driveway 4.

Traffic Signal Warrant Analysis

Based on the projected traffic volumes at the intersections of US 34 and Costco Driveway 4/Tuma Road and Countryside Parkway and McHugh Road, a traffic signal warrant analysis has been conducted at each intersection. The investigation for the need for a traffic control signal is based on the methodology established in the Manual on Uniform Traffic Control Devices (MUTCD). The MUTCD establishes nine individual warrants. The installation of a traffic signal should be further investigated at locations that meet one or more warrants. However, warrant 1, the eight-hour vehicular volume warrant, is typically the only vehicular volume/delay warrant that is considered for intersections on designated SRA routes.

Warrant 1 is met if a total of eight hours in the day exceeds the thresholds established in the MUTCD. Traditionally, this warrant requires more than eight hours of data collection and substantial projections of future trips. However, additional guidance from IDOT states that in cases involving future volumes, the eight-hour vehicular volume hour can be estimated as 55 percent of the peak hour volumes.

The IDOT methodology also requires a reduction of the minor approach right turn volume based on factors such as lane configuration and conflicting volumes. Additionally, the minor street threshold volumes are typically increased for intersections located on SRA's to reflect more rigid warranting requirements. The policy for new traffic signals along an SRA route are described in Section 10.4.2 of the *Strategic Regional Arterial Design Concept Report*, February 1994.

Based on the projected weekday pm peak hour traffic volumes and utilizing the IDOT guidance to estimate the eighth hour volumes, the intersections of US 34 and Costco Driveway 4/Tuma Road and Countryside Parkway and McHugh Road do not meet the eight-hour warrants. Therefore, for the purposes of this study, the intersections of US 34 and Costco Driveway 4/Tuma Road was analyzed as a two-way stop-controlled intersection and the intersection of Countryside Parkway and McHugh Road was analyzed as the existing all-way stop-controlled configuration. The supporting Signal Warrant Review Sheet and Right Turn Factorization Sheet are included in Appendix E.

Capacity Analysis

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM), 7th Edition*. The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.

Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Source: Transportation Research Board, *Highway Capacity Manual 6th Edition*, National Research Council, 2016.

Typically, various state and local governments adopt standards varying between LOS C and LOS E, depending on the area's size and roadway characteristics.

The study area includes the existing signalized intersections of US 34/Veterans Parkway and Countryside Parkway and US 34/Veterans Parkway and McHugh Road, the existing unsignalized intersections of McHugh Road and Countryside Parkway, Crimson Lane and Countryside Parkway, and US 34/Veterans Parkway and Tuma Road, and the proposed connections on US 34/Veterans Parkway, McHugh Road, and Countryside Parkway. Capacity analysis was performed with Synchro 11.1. Models were created for the weekday am, weekday pm, and Saturday midday peak hours for the existing, 2031 background, and 2031 future with project scenarios.

The capacity analysis results at the signalized intersections are summarized in Table 5 and at the unsignalized intersections in Table 6. The traffic signal timing plans were obtained from videos captured during the traffic counts and utilized for this analysis. Supporting capacity analysis worksheets are provided in Appendices E, F, and G, respectively.

Table 5: Capacity Analysis of Signalized Intersections

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound		Intersection	
			Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
Veterans Parkway (US 34) & Countryside Parkway	Weekday AM	Existing (2024)	2.5	A	4.5	A	-	-	46.9	D	5.4	A
		Background (2031)	2.5	A	4.6	A	-	-	47.4	D	5.5	A
		Future with Project (2031)	2.7	A	4.5	A	-	-	53.5	D	7.6	A
	Weekday PM	Existing (2024)	1.4	A	6.0	A	-	-	50.3	D	6.4	A
		Background (2031)	1.5	A	6.3	A	-	-	50.8	D	6.5	A
		Future with Project (2031)	2.4	A	6.2	A	-	-	114.7	F	16.4	B
		FwP (2031) w/ Mitigation	9.1	A	17.3	B	-	-	33.8	C	16.1	B
	Saturday MD	Existing (2024)	1.4	A	5.4	A	-	-	39.3	D	5.6	A
		Background (2031)	1.4	A	5.4	A	-	-	39.6	D	5.6	A
		Future with Project (2031)	2.2	A	5.4	A	-	-	136.1	F	24.8	C
		FwP (2031) w/ Mitigation	12.8	B	16.1	B	-	-	25.0	C	16.2	B
Veterans Parkway (US 34) & McHugh Road	Weekday AM	Existing (2024)	14.2	B	10.6	B	15.9	B	28.0	C	14.1	B
		Background (2031)	14.5	B	11.3	B	15.7	B	29.0	C	14.5	B
		Future with Project (2031)	14.2	B	11.4	B	18.2	B	27.9	C	15.1	B
	Weekday PM	Existing (2024)	17.9	B	15.2	B	23.5	C	41.3	D	19.4	B
		Background (2031)	18.4	B	15.5	B	23.4	C	42.6	D	19.9	B
		Future with Project (2031)	17.9	B	17.0	B	26.6	C	45.2	D	22.0	C
	Saturday MD	Existing (2024)	20.2	C	17.3	B	15.2	B	20.3	C	18.7	B
		Background (2031)	20.7	C	18.1	B	15.3	B	20.9	C	19.3	B
		Future with Project (2031)	20.5	C	21.0	C	18.9	B	23.1	C	20.9	C

Table 6: Capacity Analysis of Unsignalized Intersections

Intersection / Approach	Weekday AM						Weekday PM						Saturday MD					
	Existing (2024)		Background (2031)		Future w/ Project (2031)		Existing (2024)		Background (2031)		Future w/ Project (2031)		Existing (2024)		Background (2031)		Future w/ Project (2031)	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
McHugh Road & Countryside Parkway																		
NB Left	9.0	A	9.1	A	9.4	A	9.7	A	9.8	A	10.5	B	9.3	A	9.5	A	10.6	B
NB Thru/right	9.2	A	9.4	A	9.7	A	9.9	A	10.2	B	10.8	B	9.1	A	9.3	A	10.1	B
EB Left	9.7	A	9.8	A	10.1	B	10.1	B	10.4	B	10.8	B	9.3	A	9.5	A	10.1	B
EB Thru	8.6	A	8.7	A	9.0	A	9.1	A	9.3	A	10.1	B	8.7	A	8.8	A	10.0	A
EB Thru/right	8.3	A	8.5	A	8.7	A	8.9	A	9.1	A	10.0	A	8.4	A	8.5	A	9.8	A
WB Left	9.0	A	9.1	A	9.3	A	9.6	A	9.8	A	10.1	B	9.0	A	9.2	A	9.7	A
WB Thru	8.8	A	9.0	A	9.3	A	9.5	A	9.7	A	10.5	B	9.0	A	9.1	A	10.4	B
WB Thru/right	8.6	A	8.8	A	9.1	A	9.0	A	9.3	A	10.0	A	8.6	A	8.7	A	9.9	A
SB Left	10.0	A	10.1	B	10.4	B	9.3	A	9.4	A	10.1	B	9.1	A	9.2	A	10.2	B
SB Thru/right	9.2	A	9.5	A	9.8	A	10.1	B	10.5	B	11.2	B	8.9	A	9.1	A	9.9	A
Countryside Parkway & Crimson Lane/Costco Driveway 1																		
NB Left/thru	-	-	-	-	10.2	B	-	-	-	-	10.4	B	-	-	-	-	10.7	B
NB Right	-	-	-	-	8.6	A	-	-	-	-	8.8	A	-	-	-	-	8.9	A
EB Left	7.8	A	7.9	A	7.9	A	7.5	A	7.5	A	7.5	A	7.4	A	7.5	A	7.5	A
WB Left	-	-	-	-	0.0	A	-	-	-	-	0.0	A	-	-	-	-	0.0	A
SB Left	10.0	B	10.1	B	10.4	B	9.6	A	9.7	A	10.1	B	0.0	A	0.0	A	0.0	A
SB Right	8.7	A	8.8	A	8.8	A	8.6	A	8.7	A	8.7	A	0.0	A	0.0	A	0.0	A
Countryside Parkway & Costco Driveway 2																		
NB Left	-	-	-	-	9.6	A	-	-	-	-	10.8	B	-	-	-	-	11.6	B
NB Right	-	-	-	-	8.6	A	-	-	-	-	8.7	A	-	-	-	-	8.9	A
WB Left	-	-	-	-	7.4	A	-	-	-	-	7.6	A	-	-	-	-	7.7	A
Countryside Parkway & Costco Driveway 3 (RIRO)																		
EB Right	-	-	-	-	8.7	A	-	-	-	-	9.2	A	-	-	-	-	9.5	A
Veterans Parkway (US 34) & Tuma Road/Costco Driveway 4																		
NE Left	-	-	-	-	7.9	A	-	-	-	-	8.9	A	-	-	-	-	8.5	A
NW Appr.	15.4	C	16.8	C	18.4	C	24.1	C	29.4	D	56.3	F	16.6	C	18.0	C	27.2	D
SE Right	-	-	-	-	9.0	A	-	-	-	-	10.6	B	-	-	-	-	9.8	A
SW Left	9.4	A	9.6	A	9.6	A	9.4	A	9.7	A	9.7	A	9.1	A	9.3	A	9.3	A
McHugh Road & Costco Driveway 5																		
WB Left	-	-	-	-	10.1	B	-	-	-	-	11.9	B	-	-	-	-	12.0	B
WB Right	-	-	-	-	8.8	A	-	-	-	-	9.0	A	-	-	-	-	8.9	A
SB Left	-	-	-	-	7.6	A	-	-	-	-	7.8	A	-	-	-	-	7.9	A
McHugh Road & Costco Driveway 6																		
WB Left	-	-	-	-	0.0	A	-	-	-	-	0.0	A	-	-	-	-	0.0	A
WB Right	-	-	-	-	0.0	A	-	-	-	-	0.0	A	-	-	-	-	0.0	A
SB Left	-	-	-	-	0.0	A	-	-	-	-	0.0	A	-	-	-	-	0.0	A

Existing Scenario

Based on the analysis results at the signalized intersections, the major approaches operate with LOS D or lower at the study area intersections. At the signalized intersection of US 34/Veterans Parkway and Countryside Parkway, the overall intersection operates at LOS A for all three time periods, while the signalized intersection of US 34/Veterans Parkway and McHugh Road operates at LOS B for all three time periods.

All movements at the unsignalized intersections operate adequately with LOS C or better.

Background Scenario

For the 2031 background scenario, delays tend to increase slightly at the signalized intersections. The addition of background traffic results in similar delay times for each approach and the overall intersection. It is worth noting that slight delay improvements are observed on some minor street approaches. This is due to the increased side street volumes placing more calls on the intersection approach which extends the effective green times for the side street and results in a decreased average delay for that approach.

All movements at the unsignalized intersections continue to operate adequately. The northwest approach of Tuma Road is projected to operate at LOS D during the weekday pm peak hour.

Future with Project Scenario

Delays again tend to slightly increase with the addition of project related traffic for the weekday am, weekday pm, and Saturday midday peak hours. Based on the projected analysis, the southbound approach at Countryside Parkway and US 34/Veterans Parkway operates at LOS F during the weekday pm and Saturday midday peak hours and the overall intersection delay drops from LOS A to LOS B for the weekday pm and from LOS A to LOS C for the Saturday midday peak hour. At the signalized intersection of US 34/Veterans Parkway and McHugh Road, all approaches operate at LOS D or better for all three time periods. The overall intersection delay drops from LOS B to LOS C for both the weekday pm and Saturday midday peak hours.

All movements at the unsignalized intersections continue to operate adequately, with all levels of service remaining at LOS D or better with the exception of the northwest approach of Tuma Road which is projected to operate at LOS F during the weekday pm peak hour. Higher delays are typical at stop-controlled approaches on minor streets and driveways at intersections with arterial roadways during peak periods. Additionally, it should be noted that the volume-to-capacity ratio of the minor approaches are less than one, indicating available capacity. While left-turn movements from driveways onto arterials may experience delays during peak hours, they are expected to operate adequately at all other hours of the day.

Potential Mitigation Scenario

As described, the southbound approach at the intersection of Countryside Parkway and US 34/Veterans Parkway is projected to operate at LOS F during the weekday pm and Saturday midday peak hour using the existing traffic signal timing plan. One option to reduce the southbound approach delay would be to retime the existing signal timing plan by shifting 22 seconds of green time from the US 34/Veterans Parkway eastbound/westbound through movement to the southbound approach during the weekday pm and 23 seconds of green time during the Saturday midday peak hours. As illustrated in Table 5, retiming the traffic signal would result in the southbound approach operating at LOS C with minimal impact on the eastbound and westbound approaches, with the US 34 approaches both operating at LOS B during both

peak hours. The signal retiming would have to be approved by IDOT. The capacity worksheets for this mitigation can be found in Appendix H.

Queue Length Analysis

A queue length analysis was conducted at each of the study area intersections. A summary of this analysis is provided in Table 7. This data is comprised of the 95th percentile queue output from the Synchro analysis.

For the existing, background, and future with project scenarios, all left and right turning queue lengths do not exceed the provided storage lengths with the exception of the southbound left turn at the signalized US 34 and Countryside Parkway intersection. This southbound movement exceeds the existing storage during the weekday pm peak hour and Saturday midday peak hours with a queue of 341 feet and 381 feet, respectively. It should be noted that this is a trap lane and the queues do not spill back into the main travel lanes, however, it is anticipated that this queue will back up to the proposed Costco Driveway 4 (right in/right out). Based on the proposed mitigation scenario, the southbound queues will decrease to 208 feet during the weekday pm peak hour and 211 feet during the Saturday midday peak hour.

No queuing issues are anticipated at any of the unsignalized intersections.

It should be noted that based on the location of the proposed Costco Driveway 5 at McHugh Road, north of the US 34/Veterans Parkway intersection with McHugh Road, the southbound left turn storage and taper will be reduced to accommodate this Costco Driveway. Proposed storage and taper lengths are included in Table 7. As illustrated in Table 7, the reduction of the existing storage and taper will likely not impact the 95th percentile queue length for any of the three time periods.

It is concluded that no queue storage mitigation is required at any of the intersections and site driveways.

Table 7: 95th Percentile Queue Lengths

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound	
			Left	Right	Left	Right	Left	Right	Left	Right
McHugh Road & Countryside Parkway (All-Way Stop Controlled)	Weekday AM	Existing (2024)	10	-	3	-	3	-	0	-
		Background (2031)	13	-	3	-	3	-	0	-
		Future with Project (2031)	13	-	3	-	3	-	3	-
	Weekday PM	Existing (2024)	13	-	5	-	5	-	0	-
		Background (2031)	13	-	5	-	5	-	0	-
		Future with Project (2031)	15	-	5	-	8	-	3	-
	Saturday MD	Existing (2024)	8	-	3	-	5	-	3	-
		Background (2031)	10	-	5	-	5	-	3	-
		Future with Project (2031)	10	-	5	-	10	-	5	-
	Storage Length (ft)		**150**	**-**	**150**	**-**	**160**	**-**	**120**	**-**
	Taper Length (ft)		**160**	**-**	**145**	**-**	**175**	**-**	**115**	**-**
Countryside Parkway & Crimson Lane / Costco Driveway 1 (Two-Way Stop Controlled)	Weekday AM	Existing (2024)	0	-	-	-	-	-	3	0
		Background (2031)	0	-	-	-	-	-	3	0
		Future with Project (2031)	0	-	0	-	3	0	3	0
	Weekday PM	Existing (2024)	0	-	-	-	-	-	0	0
		Background (2031)	0	-	-	-	-	-	0	0
		Future with Project (2031)	0	-	0	-	5	0	0	0
	Saturday MD	Existing (2024)	0	-	-	-	-	-	0	0
		Background (2031)	0	-	-	-	-	-	0	0
		Future with Project (2031)	0	-	0	-	8	3	0	0
	Storage Length (ft)		**150**	**-**	**140***	**-**	**30***	**30***	**100**	**100**
	Taper Length (ft)		**145**	**-**	**130***	**-**	**-**	**-**	**100**	**-**
Countryside Parkway & Costco Driveway 2 (Two-Way Stop Controlled)	Weekday AM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	3	-	0	0	-	-
	Weekday PM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	3	-	3	3	-	-
	Saturday MD	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	5	-	5	3	-	-
	Storage Length (ft)		**-**	**-**	**185***	**-**	**30***	**30***	**-**	**-**
	Taper Length (ft)		**-**	**-**	**200***	**-**	**-**	**-**	**-**	**-**
Countryside Parkway & Costco Driveway 3 (Two-Way Stop Controlled)	Weekday AM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	5	-	-	-	-	-	-
	Weekday PM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	10	-	-	-	-	-	-
	Saturday MD	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	15	-	-	-	-	-	-
	Storage Length (ft)		**-**	**90***	**-**	**-**	**-**	**-**	**-**	**-**
	Taper Length (ft)		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Veterans Parkway/US 34 & Countryside Parkway (Signalized)	Weekday AM	Existing (2024)	3	-	-	5	-	-	84	8
		Background (2031)	3	-	-	5	-	-	89	8
		Future with Project (2031)	4	-	-	5	-	-	144	15
	Weekday PM	Existing (2024)	4	-	-	5	-	-	110	20
		Background (2031)	4	-	-	5	-	-	114	21
		Future with Project (2031)	6	-	-	6	-	-	341	26
		FwP (2031) w/ Mitigation	13	-	-	6	-	-	208	21
	Saturday MD	Existing (2024)	2	-	-	5	-	-	90	16
		Background (2031)	2	-	-	6	-	-	94	18
		Future with Project (2031)	3	-	-	7	-	-	381	23
		FwP (2031) w/ Mitigation	11	-	-	8	-	-	211	16
	Storage Length (ft)		**180**	**-**	**-**	**250**	**-**	**-**	**210**	**210**
	Taper Length (ft)		**160**	**-**	**-**	**190**	**-**	**-**	**-**	**-**

Table 7: 95th Percentile Queue Lengths (cont.)

Intersection	Peak Hour	Scenario	Eastbound		Westbound		Northbound		Southbound	
			Left	Right	Left	Right	Left	Right	Left	Right
Veterans Parkway/US 34 & Tuma Road/Costco Driveway 4 (Two-Way Stop Controlled))	Weekday AM	Existing (2024)	-	-	3	-	20		-	-
		Background (2031)	-	-	3	-	25		-	-
		Future with Project (2031)	3	-	3	0	28		-	3
	Weekday PM	Existing (2024)	-	-	5	-	35		-	-
		Background (2031)	-	-	8	-	45		-	-
		Future with Project (2031)	5	-	5	0	80		-	10
	Saturday MD	Existing (2024)	-	-	3	-	15		-	-
		Background (2031)	-	-	3	-	18		-	-
		Future with Project (2031)	8	-	3	0	28		-	10
		Storage Length (ft)	**215***	**-**	**275**	**215***	**-**	**-**	**-**	**110***
		Taper Length (ft)	**220***	**-**	**170**	**220***	**-**	**-**	**-**	**-**
Veterans Parkway/US 34 & McHugh Road (Signalized)	Weekday AM	Existing (2024)	21	-	31	-	29	43	11	-
		Background (2031)	22	-	33	-	30	44	11	-
		Future with Project (2031)	33	-	33	-	30	46	40	-
	Weekday PM	Existing (2024)	28	-	73	-	68	35	29	-
		Background (2031)	30	-	77	-	72	36	30	-
		Future with Project (2031)	54	-	77	-	72	38	71	-
	Saturday MD	Existing (2024)	36	-	57	-	37	23	23	-
		Background (2031)	38	-	68	-	40	25	24	-
		Future with Project (2031)	69	-	60	-	40	26	61	-
		Storage Length (ft)	**170**	**-**	**180**	**-**	**105**	**105**	**245/145***	**-**
		Taper Length (ft)	**180**	**-**	**180**	**-**	**110**	**110**	**150/175***	**-**
McHugh Road & Costco Driveway 5 (Two-Way Stop Controlled)	Weekday AM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	8	3	-	0	0	-
	Weekday PM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	20	3	-	0	3	-
	Saturday MD	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	25	3	-	0	3	-
		Storage Length (ft)	**-**	**-**	**75***	**75***	**-**	**145***	**145***	**-**
		Taper Length (ft)	**-**	**-**	**-**	**-**	**-**	**145***	**175***	**-**
McHugh Road & Costco Driveway 6 (Two-Way Stop Controlled)	Weekday AM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	0	0	-	-	0	-
	Weekday PM	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	0	0	-	-	0	-
	Saturday MD	Existing (2024)	-	-	-	-	-	-	-	-
		Background (2031)	-	-	-	-	-	-	-	-
		Future with Project (2031)	-	-	0	0	-	-	0	-
		Storage Length (ft)	**-**	**-**	**25***	**25***	**-**	**-**	**-**	**-**
		Taper Length (ft)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Notes:
1. All values in feet
2. * Proposed Storage and taper lengths.

Site Circulation

In the proposed site plan, Costco Driveway 3, Costco Driveway 4, and Costco Driveway 5 will serve as the access point to the main internal road through the site. Costco Driveway 3 will be connected to Countryside Parkway providing access from the east side of the site while Costco Driveway 5 will connect

to McHugh Road facilitating access from the west. This connection will also provide convenient access to the proposed gas station and access points to the Costco parking fields. For the purpose of the discussion below, the internal roadway is described as an east-west street. Overall, it is expected that the internal roadway configuration, with the limited access points and stop controlled intersections, will operate effectively.

Internal Intersection Summary

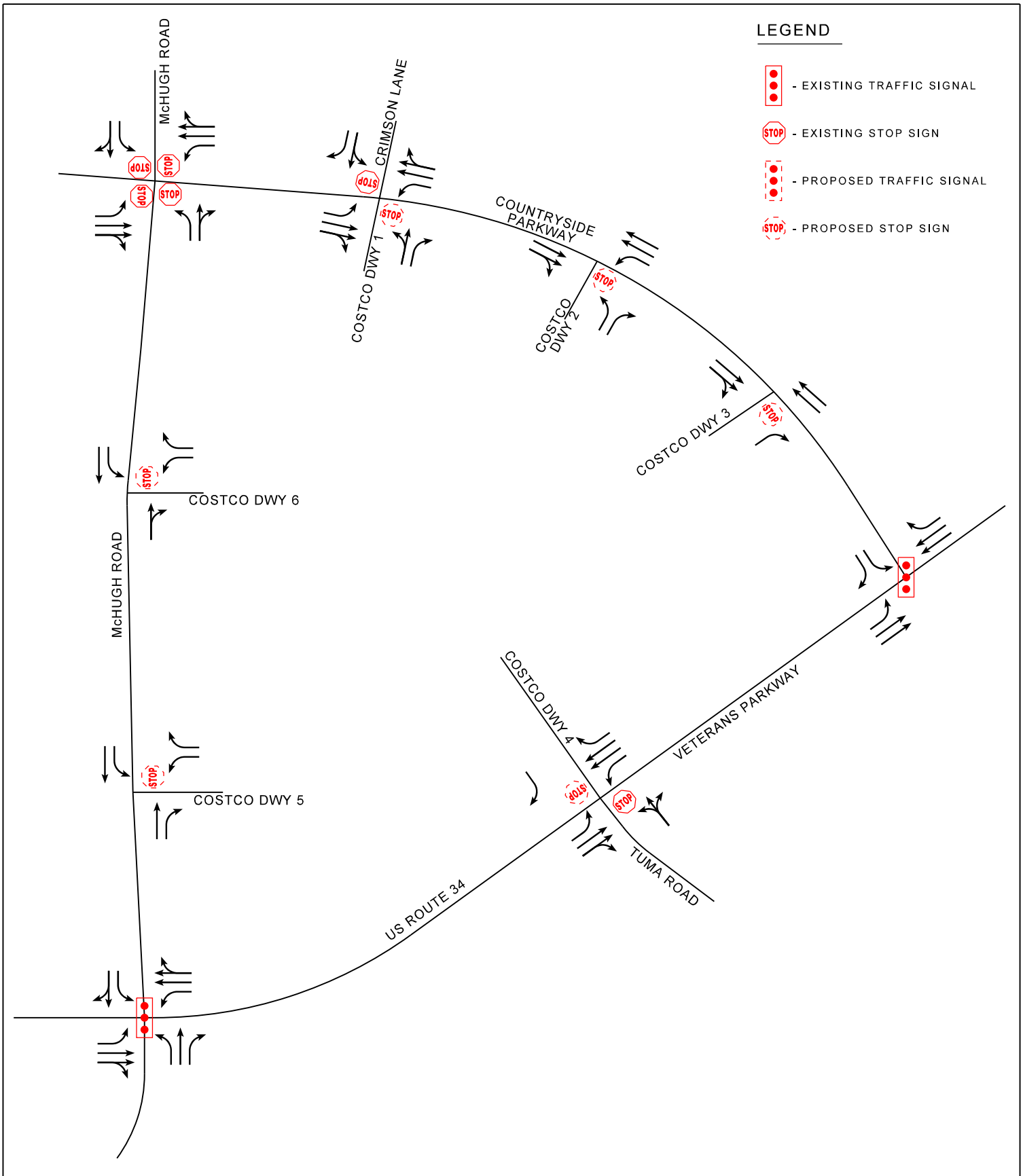
- Intersection 1 – Located approximately 390 feet east of McHugh Road
  - Three leg intersection
  - Stop controlled on the northbound approach exit from the gas station
- Intersection 2 – Costco Driveway 4 Located approximately 460 feet east of Intersection 1
  - Three leg intersection
  - Stop Controlled on the eastbound and westbound approaches
  - Free flow traffic for inbound traffic from US 34/Veterans Parkway

Each driveway connected to the roadway network is anticipated to contain two existing lanes and one departing lane with the exception of the right in/right out driveway.

The entrance for the gas station is located on Costco Driveway 5. The opening day gas station configuration consists of eight individual drive aisles with four fueling positions each. Conservatively, each drive aisle has space for approximately for six vehicles to queue waiting to pull up to the pump. Therefore, a minimum of 80 vehicles can be accommodated within the gas station area. The future expansion of the gas station by eight fueling positions includes additional queuing area.

Proposed Lane Configuration

Based on the auxiliary lane, capacity, and queue length analysis, it is recommended that no geometric changes are needed at any of the study area intersections. The proposed lane configuration is illustrated in Figure 11.



NOT TO SCALE

COSTCO WHOLESALE CORPORATION YORKVILLE, IL

FIGURE 11 PROPOSED LANE CONFIGURATION

YORKVILLE ILLINOIS

V. CONCLUSIONS

The purpose of this study is to evaluate the potential traffic impacts of the proposed Costco Warehouse located along the north side of US Route 34 at the northwest corner of Route 34 and Countryside Parkway in the City of Yorkville, Illinois. The proposed development consists of approximately 161,064 square foot Costco Wholesale building and a members-only gas station with 40 gas pumps.

The proposed access plan includes a right in/right out/left in access driveway on US 34 that aligns with Tuma Road, two full access driveways on McHugh Road, a full access driveway on Countryside Parkway that aligns with Crimson Lane, a full access driveway on Countryside Parkway, and a right in/right out driveway on Countryside Parkway. The site plan proposes 859 parking stalls.

Traffic estimates are projected to 2031, which is five years beyond the anticipated build out in 2026, utilizing growth rates from CMAP that projected traffic volumes to 2050. The study area includes the existing signalized intersections of US 34/Veterans Parkway and Countryside Parkway and US 34/Veterans Parkway and McHugh Road, the existing unsignalized intersections of McHugh Road and Countryside Parkway, Crimson Lane and Countryside Parkway, and US 34/Veterans Parkway and Tuma Road, and the proposed connections on US 34/Veterans Parkway, McHugh Road, and Countryside Parkway.

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections, the westbound approach of US 34/Veterans Parkway at Costco Driveway 4 and the northbound approach of McHugh Road at Costco Driveway 5 meet the warrant based on the chart comparing right turn and approach volumes and were therefore considered. Similarly, the westbound approach of Countryside Parkway at Costco Driveway 1 and Costco Driveway 2 and on the eastbound approach of US 34/Veterans Parkway at the Costco Driveway 4 meet the warrant based on uniformity of intersection design and were therefore considered. Therefore, it is recommended that right turn and left turn lanes are considered at these driveways.

As part of this study would be the installation of a traffic signal following the methodology established in the MUTCD and IDOT SRA criteria. Warrant 1, the eight-hour vehicular volume warrant, is typically the only vehicular volume/delay warrant that is considered for intersections on designated SRA routes. Traditionally, this warrant requires more than eight hours of data collection and substantial projections of future trips. However, additional guidance from IDOT states that in cases involving future volumes, the eight-hour vehicular volume hour can be estimated as 55 percent of the peak hour volumes.

Based on the projected weekday pm peak hour traffic volumes and utilizing the IDOT guidance to estimate the eighth hour volumes, the intersections of US 34 and Costco Driveway 4/Tuma Road and Countryside Parkway and McHugh Road do not meet the eight-hour warrants. Therefore, for the purposes of this study, the intersection of US 34 and Costco Driveway 4/Tuma Road was analyzed as a two-way stop-controlled intersection and the intersection of Countryside Parkway and McHugh Road was analyzed as the existing all-way stop-controlled configuration.

Results of the capacity analysis for the existing scenario indicate that all approaches are experiencing low delays at the signalized and unsignalized intersections. Delays increased in the background scenario and all movements operate adequately. In the future with project scenario, both signalized intersections continue to operate at adequate LOS, however the southbound approach at Countryside Parkway and US 34/Veterans Parkway operates at LOS F during the weekday pm and Saturday midday peak hours. One potential mitigation option to reduce the southbound approach delay would be to retime the existing signal timing plan by shifting 22 seconds of green time from the US 34/Veterans Parkway eastbound/ westbound through movement to the southbound approach during the weekday pm and 23 seconds of green time during the Saturday midday peak hours. As illustrated in Table 5, retiming the traffic signal would result in the southbound approach operating at LOS C with minimal impact on the eastbound and westbound approaches, with the US 34 approaches both operating at LOS B during both peak hours. The signal retiming would have to be approved by IDOT.

The results of the capacity analysis for the unsignalized intersections during the existing as well as the background scenario are projected to operate with low delays. In the future with project scenario, all movements at the unsignalized intersections continue to operate adequately, with all levels of service remaining at LOS D or better with the exception of the northwest approach of Tuma Road which is projected to operate at LOS F during the weekday pm peak hour. Higher delays are typical at stop-controlled approaches on minor streets and driveways at intersections with arterial roadways during peak periods. Additionally, it should be noted that the volume-to-capacity ratio of the minor approaches are less than one, indicating available capacity. While left turn movements from driveways onto arterials may experience delays during peak hours, they are expected to operate adequately at all other hours of the day.

Additionally, a 95th percentile queue analysis was conducted at each of the study area driveways. No major queues were observed at the turning movements with the exception of the southbound left turn at the Countryside Parkway and US 34/Veterans Parkway intersection. This southbound movement exceeds the existing storage during the weekday pm peak hour and Saturday midday peak hours with a queue of 341 feet and 381 feet, respectively. It should be noted that this is a trap lane and the queues do not spill back into the main travel lanes, however, it is anticipated that this queue will back up to the proposed Costco Driveway 4 (right in/right out). Based on the proposed mitigation scenario, the southbound queues will decrease to 208 feet during the weekday pm peak hour and 211 feet during the Saturday midday peak hour. Therefore, it is concluded that no queue storage mitigation is required at any of the intersections and site driveways.

Site circulation will be aided by a limited access internal roadway which is configured with traditional stop-controlled intersections and no direct access to parking aisles. The gas station is configured such that 80 vehicles can be held within the gas station area.

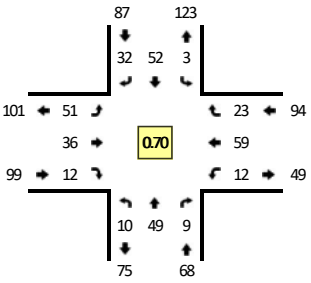
APPENDIX A

EXISTING TRAFFIC COUNTS

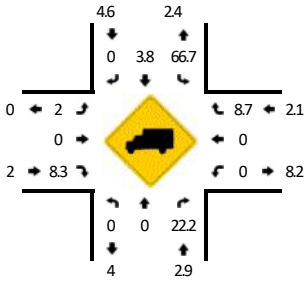
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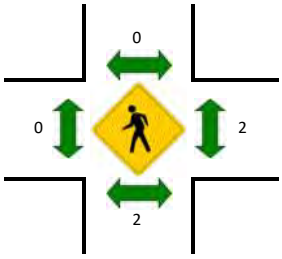
LOCATION: McHugh Rd -- E Countryside Pkwy | **QC JOB #:** 16749101
CITY/STATE: Yorkville, IL | **DATE:** Tue, Sep 17 2024

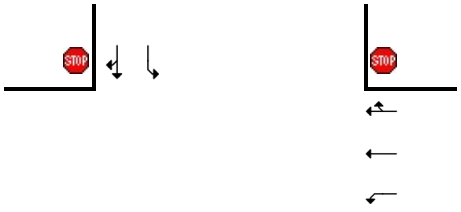
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

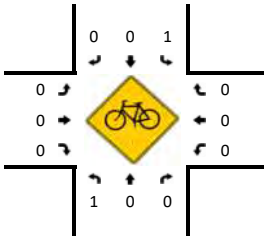


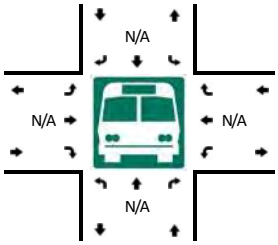


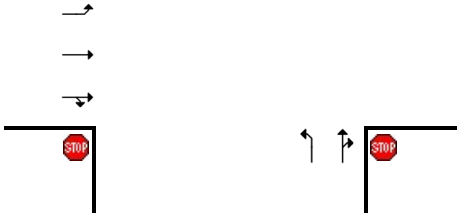


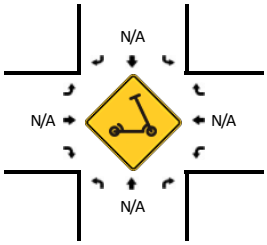












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	10	1	0	0	16	10	0	8	7	1	0	2	9	3	0	69	
7:15 AM	1	13	0	0	0	8	3	0	5	9	3	0	1	11	5	0	59	
7:30 AM	2	14	4	0	3	8	10	0	15	10	5	0	3	16	4	1	95	
7:45 AM	5	12	4	0	0	20	9	0	23	10	3	0	5	23	11	0	125	348
8:00 AM	0	21	0	0	2	13	2	0	11	9	1	0	4	12	2	1	78	357
8:15 AM	1	21	3	0	1	10	9	0	10	14	3	0	3	10	7	2	94	392
8:30 AM	3	7	3	0	1	22	13	0	13	8	3	0	4	5	6	0	88	385
8:45 AM	6	7	0	0	0	14	5	0	14	7	4	0	6	17	3	1	84	344

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	48	16	0	0	80	36	0	92	40	12	0	20	92	44	0	500
Heavy Trucks	0	0	8		0	4	0		4	0	0		0	0	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/11/2024 7:18 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

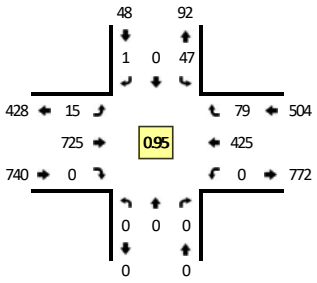
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

LOCATION: E Countryside Pkwy -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749104

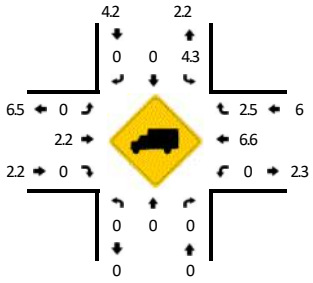
CITY/STATE: Yorkville, IL | **DATE:** Tue, Sep 17 2024

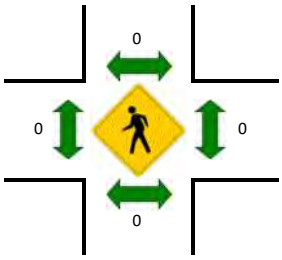
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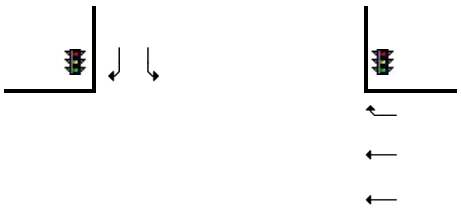
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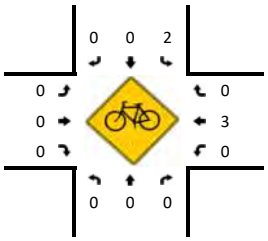


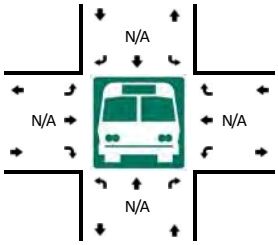




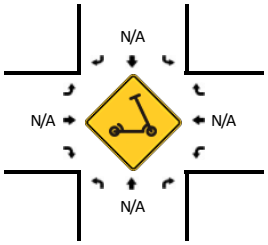












15-Min Count Period Beginning At	E Countryside Pkwy (Northbound)				E Countryside Pkwy (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	8	0	0	0	3	184	0	0	0	133	11	0	339	
7:15 AM	0	0	0	0	12	0	0	0	3	217	0	2	0	84	14	0	332	
7:30 AM	0	0	0	0	15	0	0	0	4	181	0	0	0	85	17	0	302	
7:45 AM	0	0	0	0	12	0	1	0	3	143	0	0	0	123	37	0	319	1292
8:00 AM	0	0	0	0	9	0	3	0	2	156	0	0	0	105	8	0	283	1236
8:15 AM	0	0	0	0	14	0	4	0	2	167	0	3	0	110	12	0	312	1216
8:30 AM	0	0	0	0	12	0	1	0	0	148	0	0	0	106	9	0	276	1190
8:45 AM	0	0	0	0	9	0	0	0	1	124	0	0	0	101	14	0	249	1120

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	32	0	0	0	12	736	0	0	0	532	44	0	1356
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	32	0		40
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	4	0		4
Scooters																	

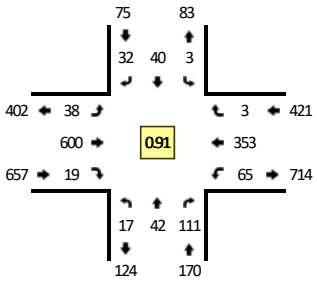
Comments:

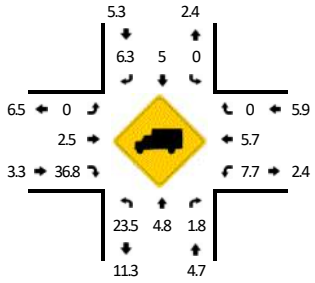
Report generated on 10/11/2024 7:18 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

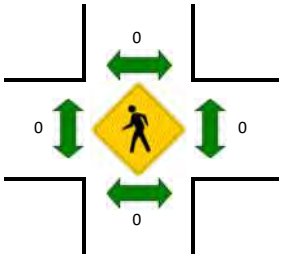
LOCATION: McHugh Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749107
CITY/STATE: Yorkville, IL | **DATE:** Wed, Sep 18 2024

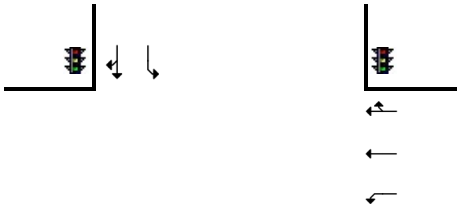
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:15 AM -- 7:30 AM

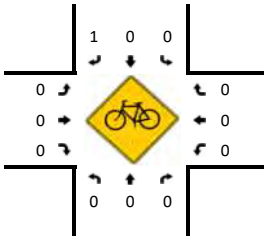


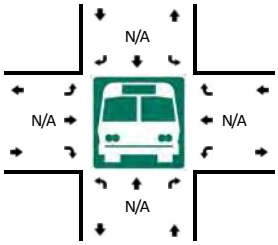


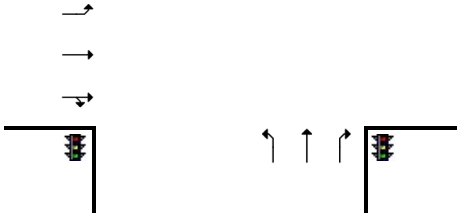
TRUE DATA TO IMPROVE MOBILITY

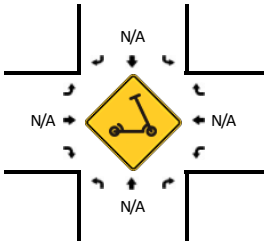












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	9	27	0	1	7	9	0	12	137	8	0	19	107	0	0	338	
7:15 AM	6	10	42	0	1	7	8	0	7	199	2	0	14	69	0	0	365	
7:30 AM	6	8	22	0	0	11	9	0	10	140	3	0	17	91	0	0	317	
7:45 AM	3	15	20	0	1	15	6	0	9	124	6	0	15	86	3	0	303	1323
8:00 AM	5	13	31	0	2	3	4	0	10	114	3	0	17	91	2	0	295	1280
8:15 AM	7	11	31	0	2	5	15	0	18	144	8	0	13	91	1	0	346	1261
8:30 AM	7	7	19	0	1	21	16	0	16	104	1	0	23	106	0	0	321	1265
8:45 AM	4	9	26	0	2	12	10	0	9	93	6	0	15	104	2	0	292	1254

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	24	40	168	0	4	28	32	0	28	796	8	0	56	276	0	0	1460
Heavy Trucks	4	0	0		0	0	4		0	12	4		0	12	0		36
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

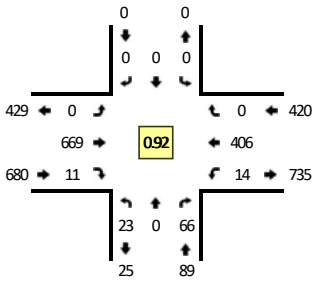
Comments:

Report generated on 10/11/2024 7:18 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

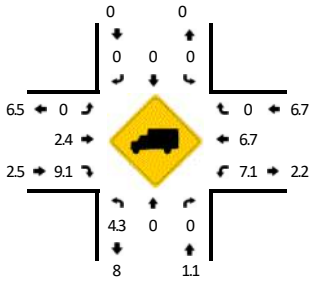
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

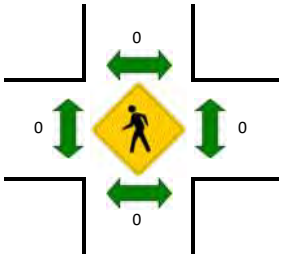
LOCATION: Tuma Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749110
CITY/STATE: Yorkville, IL | **DATE:** Tue, Sep 17 2024

Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:00 AM -- 7:15 AM

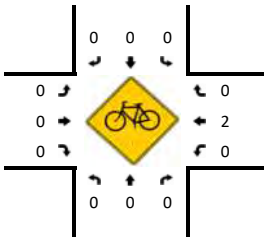


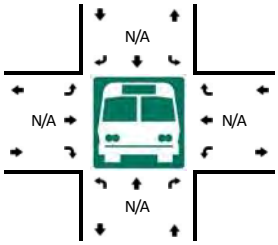
TRUE DATA TO IMPROVE MOBILITY



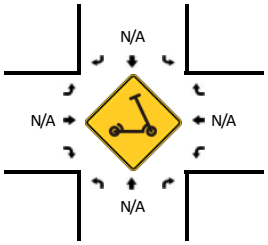












15-Min Count Period Beginning At	Tuma Rd (Northbound)				Tuma Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	7	0	23	0	0	0	0	0	0	160	0	0	7	125	0	0	322	
7:15 AM	4	0	15	0	0	0	0	0	0	205	2	0	2	82	0	0	310	
7:30 AM	4	0	17	0	0	0	0	0	0	166	6	0	3	85	0	0	281	
7:45 AM	8	0	11	0	0	0	0	0	0	138	3	0	2	114	0	0	276	1189
8:00 AM	10	0	13	0	0	0	0	0	0	144	3	0	10	106	0	0	286	1153
8:15 AM	3	0	17	0	0	0	0	0	0	155	4	0	7	108	0	0	294	1137
8:30 AM	5	0	7	0	0	0	0	0	0	138	4	0	5	103	0	0	262	1118
8:45 AM	7	0	6	0	0	0	0	0	0	122	1	0	8	90	0	0	234	1076

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	28	0	92	0	0	0	0	0	0	640	0	0	28	500	0	0	1288
Heavy Trucks	4	0	0		0	0	0		0	12	0		0	32	0		48
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

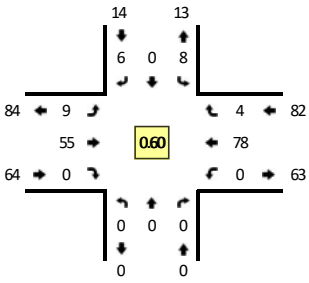
Comments:

Report generated on 10/11/2024 7:18 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

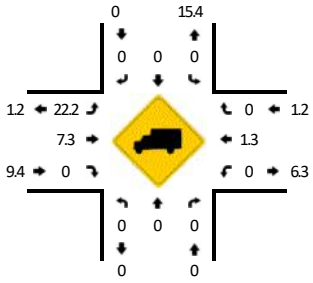
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

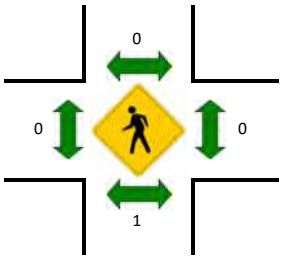
LOCATION: Prairie Pointe Dr -- E Countryside Pkwy | **QC JOB #:** 16749113
CITY/STATE: Yorkville, IL | **DATE:** Wed, Sep 18 2024

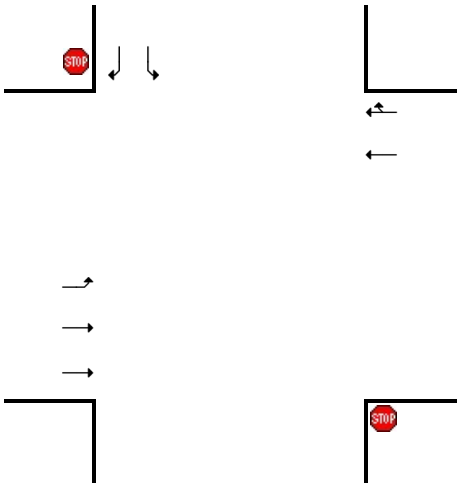
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

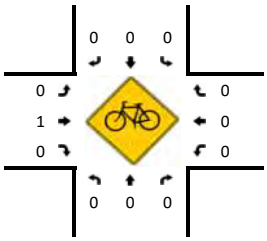


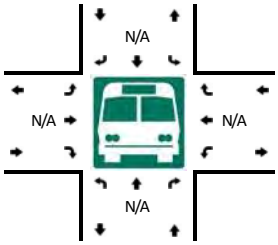


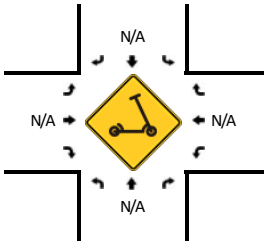












15-Min Count Period Beginning At	Prairie Pointe Dr (Northbound)				Prairie Pointe Dr (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	2	0	1	0	1	10	0	0	0	8	0	0	22	
7:15 AM	0	0	0	0	5	0	2	0	1	17	0	0	0	19	1	0	45	
7:30 AM	0	0	0	0	0	0	1	0	0	11	0	0	0	12	2	0	26	
7:45 AM	0	0	0	0	1	0	2	0	7	17	0	0	0	39	1	0	67	160
8:00 AM	0	0	0	0	2	0	1	0	0	10	0	0	0	14	1	0	28	166
8:15 AM	0	0	0	0	0	0	2	0	3	10	0	0	0	18	2	0	35	156
8:30 AM	0	0	0	0	1	0	2	0	1	11	0	0	0	12	1	0	28	158
8:45 AM	0	0	0	0	1	0	2	0	3	10	0	0	0	19	4	0	39	130

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	4	0	8	0	28	68	0	0	0	156	4	0	268
Heavy Trucks	0	0	0		0	0	0		8	0	0		0	0	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

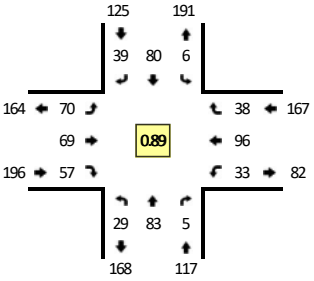
Comments:

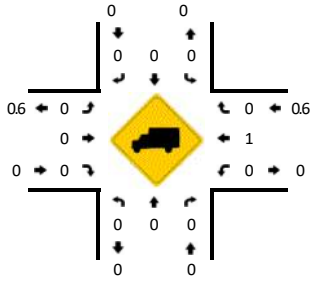
Report generated on 10/11/2024 7:18 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

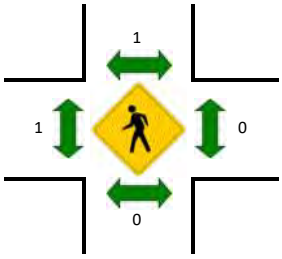
LOCATION: McHugh Rd -- E Countryside Pkwy | **QC JOB #:** 16749102
CITY/STATE: Yorkville, IL | **DATE:** Tue, Sep 17 2024

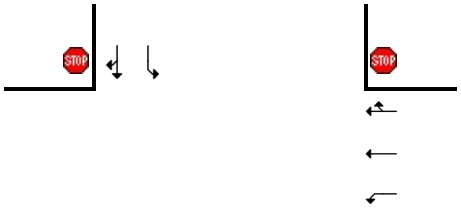
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

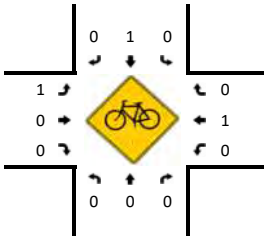


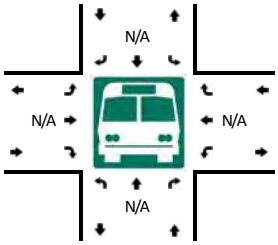


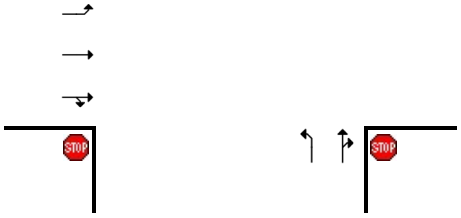
TRUE DATA TO IMPROVE MOBILITY

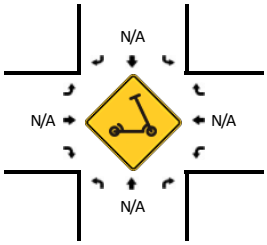












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	6	23	1	0	2	17	9	0	11	12	14	0	10	20	5	4	134	
4:15 PM	4	17	1	0	4	11	8	0	15	17	9	0	8	29	9	4	136	
4:30 PM	6	26	2	0	0	13	11	0	11	23	12	0	8	27	11	1	151	
4:45 PM	8	18	0	0	4	26	10	0	22	16	19	0	8	29	9	0	169	590
5:00 PM	7	20	2	0	2	20	12	0	21	15	14	0	6	17	6	1	143	599
5:15 PM	8	19	1	0	0	21	6	0	16	15	12	0	9	23	12	0	142	605
5:30 PM	5	13	0	0	3	15	13	0	12	12	17	0	6	26	7	1	130	584
5:45 PM	9	15	0	0	3	13	6	0	11	17	14	0	7	32	6	0	133	548

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	32	72	0	0	16	104	40	0	88	64	76	0	32	116	36	0	676
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				4				0				0			4
Bicycles	0	0	0		0	4	0		4	0	0		0	0	0		8
Scooters																	

Comments:

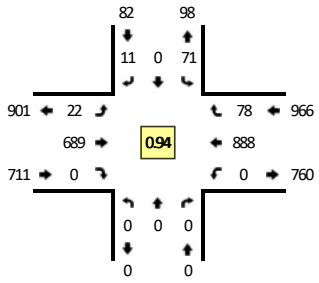
Report generated on 10/11/2024 7:30 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

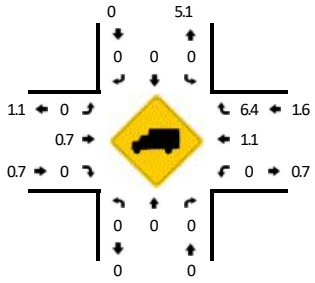
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

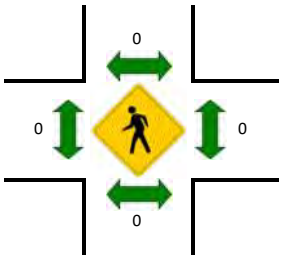
LOCATION: E Countryside Pkwy -- E Veterans Pkwy/US 34
CITY/STATE: Yorkville, IL

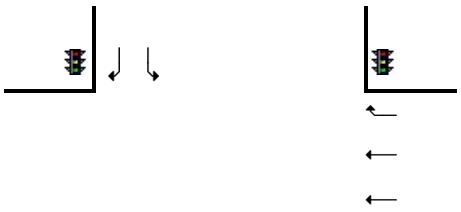
QC JOB #: 16749105
DATE: Tue, Sep 17 2024

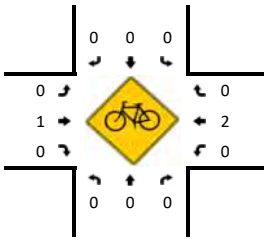
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

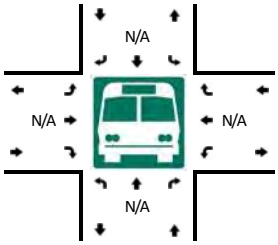




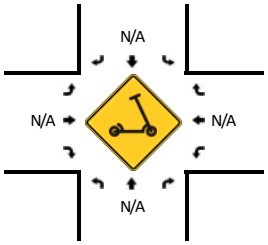












15-Min Count Period Beginning At	E Countryside Pkwy (Northbound)				E Countryside Pkwy (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	20	0	2	0	9	147	0	0	0	219	18	0	415	
4:15 PM	0	0	0	0	18	0	10	0	5	148	0	4	0	223	31	0	439	
4:30 PM	0	0	0	0	21	0	3	0	7	182	0	1	0	186	23	0	423	
4:45 PM	0	0	0	0	19	0	1	0	2	154	0	0	0	209	23	0	408	1685
5:00 PM	0	0	0	0	14	0	4	0	4	171	0	1	0	251	15	0	460	1730
5:15 PM	0	0	0	0	17	0	3	0	7	182	0	0	0	242	17	0	468	1759
5:30 PM	0	0	0	0	12	0	4	0	5	154	0	0	0	237	22	0	434	1770
5:45 PM	0	0	0	0	15	0	5	0	5	150	0	1	0	201	29	0	406	1768

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	68	0	12	0	28	728	0	0	0	968	68	0	1872
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	8	4		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

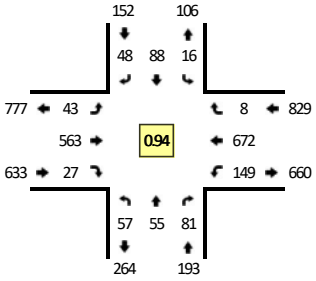
Report generated on 10/11/2024 7:30 AM

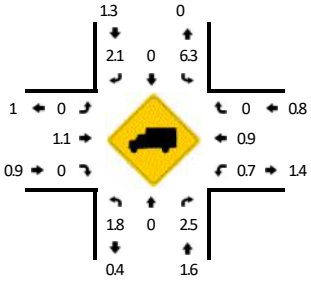
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

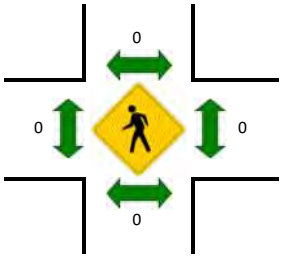
LOCATION: McHugh Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749108
CITY/STATE: Yorkville, IL | **DATE:** Wed, Sep 18 2024

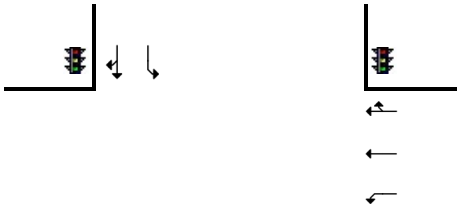
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

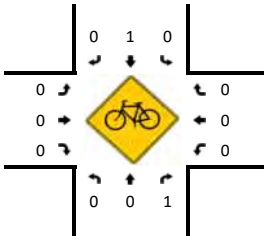


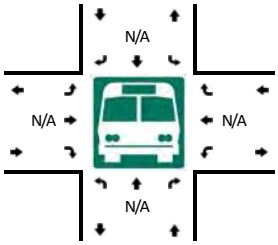


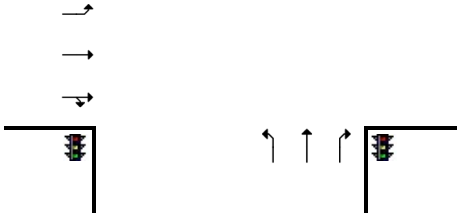
TRUE DATA TO IMPROVE MOBILITY

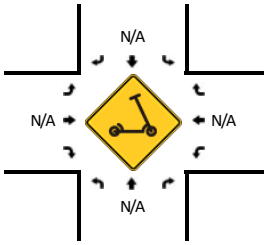












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	21	9	17	0	4	18	11	0	16	137	6	0	37	166	2	0	444	
4:15 PM	12	9	18	0	2	14	6	0	11	99	6	0	28	146	3	0	354	
4:30 PM	12	12	21	0	3	18	14	0	13	121	9	0	40	178	1	0	442	
4:45 PM	14	22	23	0	6	28	14	0	10	127	5	0	32	151	4	0	436	1676
5:00 PM	16	11	13	0	4	20	7	0	12	149	3	0	37	173	2	0	447	1679
5:15 PM	15	10	24	0	3	22	13	0	8	166	10	0	40	170	1	0	482	1807
5:30 PM	20	11	23	0	1	15	13	0	14	144	4	0	27	165	2	0	439	1804
5:45 PM	11	9	17	0	4	27	8	0	10	116	12	0	20	122	1	0	357	1725

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	60	40	96	0	12	88	52	0	32	664	40	0	160	680	4	0	1928
Heavy Trucks	4	0	4		4	0	0		0	4	0		0	4	0		20
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	4		0	0	0		0	0	0		0	0	0		4
Scooters																	

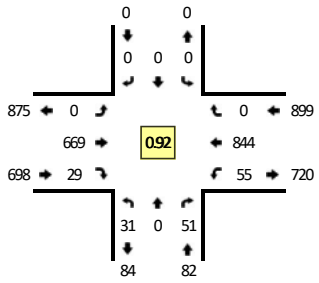
Comments:

Report generated on 10/11/2024 7:30 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

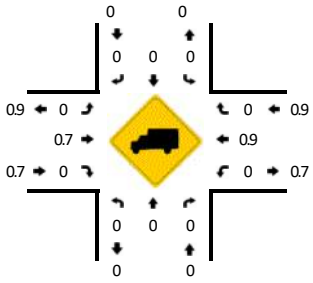
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

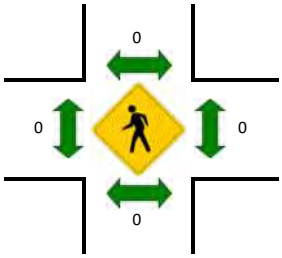
LOCATION: Tuma Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749111
CITY/STATE: Yorkville, IL | **DATE:** Tue, Sep 17 2024

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

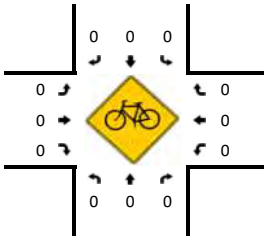


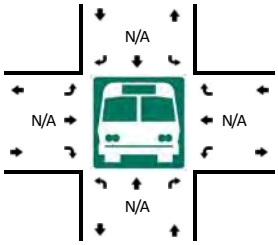




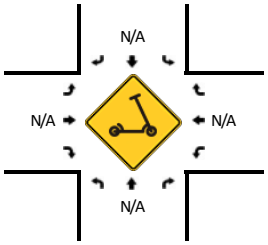












15-Min Count Period Beginning At	Tuma Rd (Northbound)				Tuma Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	0	12	0	0	0	0	0	0	153	13	0	9	204	0	0	393	
4:15 PM	5	0	10	0	0	0	0	0	0	135	12	0	16	222	0	0	400	
4:30 PM	2	0	15	0	0	0	0	0	0	176	5	0	12	177	0	0	387	
4:45 PM	8	0	7	0	0	0	0	0	0	153	5	0	6	206	0	0	385	1565
5:00 PM	8	0	14	0	0	0	0	0	0	163	11	0	19	237	0	0	452	1624
5:15 PM	13	0	15	0	0	0	0	0	0	177	8	0	18	224	0	0	455	1679
5:30 PM	5	0	12	0	0	0	0	0	0	146	6	0	13	204	0	0	386	1678
5:45 PM	3	0	13	0	0	0	0	0	0	141	5	0	15	185	0	0	362	1655

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	52	0	60	0	0	0	0	0	0	708	32	0	72	896	0	0	1820
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	8	0		16
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

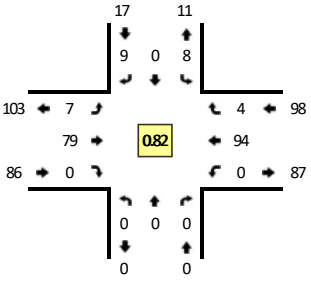
Comments:

Report generated on 10/11/2024 7:30 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

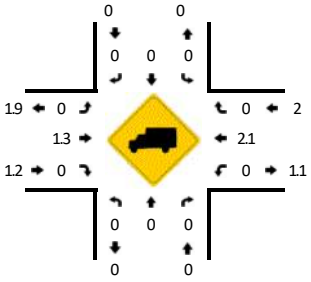
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

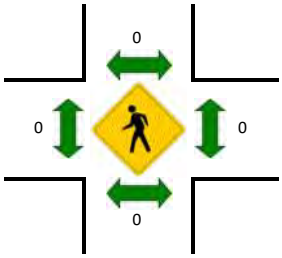
LOCATION: Prairie Pointe Dr -- E Countryside Pkwy | **QC JOB #:** 16749114
CITY/STATE: Yorkville, IL | **DATE:** Wed, Sep 18 2024

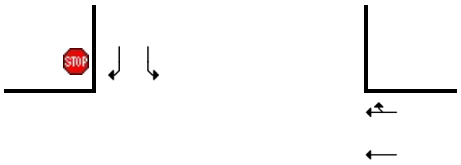
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

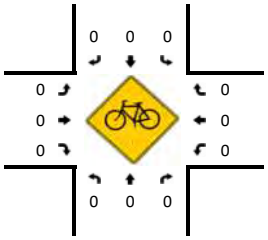


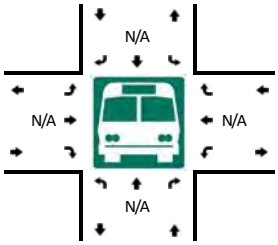
TRUE DATA TO IMPROVE MOBILITY



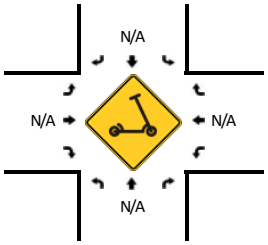












15-Min Count Period Beginning At	Prairie Pointe Dr (Northbound)				Prairie Pointe Dr (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	2	0	3	23	0	0	0	21	3	0	52	
4:15 PM	0	0	0	0	3	0	2	0	1	20	0	0	0	25	0	0	51	
4:30 PM	0	0	0	0	3	0	4	0	3	11	0	0	0	26	0	0	47	
4:45 PM	0	0	0	0	2	0	1	0	0	20	0	0	0	20	1	0	44	194
5:00 PM	0	0	0	0	1	0	2	0	1	19	0	0	0	25	1	0	49	191
5:15 PM	0	0	0	0	2	0	2	0	3	29	0	0	0	23	2	0	61	201
5:30 PM	0	0	0	0	2	0	0	0	1	17	0	0	0	13	0	0	33	187
5:45 PM	0	0	0	0	1	0	0	0	1	18	0	0	0	21	0	0	41	184

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	8	0	8	0	12	116	0	0	0	92	8	0	244
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

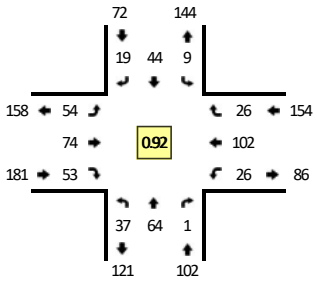
Comments:

Report generated on 10/11/2024 7:30 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

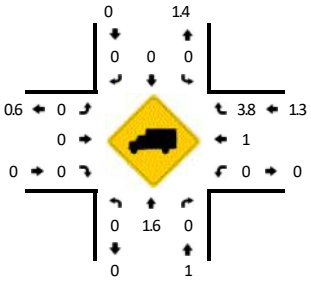
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

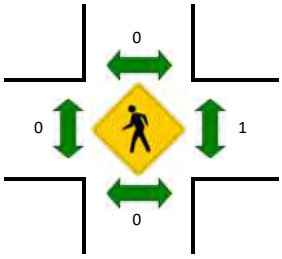
LOCATION: McHugh Rd -- E Countryside Pkwy | **QC JOB #:** 16749103
CITY/STATE: Yorkville, IL | **DATE:** Sat, Sep 14 2024

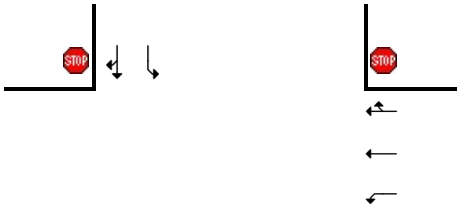
Peak-Hour: 12:45 PM -- 1:45 PM
Peak 15-Min: 12:45 PM -- 1:00 PM

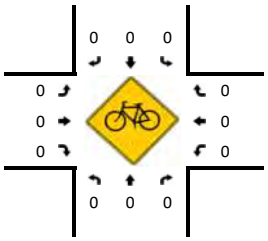


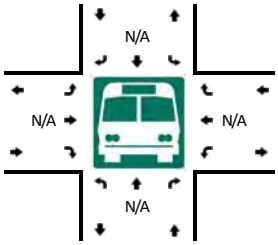


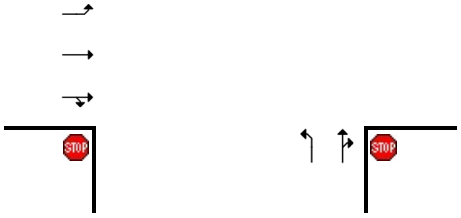


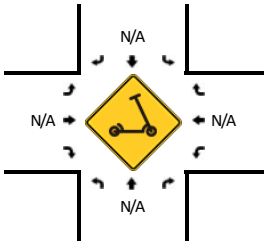












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	10	17	0	0	4	11	10	0	13	15	7	0	9	25	9	2	132	
11:15 AM	10	18	0	0	2	7	8	0	24	20	9	0	7	23	11	2	141	
11:30 AM	6	17	0	0	1	15	15	0	10	13	18	0	8	20	9	1	133	
11:45 AM	9	16	1	0	3	16	8	0	21	8	13	0	8	22	10	1	136	542
12:00 PM	16	14	0	0	0	11	6	0	16	12	10	0	6	26	6	2	125	535
12:15 PM	8	15	0	0	5	6	9	0	13	24	12	0	4	37	9	0	142	536
12:30 PM	13	11	0	0	3	10	6	0	10	14	17	0	3	28	12	1	128	531
12:45 PM	9	17	1	0	1	16	3	0	12	28	17	0	6	24	5	0	139	534
1:00 PM	10	13	0	0	4	6	5	0	12	12	7	0	4	26	10	1	110	519
1:15 PM	9	19	0	0	2	11	4	0	19	14	14	0	7	24	5	1	129	506
1:30 PM	9	15	0	0	2	11	7	0	11	20	15	0	7	28	6	0	131	509
1:45 PM	10	12	0	0	1	11	2	0	13	24	8	0	7	17	8	1	114	484
2:00 PM	8	12	0	0	0	11	9	0	14	16	8	0	0	14	11	0	103	477
2:15 PM	4	13	0	0	4	9	8	0	4	17	13	0	3	24	5	0	104	452
2:30 PM	9	13	0	0	3	12	3	0	9	14	9	0	5	21	8	0	106	427
2:45 PM	4	11	0	0	2	9	4	0	8	13	6	0	2	16	4	0	79	392

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	36	68	4	0	4	64	12	0	48	112	68	0	24	96	20	0	556
Heavy Trucks	0	4	0		0	0	0		0	0	0		0	0	0		4
Buses																	
Pedestrians		0				0				0				4			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/11/2024 7:31 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

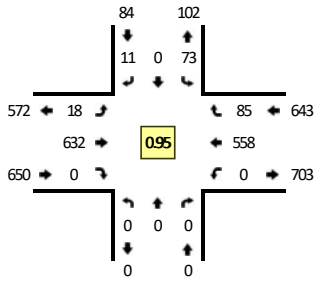
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

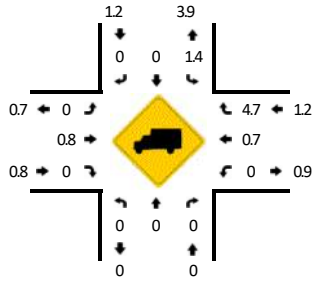
LOCATION: E Countryside Pkwy -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749106

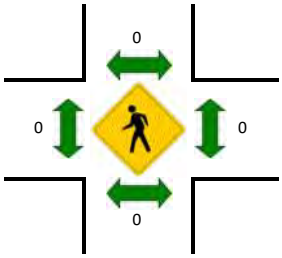
CITY/STATE: Yorkville, IL | **DATE:** Sat, Sep 14 2024

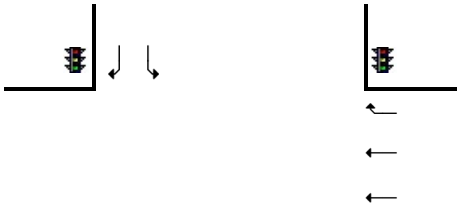
Peak-Hour: 12:45 PM -- 1:45 PM

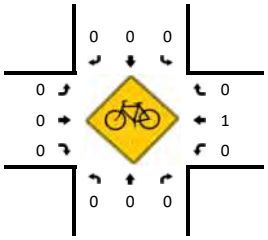
Peak 15-Min: 1:30 PM -- 1:45 PM

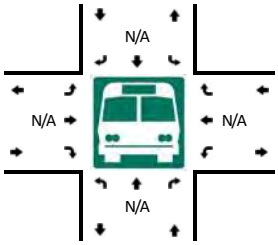




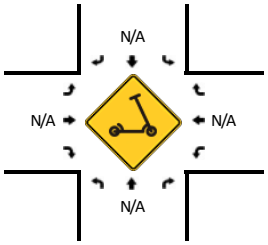












15-Min Count Period Beginning At	E Countryside Pkwy (Northbound)				E Countryside Pkwy (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	0	0	0	24	0	2	0	2	145	0	1	0	144	20	0	338	
11:15 AM	0	0	0	0	20	0	3	0	1	171	0	0	0	113	20	0	328	
11:30 AM	0	0	0	0	15	0	1	0	1	153	0	0	0	132	19	0	321	
11:45 AM	0	0	0	0	9	0	1	0	0	131	0	0	0	144	15	0	300	1287
12:00 PM	0	0	0	0	13	0	2	0	2	144	0	0	0	136	22	0	319	1268
12:15 PM	0	0	0	0	27	0	1	0	4	141	0	0	0	159	30	0	362	1302
12:30 PM	0	0	0	0	19	0	1	0	2	136	0	0	0	130	25	0	313	1294
12:45 PM	0	0	0	0	25	0	3	0	2	151	0	1	0	136	22	0	340	1334
1:00 PM	0	0	0	0	13	0	3	0	4	144	0	1	0	142	27	0	334	1349
1:15 PM	0	0	0	0	11	0	3	0	3	158	0	1	0	144	20	0	340	1327
1:30 PM	0	0	0	0	22	0	2	2	6	179	0	0	0	136	16	0	363	1377
1:45 PM	0	0	0	0	14	0	6	0	11	157	0	3	0	137	12	0	340	1377
2:00 PM	0	0	0	0	17	0	3	0	1	146	0	0	0	128	20	0	315	1358
2:15 PM	0	0	0	0	20	0	2	0	3	133	0	0	0	146	25	0	329	1347
2:30 PM	0	0	0	0	16	0	2	0	3	141	0	0	0	137	20	0	319	1303
2:45 PM	0	0	0	0	12	0	4	0	1	136	0	0	0	123	17	0	293	1256

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	88	0	8	8	24	716	0	0	0	544	64	0	1452
Heavy Trucks	0	0	0		0	0	0		0	4	0		0	0	4		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

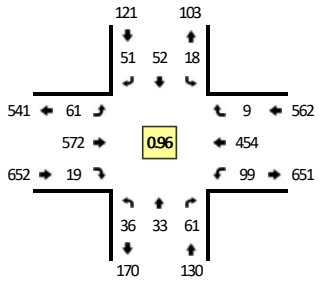
Report generated on 10/11/2024 7:31 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

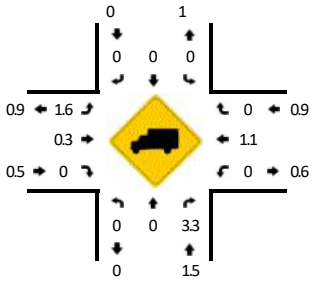
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

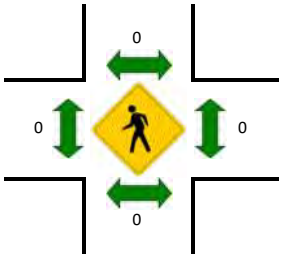
LOCATION: McHugh Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749109
CITY/STATE: Yorkville, IL | **DATE:** Sat, Sep 14 2024

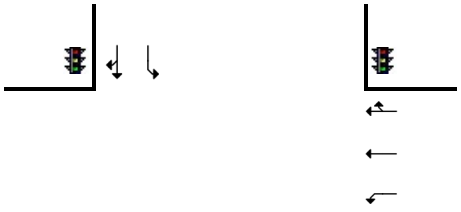
Peak-Hour: 12:45 PM -- 1:45 PM
Peak 15-Min: 1:30 PM -- 1:45 PM

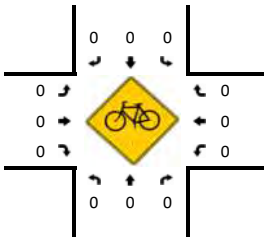


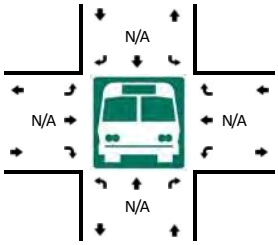


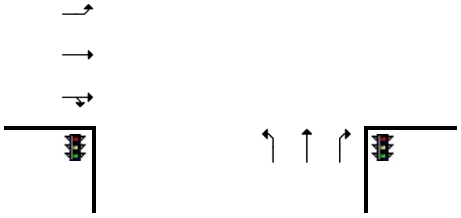


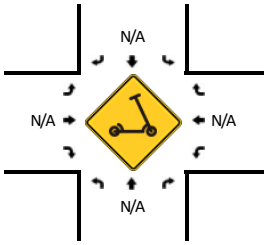












15-Min Count Period Beginning At	McHugh Rd (Northbound)				McHugh Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	10	9	20	0	1	14	10	0	13	130	3	0	11	134	1	0	356	
11:15 AM	8	11	16	0	4	8	9	0	14	162	6	0	16	96	1	0	351	
11:30 AM	8	8	18	0	4	24	12	0	13	134	6	0	13	115	2	0	357	
11:45 AM	9	12	18	0	5	21	15	0	16	114	11	0	24	108	1	0	354	1418
12:00 PM	21	20	10	0	3	8	14	0	10	130	9	0	18	119	0	0	362	1424
12:15 PM	11	16	16	0	1	14	6	0	6	125	4	0	18	128	0	0	345	1418
12:30 PM	19	8	17	0	0	19	12	0	12	113	7	0	17	116	2	0	342	1403
12:45 PM	7	8	19	0	3	19	17	0	17	148	3	0	19	114	2	0	376	1425
1:00 PM	9	10	12	0	4	8	6	0	12	133	6	0	23	115	2	0	340	1403
1:15 PM	7	9	16	0	4	13	14	0	20	138	3	0	27	114	1	0	366	1424
1:30 PM	13	6	14	0	7	12	14	0	12	153	7	0	30	111	4	0	383	1465
1:45 PM	11	10	19	0	5	10	10	0	9	130	7	0	27	127	3	0	368	1457
2:00 PM	8	9	11	0	2	8	6	0	10	137	8	0	21	102	1	0	323	1440
2:15 PM	13	11	9	0	6	15	6	0	5	118	7	0	18	127	1	0	336	1410
2:30 PM	13	10	12	0	2	16	7	0	10	120	9	0	29	112	1	0	341	1368
2:45 PM	8	8	11	0	2	10	5	0	6	130	5	0	16	119	1	0	321	1321

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	52	24	56	0	28	48	56	0	48	612	28	0	120	444	16	0	1532
Heavy Trucks	0	0	4		0	0	0		0	0	0		0	4	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

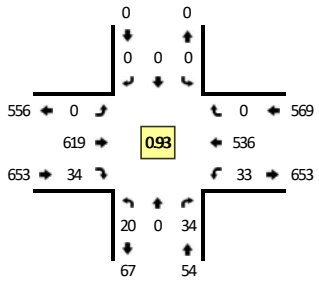
Comments:

Report generated on 10/11/2024 7:31 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

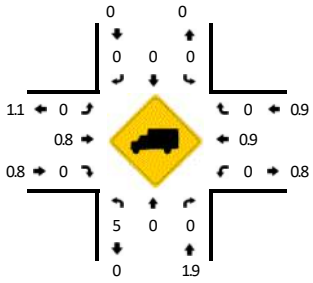
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

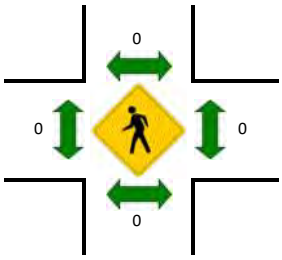
LOCATION: Tuma Rd -- E Veterans Pkwy/US 34 | **QC JOB #:** 16749112
CITY/STATE: Yorkville, IL | **DATE:** Sat, Sep 14 2024

Peak-Hour: 12:45 PM -- 1:45 PM
Peak 15-Min: 1:30 PM -- 1:45 PM

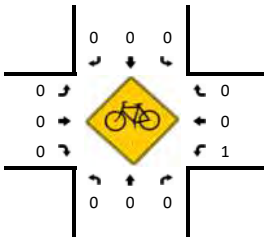


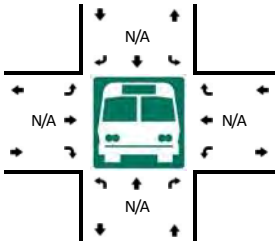




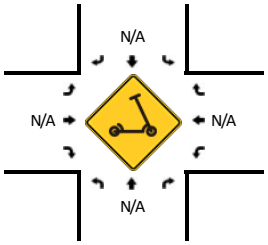












15-Min Count Period Beginning At	Tuma Rd (Northbound)				Tuma Rd (Southbound)				E Veterans Pkwy/US 34 (Eastbound)				E Veterans Pkwy/US 34 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	7	0	7	0	0	0	0	0	0	140	4	0	10	139	0	0	307	
11:15 AM	7	0	10	0	0	0	0	0	0	163	6	0	16	101	0	0	303	
11:30 AM	9	0	9	0	0	0	0	0	0	138	11	0	7	125	0	0	299	
11:45 AM	6	0	3	0	0	0	0	0	0	131	3	0	7	137	0	0	287	1196
12:00 PM	4	0	8	0	0	0	0	0	0	137	5	0	4	131	0	0	289	1178
12:15 PM	7	0	7	0	0	0	0	0	0	134	8	0	13	144	0	0	313	1188
12:30 PM	10	0	4	0	0	0	0	0	0	131	3	0	8	125	0	0	281	1170
12:45 PM	5	0	3	0	0	0	0	0	0	153	8	0	5	131	0	0	305	1188
1:00 PM	4	0	10	0	0	0	0	0	0	138	8	0	12	133	0	0	305	1204
1:15 PM	4	0	10	0	0	0	0	0	0	152	8	0	6	144	0	0	324	1215
1:30 PM	7	0	11	0	0	0	0	0	0	176	10	0	10	128	0	0	342	1276
1:45 PM	6	0	15	0	0	0	0	0	0	153	5	0	11	129	0	0	319	1290
2:00 PM	4	0	6	0	0	0	0	0	0	143	5	0	10	126	0	0	294	1279
2:15 PM	7	0	8	0	0	0	0	0	0	126	5	0	9	138	0	0	293	1248
2:30 PM	3	0	11	0	0	0	0	0	0	134	7	0	7	126	0	0	288	1194
2:45 PM	7	0	9	0	0	0	0	0	0	127	7	0	7	126	0	0	283	1158

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	28	0	44	0	0	0	0	0	0	704	40	0	40	512	0	0	1368
Heavy Trucks	4	0	0		0	0	0		0	4	0		0	0	0		8
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

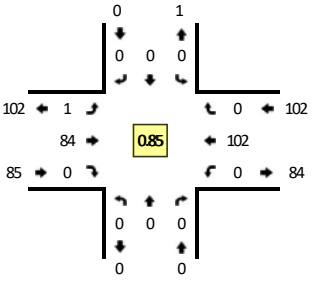
Comments:

Report generated on 10/11/2024 7:31 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

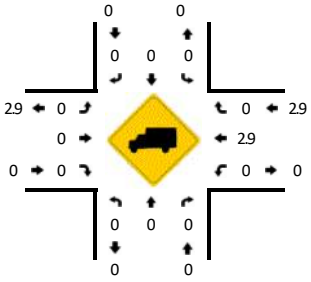
Type of peak hour being reported: System-wide Peak | Method for determining peak hour: Total Entering Volume

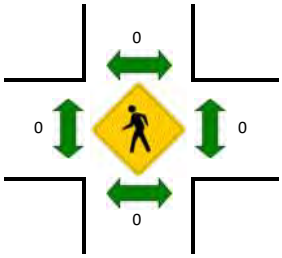
LOCATION: Prairie Pointe Dr -- E Countryside Pkwy | **QC JOB #:** 16749115
CITY/STATE: Yorkville, IL | **DATE:** Sat, Sep 14 2024

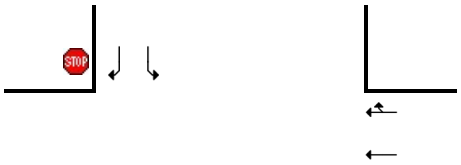
Peak-Hour: 12:45 PM -- 1:45 PM
Peak 15-Min: 12:45 PM -- 1:00 PM

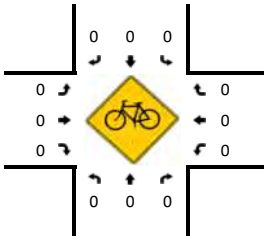


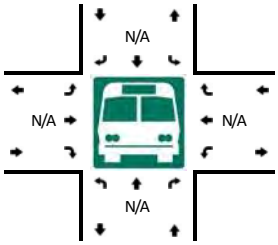




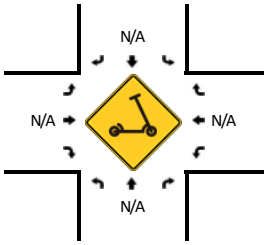












15-Min Count Period Beginning At	Prairie Pointe Dr (Northbound)				Prairie Pointe Dr (Southbound)				E Countryside Pkwy (Eastbound)				E Countryside Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	0	0	0	0	0	1	0	0	22	0	0	0	22	1	0	46	
11:15 AM	0	0	0	0	0	0	0	0	0	25	0	0	0	21	0	0	46	
11:30 AM	0	0	0	0	0	0	0	0	0	15	0	0	0	20	0	0	35	
11:45 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	16	0	0	27	154
12:00 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	23	0	0	39	147
12:15 PM	0	0	0	0	0	0	0	0	0	28	0	0	0	35	0	0	63	164
12:30 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	27	0	0	45	174
12:45 PM	0	0	0	0	0	0	0	0	0	30	0	0	0	25	0	0	55	202
1:00 PM	0	0	0	0	0	0	0	0	1	17	0	0	0	30	0	0	48	211
1:15 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	24	0	0	40	188
1:30 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	23	0	0	44	187
1:45 PM	0	0	0	0	0	0	0	0	0	26	0	0	0	22	0	0	48	180
2:00 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	21	0	0	38	170
2:15 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	28	1	0	50	180
2:30 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	22	0	0	39	175
2:45 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	19	0	0	34	161

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	0	0	0	0	0	120	0	0	0	100	0	0	220
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/11/2024 7:31 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

APPENDIX B

CMAP CORRESPONDENCE

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

October 24, 2024

Peter Reinhofer, P.E.
Chicago Traffic Services Leader/Senior Planner Manager
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517

Subject: US34 and Countryside Parkway
IDOT

Dear Mr. Reinhofer:

In response to a request made on your behalf and dated October 18, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
US Route 34 east of McHugh Road	16,200	**21,000**
US Route 34 west of McHugh Road	14,000	**18,100**
Countryside Parkway between US 34 and McHugh Road	1,600	**2,000**
Countryside Parkway west of McHugh Road	3,600	**4,500**
McHugh Road south of US 34	2,950	**3,700**
McHugh Road north of US 34	2,000	**2,500**
Tuma Road south of US 34	1,100	**1,380**

Traffic projections are developed using existing ADT data provided in the request letter and the results from the June 2024 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

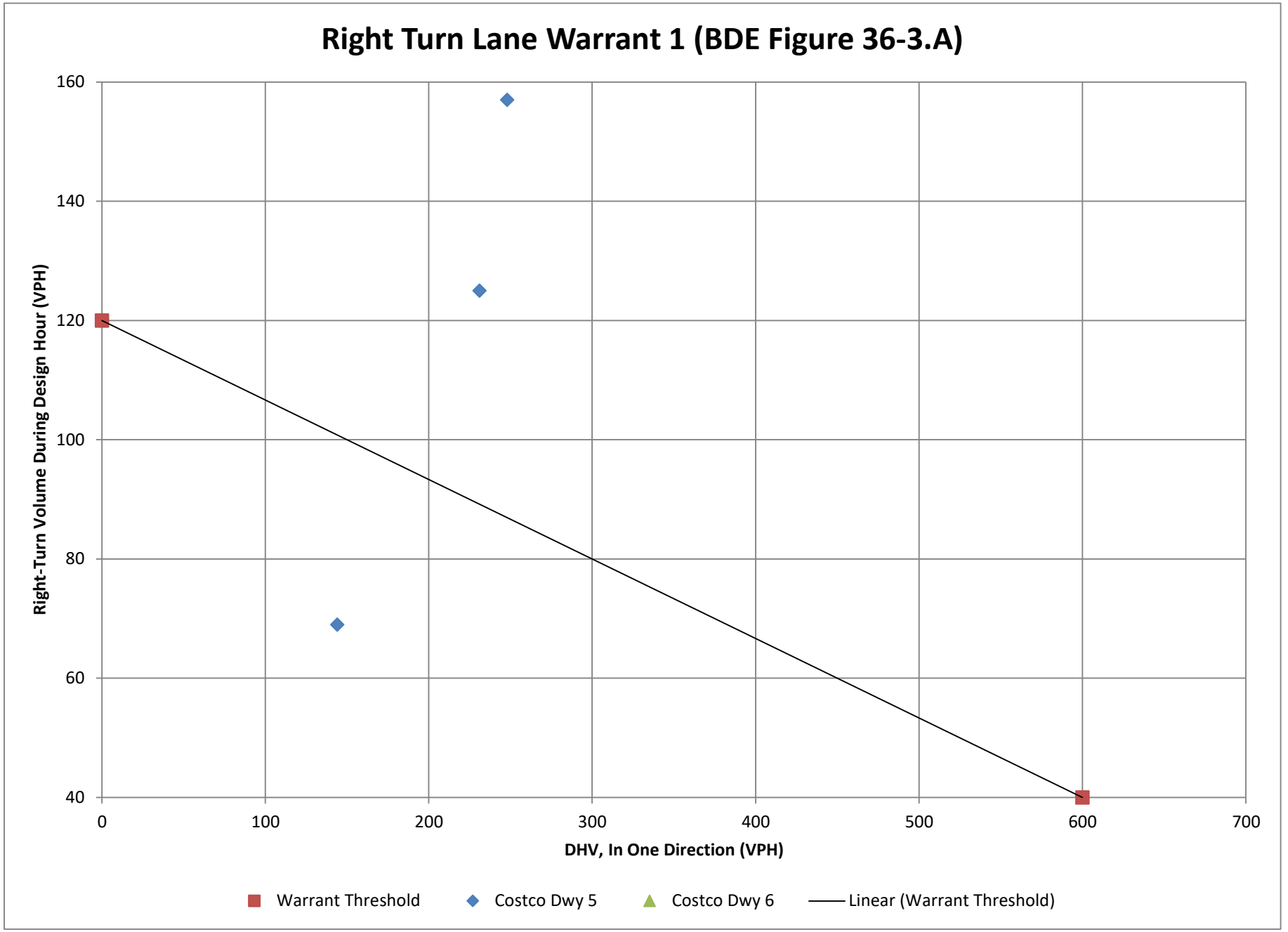
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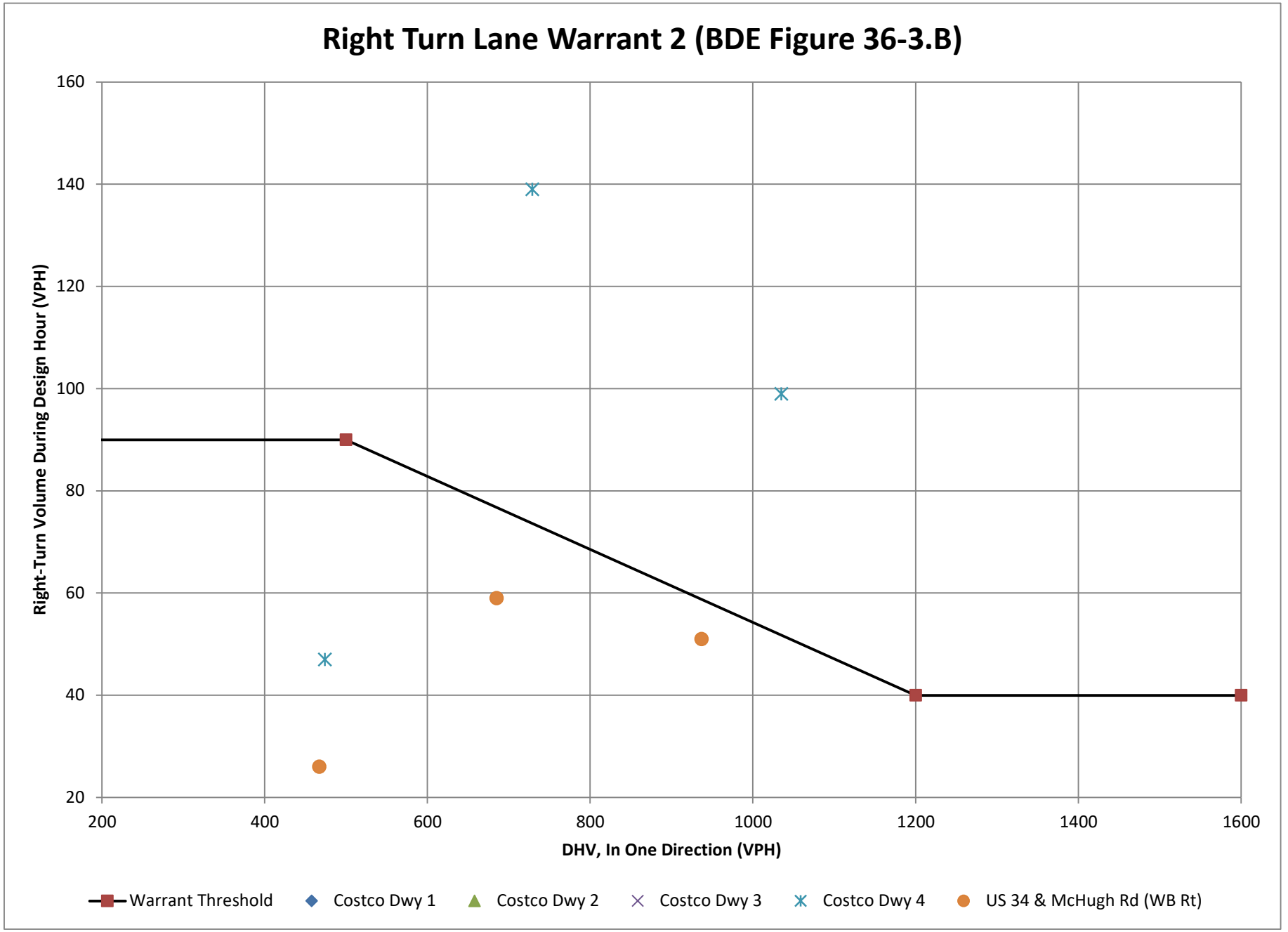
APPENDIX C

AUXILIARY LANE ANALYSIS

Criteria	Right-Turn Lane Warrants	Criteria Met?						Comments
		Costco Dwy 1	Costco Dwy 2	Costco Dwy 3	Costco Dwy 4	Costco Dwy 5	Costco Dwy 6	
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	N/A	N/A	N/A	N/A	Yes	No	Costco Dwy 1 thru 4 are not a two-lane Highway. Costco Dwy 5 meets criteria to consider a right turn lane.
2	Unsignalized intersection on a four lane highway that satisfies the criteria in BDE Figures	No	No	No	Yes	N/A	N/A	Costco Dwy 4 meets the criteria to consider a right turn lane.
3	On expressways where the side street ADT is over 250	No	No	No	No	No	No	Not on an expressway.
4	Any intersection where a capacity analysis determines a right-turn lane is necessary to meet the LOS criteria	No	No	No	No	No	No	All movements operate at acceptable LOS.
5	At any intersection where the right-turning volume is greater than 150 vph and where there is greater than 300 vplph on the mainline	No	No	No	No	No	No	Right-turn lane volumes are less than 150 vph.
6	Uniformity of intersection design along the highway if other intersections have right-turn lanes	No	No	No	No	No	No	No unsignalized intersections in the area have right turn lanes
7	Any intersection where the mainline is curved to the left and the mainline curve requires superelevation	No	No	No	No	No	No	Roads are not on superelevated curves
8	At railroad crossings where the railroad is located close to the intersection and a right turn lane would be desirable to efficiently move through traffic on the parallel roadway	No	No	No	No	No	No	Not near a railroad.
9	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to right-turning vehicles.	No	No	No	No	No	No	No additional indicators mandating right-turn lanes.

Criteria	Left-Turn Lane Warrants	Criteria Met?						Comments
		Costco Dwy 1	Costco Dwy 2	Costco Dwy 3	Costco Dwy 4	Costco Dwy 5	Costco Dwy 6	
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	N/A	N/A	N/A - RIRO Only	N/A	N/A - Already Provided	N/A - Already Provided	Not a two-lane Highway.
2	Signalized intersetion where the left-turning volume is equal to or greater than 75 vph	N/A	N/A	N/A - RIRO Only	N/A	N/A - Already Provided	N/A - Already Provided	Not Signalized intersections
3	Any intersection where a capacity analysis determines a left-turn lane is necessary to meet the LOS criteria	N/A	N/A	N/A - RIRO Only	N/A	N/A - Already Provided	N/A - Already Provided	All movements operate at acceptable LOS
4	Uniformity of intersection design along the highway if other intersections have left-turn lanes	Yes	Yes	N/A - RIRO Only	Yes	N/A - Already Provided	N/A - Already Provided	Intersections to the west of Costco Dwy 1 and 2 and east and west of Costco Dwy 4 provide left turn lanes.
5	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to left-turning vehicles.	No	No	N/A - RIRO Only	No	N/A - Already Provided	N/A - Already Provided	No additional indicators mandating left-turn lanes.


Right Turn Lane Warrant 1 (BDE Figure 36-3.A)
Right-Turn Volume During Design Hour (VPH)
160
140
120
100
80
60
40
0
100
200
300
400
500
600
700
DHV, In One Direction (VPH)
Warrant Threshold
Costco Dwy 5
Costco Dwy 6
Linear (Warrant Threshold)


Right Turn Lane Warrant 2 (BDE Figure 36-3.B)
Right-Turn Volume During Design Hour (VPH)
160
140
120
100
80
60
40
20
200
400
600
800
1000
1200
1400
1600
DHV, In One Direction (VPH)
Warrant Threshold
Costco Dwy 1
Costco Dwy 2
Costco Dwy 3
Costco Dwy 4
US 34 & McHugh Rd (WB Rt)

APPENDIX D

TRAFFIC SIGNAL WARRANT ANALYSIS

Date	12/26/2024

Location Information

Intersection	Countryside Parkway & McHugh Road
City	Yorkville
County	Kendall
District	3

Street Information

Major Street (EB/WB)	Countryside Parkway
Minor Street (NB/SB)	McHugh Road

Review Information

Counts Used	Quality Counts - 2031 FwP Volumes
Count Dates	9/17/2024
Date Reviewed	12/26/2024
Reviewed By	MFM

Warrant Information

Speed Limit of Major Street	40
Number of Lanes on Major	2
Number of Lanes on Minor	1
Isolated Community?	No
SRA Route Number	No

Countryside Parkway & McHugh Road
City: **Yorkville**
County: **Kendall**
District: **3**

Major Countryside Parkway
Minor McHugh Road

State Of Illinois
Department of Transportation
Bureau of Traffic

Date: 12/26/2024

SUMMARY OF TRAFFIC SURVEY

Route:	TRAFFIC FROM NORTH McHugh Road N. of: Countryside Parkway Going				TRAFFIC FROM SOUTH McHugh Road S. of: Countryside Parkway Going				TOTAL NORTH AND SOUTH	TRAFFIC FROM EAST Countryside Parkway E. of: McHugh Road Going				TRAFFIC FROM WEST Countryside Parkway W. of: McHugh Road Going				TOTAL EAST AND WEST	GRAND TOTAL
START TIME	EAST	SOUTH	WEST	TOTAL	WEST	NORTH	EAST	TOTAL		SOUTH	WEST	NORTH	TOTAL	NORTH	EAST	SOUTH	TOTAL		
AM	7	56	34	97	18	64	12	94	**191**	13	75	29	117	55	51	17	123	**240**	**431**
PM	18	86	42	146	43	89	5	137	**283**	35	140	53	228	73	111	75	259	**487**	**770**
SAT	30	47	20	97	61	68	1	130	**227**	28	172	49	249	58	139	76	273	**522**	**749**
55th % AM	4	31	19	54	10	36	7	53	**107**	7	41	16	64	30	28	9	67	**131**	**238**
55th % PM	10	47	23	80	24	50	3	77	**157**	19	77	29	125	40	61	41	142	**267**	**424**
55th % Sat	17	26	11	54	34	38	1	73	**127**	15	95	27	137	32	76	42	150	**287**	**414**

REVIEW INFORMATION

COUNTS USED: Quality Counts - 2031 FwP Volumes
COUNT DATE(S): 9/17/2024
DATA REVIEWED: 12/26/2024
REVIEWED BY: MFM

RIGHT TURN FACTORIZATION SHEET

INTERSECTION: Countryside Parkway & McHugh Road
MUNCIPALITY: Yorkville COUNTY: Kendall

DIR	PEAK HOUR	MINOR STREET STREET NAME		McHugh Road		CRITICAL MAINLINE APPROACH VOLUME PER LANE	BASE RIGHT TURN REDUCTION %	MAINLINE CONGESTION FACTOR %	ADJUSTED RIGHT TURN REDUCTION %	ADJUSTED RIGHT TURNS	ADJUSTED MINOR STREET VOLUME
		CONFIG. #		2							
		CRIT. MAINLINE LANE #		2							
		LEFT	THROUGH	RIGHT	APP. TOTAL						
SB	AM	7	56	34	97	38	40%	0%	40%	20	83
SB	PM	18	86	42	146	70	40%	0%	40%	25	129
SB	SAT	30	47	20	97	86	40%	0%	40%	12	89
SB	55th AM	4	31	19	54	21	40%	0%	40%	11	46
SB	55th PM	10	47	23	80	39	40%	0%	40%	14	71
SB	55th Sat	17	26	11	54	48	40%	0%	40%	7	49

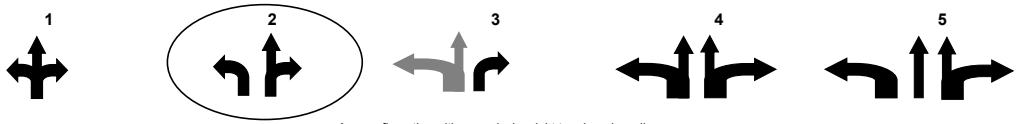
MAINLINE CONGESTION FACTORS	
VOLUMES	FACTOR %
0-399	0%
400-499	5%
500-599	10%
600-699	15%
700-799	20%
800-899	25%
900-999	30%
1000-1099	35%
1100-1199	40%
1200-1299	45%
1300-1399	50%
1400-1499	55%

REVIEW INFORMATION
COUNTS USED: Quality Counts - 2031 FwP Volumes
COUNT DATE(S): 9/17/2024
DATE REVIEWED 12/26/2024
REVIEWED BY: MFM

RIGHT TURN FACTORIZATION SHEET (CONT.)

LANE CONFIGURATIONS

1 2 3 4 5



Any configuration with an exclusive right turn lane (usually up to 600 ft. long)

PH	LEFT	THROUGH	RIGHT	TOTAL (A)	0.7A	0.35A	3T	T/3	(T+L)	(T+R)	3R	3L	T/2	T/4	L=T=R (+/-)
AM	7	56	34	97	68	34	168	19	63	90	102	21	28	14	NO
PM	18	86	42	146	102	51	258	29	104	128	126	54	43	22	NO
SAT	30	47	20	97	68	34	141	16	77	67	60	90	24	12	NO
55th AM	4	31	19	54	38	19	93	10	35	50	57	12	16	8	NO
55th PM	10	47	23	80	56	28	141	16	57	70	69	30	24	12	NO
55th Sat	17	26	11	54	38	19	78	9	43	37	33	51	13	7	NO

PH	BASE REDUCTION				
	CONFIG 1	CONFIG 2	CONFIG 3	CONFIG 4	CONFIG 5
AM	40%	40%	75%	30%	50%
PM	20%	40%	75%	30%	30%
SAT	20%	40%	75%	30%	30%
55th AM	40%	40%	75%	30%	50%
55th PM	20%	40%	75%	30%	30%
55th Sat	20%	40%	75%	30%	30%

SIGNAL WARRANT REVIEW SHEET

District #3

SRA: No / YES (NO)

INTERSECTION: Countryside Parkway & McHugh Road
MUNCIPALITY: Yorkville
COUNTY: Kendall

Speed Limit of Major Route 40
Number of Lanes of Major Approach 2
Isolated Community with Population< 10, No
Number of Lanes of Minor Approach 1

	MAJOR	ADJ. MINOR	Check any hours which meet the following Warrants			
			WARRANT 1			
HOUR BEGIN	STREET VOLUME (both approaches)	STREET VOLUME (higher volume approaches)	A	B	WARRANT 1 A/B: 8 hrs of both	
			100%	100%	80% of A	80% of B
AM	240	83				
PM	487	129			X	
SAT	522	89				
55th % AM	131	46				
55th % PM	267	71				
55th % SAT	287	49				
Met:			No	No	No	No
Volume Requirements:	MAJOR:		600	900	480	630
	MINOR:		150	100	120	80

REVIEW INFORMATION

COUNTS USED: Quality Counts - 2031 FwP Volumes
COUNT DATE(S): 9/17/2024
DATE REVIEWED: 12/26/2024
REVIEWED BY: MFM

Comments

WARRANT 1 YES (NO) N/A
Warrant 1 is met if any of the following Conditions are met:

- CONDITION A — Minmum Vehicular Volume — YES (NO) N/A
- CONDITION B — Interruption of Continuous Traffic — YES (NO) N/A
- CONDITION A/B — Combination of Warranrts — YES (NO) N/A

WARRANT 2 — Four Hour Volume — YES NO (N/A)

WARRANT 3 — Peak Hour Volume — YES NO (N/A)

WARRANT 4 — Pedestrian Volume — YES NO (N/A)

WARRANT 5 — School Crossing — YES NO (N/A)

WARRANT 6 — Coordinated Signal System — YES NO (N/A)

WARRANT 7 — Accidents Experience — YES NO (N/A)

WARRANT 8 — Roadway Network — YES NO (N/A)

WARRANT 9 — Intersection Near a Grade Crossing — YES NO (N/A)

Date	12/26/2024

Location Information

Intersection	US Route 34 & Tuma Road/Costco Dwy 4
City	Yorkville
County	Kendall
District	3

Street Information

Major Street (EB/WB)	US 34
Minor Street (NB/SB)	Tuma Road/Costco Dwy 4

Review Information

Counts Used	Quality Counts extrapolated to 2031
Count Dates	9/17/2024
Date Reviewed	12/26/2024
Reviewed By	MFM

Warrant Information

Speed Limit of Major Street	45
Number of Lanes on Major	2
Number of Lanes on Minor	1
Isolated Community?	No
SRA Route Number	513

US Route 34 & Tuma Road/Costco Dwy 4
City: **Yorkville**
County: **Kendall**
District: **3**

State Of Illinois
Department of Transportation
Bureau of Traffic

Date: 12/26/2024

Major US 34
Minor Tuma Road/Costco Dwy 4

SUMMARY OF TRAFFIC SURVEY

Route:	TRAFFIC FROM NORTH Tuma Road/Costco Dwy 4 N. of: US 34 Going				TRAFFIC FROM SOUTH Tuma Road/Costco Dwy 4 S. of: US 34 Going				TOTAL NORTH AND SOUTH	TRAFFIC FROM EAST US 34 E. of: Tuma Road/Costco Dwy 4 Going				TRAFFIC FROM WEST US 34 W. of: Tuma Road/Costco Dwy 4 Going				TOTAL EAST AND WEST	GRAND TOTAL
START TIME	EAST	SOUTH	WEST	TOTAL	WEST	NORTH	EAST	TOTAL		SOUTH	WEST	NORTH	TOTAL	NORTH	EAST	SOUTH	TOTAL		
AM	0	0	38	38	25	0	71	96	**134**	15	412	47	474	31	701	12	744	**1,218**	**1,352**
PM	0	0	75	75	33	0	55	88	**163**	59	877	99	1,035	65	699	31	795	**1,830**	**1,993**
SAT	0	0	102	102	21	0	36	57	**159**	35	555	139	729	89	654	36	779	**1,508**	**1,667**
55th % AM	0	0	21	21	14	0	40	54	**75**	8	227	26	261	17	386	7	410	**671**	**746**
55th % PM	0	0	41	41	18	0	31	49	**90**	32	482	54	568	36	384	17	437	**1,005**	**1,095**
55th % Sat	0	0	56	56	12	0	20	32	**88**	19	305	76	400	49	360	20	429	**829**	**917**

REVIEW INFORMATION

COUNTS USED: Quality Counts extrapolated to 2031
COUNT DATE(S): 9/17/2024
DATA REVIEWED: 12/26/2024
REVIEWED BY: MFM

RIGHT TURN FACTORIZATION SHEET

INTERSECTION: US Route 34 & Tuma Road/Costco Dwy 4
MUNCIPALITY: Yorkville COUNTY: Kendall

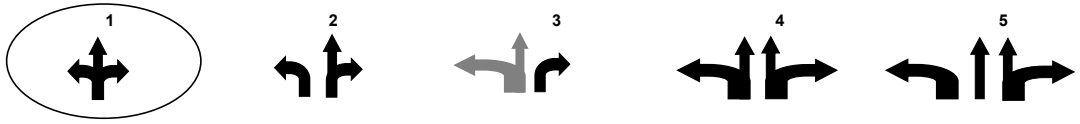
DIR	PEAK HOUR	MINOR STREET STREET NAME			Tuma Road/Costco Dwy 4	CRITICAL MAINLINE APPROACH VOLUME PER LANE	BASE RIGHT TURN REDUCTION %	MAINLINE CONGESTION FACTOR %	ADJUSTED RIGHT TURN REDUCTION %	ADJUSTED RIGHT TURNS	ADJUSTED MINOR STREET VOLUME
		CONFIG. #			1						
		CRIT. MAINLINE LANE #			2						
		LEFT	THROUGH	RIGHT	APP. TOTAL						
NB	AM	25	0	71	96	351	60%	0%	60%	28	53
NB	PM	33	0	55	88	350	40%	0%	40%	33	66
NB	SAT	21	0	36	57	327	40%	0%	40%	22	43
NB	55th AM	14	0	40	54	193	60%	0%	60%	16	29
NB	55th PM	18	0	31	49	192	40%	0%	40%	19	36
NB	55th Sat	12	0	20	32	180	40%	0%	40%	12	24

MAINLINE CONGESTION FACTORS	
VOLUMES	FACTOR %
0-399	0%
400-499	5%
500-599	10%
600-699	15%
700-799	20%
800-899	25%
900-999	30%
1000-1099	35%
1100-1199	40%
1200-1299	45%
1300-1399	50%
1400-1499	55%

REVIEW INFORMATION
COUNTS USED: Quality Counts extrapolated to 2031
COUNT DATE(S): 9/17/2024
DATE REVIEWED 12/26/2024
REVIEWED BY: MFM

RIGHT TURN FACTORIZATION SHEET (CONT.)

LANE CONFIGURATIONS



Any configuration with an exclusive right turn lane (usually up to 600 ft. long)

PH	LEFT	THROUGH	RIGHT	TOTAL (A)	0.7A	0.35A	3T	T/3	(T+L)	(T+R)	3R	3L	T/2	T/4	L=T=R (+/-)
AM	25	0	71	96	67	34	0	0	25	71	213	75	0	0	NO
PM	33	0	55	88	62	31	0	0	33	55	165	99	0	0	NO
SAT	21	0	36	57	40	20	0	0	21	36	108	63	0	0	NO
55th AM	14	0	40	54	38	19	0	0	14	40	120	42	0	0	NO
55th PM	18	0	31	49	34	17	0	0	18	31	93	54	0	0	NO
55th Sat	12	0	20	32	22	11	0	0	12	20	60	36	0	0	NO

PH	BASE REDUCTION				
	CONFIG 1	CONFIG 2	CONFIG 3	CONFIG 4	CONFIG 5
AM	60%	60%	75%	65%	75%
PM	40%	60%	75%	65%	75%
SAT	40%	60%	75%	65%	75%
55th AM	60%	60%	75%	65%	75%
55th PM	40%	60%	75%	65%	75%
55th Sat	40%	60%	75%	65%	75%

SIGNAL WARRANT REVIEW SHEET

District #1

SRA: 513 (YES / NO)

INTERSECTION: US Route 34 & Tuma Road/Costco Dwy 4
MUNCIPALITY: Yorkville

COUNTY: Kendall

Speed Limit of Major Route 45
Number of Lanes of Major Approach 2

Isolated Community with Population< 10, No
Number of Lanes of Minor Approach 1

	MAJOR	ADJ. MINOR	Check any hours which meet the following Warrants			
	STREET	STREET	WARRANT 1			
	VOLUME	VOLUME	A	B	WARRANT 1 A/B: 8 hrs of both	
HOUR BEGIN	(both approaches)	(higher volume approaches)	100%	100%	80% of A	80% of B
AM	1,218	53				
PM	1,830	66				
SAT	1,508	43				
55th % AM	671	29				
55th % PM	1,005	36				
55th % SAT	829	24				
Met:			No	No	No	No
Volume Requirements:		MAJOR:	600	900	480	630
		MINOR:	150	125	120	80

REVIEW INFORMATION

COUNTS USED: Quality Counts extrapolated to 2031
COUNT DATE(S): 9/17/2024
DATE REVIEWED: 12/26/2024
REVIEWED BY: MFM

Comments

WARRANT 1 YES (NO) N/A
Warrant 1 is met if any of the following Conditions are met:

- CONDITION A — Minmum Vehicular Volume — YES (NO) N/A
- CONDITION B — Interruption of Continuous Traffic — YES (NO) N/A
- CONDITION A/B — Combination of Warranrts — YES (NO) N/A

WARRANT 2 — Four Hour Volume — YES NO (N/A)

WARRANT 3 — Peak Hour Volume — YES NO (N/A)

WARRANT 4 — Pedestrian Volume — YES NO (N/A)

WARRANT 5 — School Crossing — YES NO (N/A)

WARRANT 6 — Coordinated Signal System — YES NO (N/A)

WARRANT 7 — Accidents Experience — YES NO (N/A)

WARRANT 8 — Roadway Network — YES NO (N/A)

WARRANT 9 — Intersection Near a Grade Crossing — YES NO (N/A)

APPENDIX E

CAPACITY ANALYSIS WORKSHEETS
2024 EXISTING

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	61	2	15	725	425	79
Future Volume (vph)	61	2	15	725	425	79
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1615	1805	3539	3374	1568
Flt Permitted	0.950		0.472			
Satd. Flow (perm)	1736	1615	897	3539	3374	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				83
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	0%	0%	2%	7%	3%
Adj. Flow (vph)	64	2	16	763	447	83
Shared Lane Traffic (%)						
Lane Group Flow (vph)	64	2	16	763	447	83
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

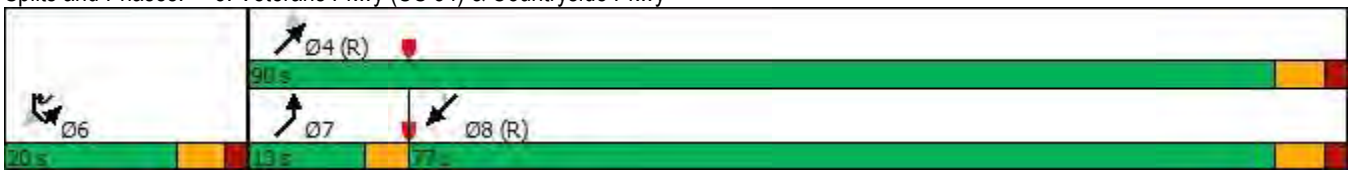


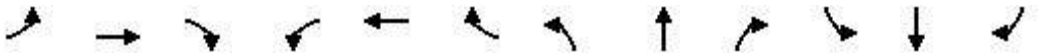
Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	90.0	77.0	20.0
Total Split (%)	18.2%	18.2%	11.8%	81.8%	70.0%	18.2%
Maximum Green (s)	14.0	14.0	9.5	84.0	71.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	86.5	84.0	80.2	103.8
Actuated g/C Ratio	0.13	0.13	0.79	0.76	0.73	0.94
v/c Ratio	0.29	0.01	0.02	0.28	0.18	0.06
Control Delay	47.5	29.5	1.5	2.5	5.3	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.5	29.5	1.5	2.5	5.3	0.3
LOS	D	C	A	A	A	A
Approach Delay	46.9			2.5	4.5	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.1	84.0	74.4	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.8	84.0	74.7	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	42	0	1	34	37	0
Queue Length 95th (ft)	84	8	m3	37	76	5
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	220	207	783	2702	2460	1484
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.29	0.01	0.02	0.28	0.18	0.06

Intersection Summary

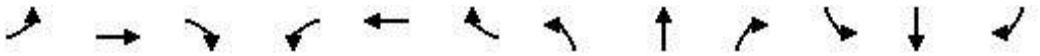
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.29			
Intersection Signal Delay: 5.4		Intersection LOS: A	
Intersection Capacity Utilization 34.2%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	600	19	65	353	3	17	42	111	4	40	32
Future Volume (vph)	38	600	19	65	353	3	17	42	111	4	40	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999				0.850		0.934	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3452	0	1671	3404	0	1456	1810	1583	1805	1683	0
Flt Permitted	0.521			0.328			0.655			0.727		
Satd. Flow (perm)	990	3452	0	577	3404	0	1004	1810	1583	1381	1683	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			1				122		30	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	37%	8%	6%	0%	24%	5%	2%	0%	5%	6%
Adj. Flow (vph)	42	659	21	71	388	3	19	46	122	4	44	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	42	680	0	71	391	0	19	46	122	4	79	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

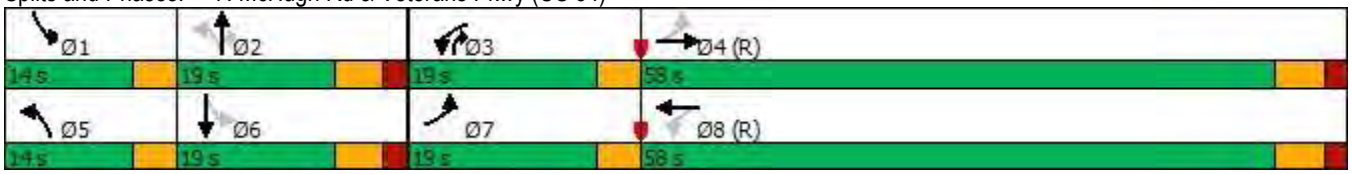


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	19.0	58.0		19.0	58.0		14.0	19.0	19.0	14.0	19.0	
Total Split (%)	17.3%	52.7%		17.3%	52.7%		12.7%	17.3%	17.3%	12.7%	17.3%	
Maximum Green (s)	15.5	52.0		15.5	52.0		10.5	13.0	15.5	10.5	13.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	69.3	60.4		72.0	64.8		29.2	25.0	38.1	27.4	22.5	
Actuated g/C Ratio	0.63	0.55		0.65	0.59		0.27	0.23	0.35	0.25	0.20	
v/c Ratio	0.06	0.36		0.16	0.19		0.06	0.11	0.19	0.01	0.22	
Control Delay	6.6	14.6		7.4	11.2		30.6	36.5	5.8	29.8	27.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	6.6	14.6		7.4	11.2		30.6	36.5	5.8	29.8	27.9	
LOS	A	B		A	B		C	D	A	C	C	
Approach Delay		14.2			10.6			15.9			28.0	
Approach LOS		B			B			B			C	
90th %ile Green (s)	7.4	58.9		8.6	60.1		8.4	17.2	8.6	6.3	15.1	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	Ped	Gap	Gap	Ped	
70th %ile Green (s)	6.7	59.8		7.7	60.8		7.3	27.0	7.7	0.0	16.2	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	Ped	
50th %ile Green (s)	6.3	60.4		7.1	61.2		0.0	27.0	7.1	0.0	27.0	
50th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	0.0	61.0		6.5	71.0		0.0	27.0	6.5	0.0	27.0	
30th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	61.9		5.6	71.0		0.0	27.0	5.6	0.0	27.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	9	134		16	67		10	25	0	2	27	
Queue Length 95th (ft)	21	180		31	90		29	63	43	11	78	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	776	1897		539	2006		312	412	740	406	367	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.05	0.36		0.13	0.19		0.06	0.11	0.16	0.01	0.22	

Intersection Summary

Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.36			
Intersection Signal Delay: 14.1		Intersection LOS: B	
Intersection Capacity Utilization 42.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	51	36	12	12	59	23	12	60	11	3	52	32
Future Vol, veh/h	51	36	12	12	59	23	12	60	11	3	52	32
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	2	0	8	0	0	9	0	0	22	67	4	0
Mvmt Flow	73	51	17	17	84	33	17	86	16	4	74	46
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.1	8.7	9.2	9.2
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	85%	0%	100%	50%	0%	100%	46%	0%	62%
Vol Right, %	0%	15%	0%	0%	50%	0%	0%	54%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	12	71	51	24	24	12	39	43	3	84
LT Vol	12	0	51	0	0	12	0	0	3	0
Through Vol	0	60	0	24	12	0	39	20	0	52
RT Vol	0	11	0	0	12	0	0	23	0	32
Lane Flow Rate	17	101	73	34	34	17	56	61	4	120
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.029	0.152	0.122	0.052	0.05	0.029	0.086	0.09	0.009	0.177
Departure Headway (Hd)	6.018	5.409	6.031	5.493	5.278	6.027	5.523	5.297	7.15	5.312
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	592	658	591	647	673	591	645	672	499	671
Service Time	3.788	3.18	3.805	3.268	3.052	3.798	3.295	3.069	4.918	3.08
HCM Lane V/C Ratio	0.029	0.153	0.124	0.053	0.051	0.029	0.087	0.091	0.008	0.179
HCM Control Delay	9	9.2	9.7	8.6	8.3	9	8.8	8.6	10	9.2
HCM Lane LOS	A	A	A	A	A	A	A	A	A	A
HCM 95th-tile Q	0.1	0.5	0.4	0.2	0.2	0.1	0.3	0.3	0	0.6

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	55	89	5	8	6
Future Vol, veh/h	9	55	89	5	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	22	7	1	0	0	0
Mvmt Flow	15	92	148	8	13	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	156	0	-	0	228	78
Stage 1	-	-	-	-	152	-
Stage 2	-	-	-	-	76	-
Critical Hdwy	4.54	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.42	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1287	-	-	-	745	973
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	944	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1287	-	-	-	736	973
Mov Cap-2 Maneuver	-	-	-	-	736	-
Stage 1	-	-	-	-	856	-
Stage 2	-	-	-	-	944	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1287	-	-	-	736	973
HCM Lane V/C Ratio	0.012	-	-	-	0.018	0.01
HCM Control Delay (s)	7.8	-	-	-	10	8.7
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Intersection	
Int Delay, s/veh	1.3

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	23	66	669	11	14	406
Future Vol, veh/h	23	66	669	11	14	406
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	2	2	9	7	7
Mvmt Flow	25	72	727	12	15	441

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	984	370	0	0	739	0
Stage 1	733	-	-	-	-	-
Stage 2	251	-	-	-	-	-
Critical Hdwy	6.88	6.94	-	-	4.24	-
Critical Hdwy Stg 1	5.88	-	-	-	-	-
Critical Hdwy Stg 2	5.88	-	-	-	-	-
Follow-up Hdwy	3.54	3.32	-	-	2.27	-
Pot Cap-1 Maneuver	242	627	-	-	831	-
Stage 1	431	-	-	-	-	-
Stage 2	762	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	238	627	-	-	831	-
Mov Cap-2 Maneuver	238	-	-	-	-	-
Stage 1	431	-	-	-	-	-
Stage 2	748	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	15.4	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	441	831	-
HCM Lane V/C Ratio	-	-	0.219	0.018	-
HCM Control Delay (s)	-	-	15.4	9.4	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.8	0.1	-

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	75	12	22	689	888	78
Future Volume (vph)	75	12	22	689	888	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1805	3574	3574	1524
Flt Permitted	0.950		0.269			
Satd. Flow (perm)	1805	1615	511	3574	3574	1524
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		13				83
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	1%	6%
Adj. Flow (vph)	80	13	23	733	945	83
Shared Lane Traffic (%)						
Lane Group Flow (vph)	80	13	23	733	945	83
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

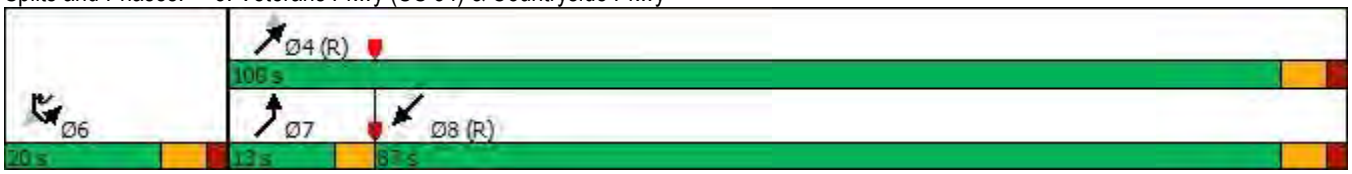


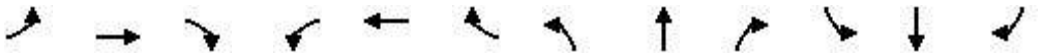
Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	100.0	87.0	20.0
Total Split (%)	16.7%	16.7%	10.8%	83.3%	72.5%	16.7%
Maximum Green (s)	14.0	14.0	9.5	94.0	81.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	96.5	94.0	88.3	110.7
Actuated g/C Ratio	0.12	0.12	0.80	0.78	0.74	0.92
v/c Ratio	0.38	0.07	0.05	0.26	0.36	0.06
Control Delay	54.8	22.2	1.2	1.4	6.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.8	22.2	1.2	1.4	6.5	0.3
LOS	D	C	A	A	A	A
Approach Delay	50.3			1.4	6.0	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.2	94.0	84.3	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.9	94.0	84.6	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	5.8	94.0	84.7	14.0
50th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	58	0	1	20	137	0
Queue Length 95th (ft)	110	20	4	34	172	5
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	210	199	513	2799	2630	1412
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.07	0.04	0.26	0.36	0.06

Intersection Summary

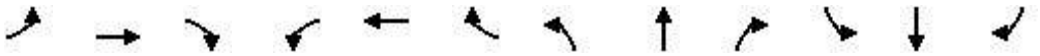
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.38			
Intersection Signal Delay: 6.4		Intersection LOS: A	
Intersection Capacity Utilization 38.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	47	563	27	149	672	9	57	61	81	18	98	54
Future Volume (vph)	47	563	27	149	672	9	57	61	81	18	98	54
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.998				0.850		0.947	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3551	0	1787	3568	0	1770	1900	1568	1703	1787	0
Flt Permitted	0.343			0.338			0.500			0.715		
Satd. Flow (perm)	652	3551	0	636	3568	0	931	1900	1568	1282	1787	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			1				86		20	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	1%	0%	1%	1%	0%	2%	0%	3%	6%	0%	2%
Adj. Flow (vph)	50	599	29	159	715	10	61	65	86	19	104	57
Shared Lane Traffic (%)												
Lane Group Flow (vph)	50	628	0	159	725	0	61	65	86	19	161	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

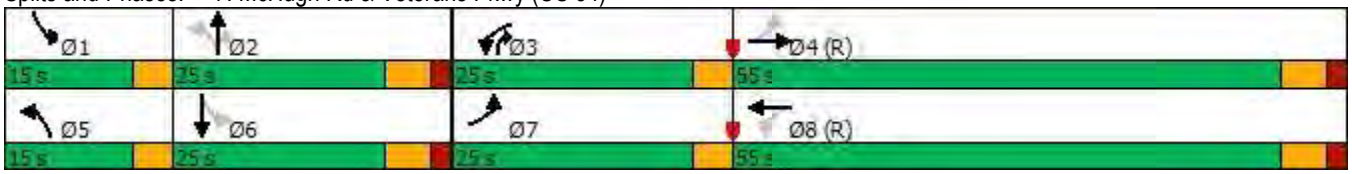


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	25.0	55.0		25.0	55.0		15.0	25.0	25.0	15.0	25.0	
Total Split (%)	20.8%	45.8%		20.8%	45.8%		12.5%	20.8%	20.8%	12.5%	20.8%	
Maximum Green (s)	21.5	49.0		21.5	49.0		11.5	19.0	21.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	69.9	60.7		76.2	65.6		36.3	29.6	45.4	31.8	23.9	
Actuated g/C Ratio	0.58	0.51		0.64	0.55		0.30	0.25	0.38	0.26	0.20	
v/c Ratio	0.11	0.35		0.32	0.37		0.18	0.14	0.13	0.05	0.43	
Control Delay	9.0	18.6		10.6	16.2		31.6	38.7	6.2	30.1	42.6	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	9.0	18.6		10.6	16.2		31.6	38.7	6.2	30.1	42.6	
LOS	A	B		B	B		C	D	A	C	D	
Approach Delay		17.9			15.2			23.5			41.3	
Approach LOS		B			B			C			D	
90th %ile Green (s)	8.0	58.0		12.5	62.5		11.3	22.5	12.5	8.0	19.2	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
70th %ile Green (s)	7.2	59.7		10.8	63.3		9.6	23.5	10.8	7.0	20.9	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	6.7	60.8		9.7	63.8		8.4	34.0	9.7	0.0	22.1	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	6.2	61.8		8.7	64.3		7.3	34.0	8.7	0.0	23.2	
30th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	63.3		7.2	74.0		0.0	34.0	7.2	0.0	34.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	13	146		46	159		34	37	0	10	98	
Queue Length 95th (ft)	28	199		73	191		68	84	35	29	174	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	622	1799		611	1950		363	468	791	419	371	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.08	0.35		0.26	0.37		0.17	0.14	0.11	0.05	0.43	

Intersection Summary

Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay: 19.4		Intersection LOS: B	
Intersection Capacity Utilization 54.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	70	69	57	33	96	38	29	83	5	6	80	39
Future Vol, veh/h	70	69	57	33	96	38	29	83	5	6	80	39
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	0	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	79	78	64	37	108	43	33	93	6	7	90	44
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.4	9.3	9.9	10.1
HCM LOS	A	A	A	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	94%	0%	100%	29%	0%	100%	46%	0%	67%
Vol Right, %	0%	6%	0%	0%	71%	0%	0%	54%	0%	33%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	29	88	70	46	80	33	64	70	6	119
LT Vol	29	0	70	0	0	33	0	0	6	0
Through Vol	0	83	0	46	23	0	64	32	0	80
RT Vol	0	5	0	0	57	0	0	38	0	39
Lane Flow Rate	33	99	79	52	90	37	72	79	7	134
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.059	0.164	0.139	0.084	0.133	0.066	0.118	0.121	0.012	0.214
Departure Headway (Hd)	6.514	5.973	6.349	5.844	5.341	6.417	5.93	5.529	6.503	5.773
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	551	601	566	614	672	559	605	649	551	623
Service Time	4.241	3.701	4.073	3.569	3.065	4.143	3.656	3.255	4.231	3.501
HCM Lane V/C Ratio	0.06	0.165	0.14	0.085	0.134	0.066	0.119	0.122	0.013	0.215
HCM Control Delay	9.7	9.9	10.1	9.1	8.9	9.6	9.5	9	9.3	10.1
HCM Lane LOS	A	A	B	A	A	A	A	A	A	B
HCM 95th-tile Q	0.2	0.6	0.5	0.3	0.5	0.2	0.4	0.4	0	0.8

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	79	96	4	8	9
Future Vol, veh/h	7	79	96	4	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	0	1	2	0	0	0
Mvmt Flow	9	96	117	5	10	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	122	0	-	0	186	61
Stage 1	-	-	-	-	120	-
Stage 2	-	-	-	-	66	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1478	-	-	-	791	998
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	955	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1478	-	-	-	786	998
Mov Cap-2 Maneuver	-	-	-	-	786	-
Stage 1	-	-	-	-	893	-
Stage 2	-	-	-	-	955	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	9.1
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1478	-	-	-	786	998
HCM Lane V/C Ratio	0.006	-	-	-	0.012	0.011
HCM Control Delay (s)	7.5	-	-	-	9.6	8.6
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	0	0

Intersection	
Int Delay, s/veh	1.5

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	31	51	669	11	55	844
Future Vol, veh/h	31	51	669	11	55	844
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	1	0	0	1
Mvmt Flow	34	55	727	12	60	917

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1312	370	0	0	739	0
Stage 1	733	-	-	-	-	-
Stage 2	579	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	153	633	-	-	876	-
Stage 1	442	-	-	-	-	-
Stage 2	529	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	143	633	-	-	876	-
Mov Cap-2 Maneuver	143	-	-	-	-	-
Stage 1	442	-	-	-	-	-
Stage 2	493	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	24.1	0	0.6
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	276	876	-
HCM Lane V/C Ratio	-	-	0.323	0.068	-
HCM Control Delay (s)	-	-	24.1	9.4	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1.4	0.2	-

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	73	11	18	632	558	85
Future Volume (vph)	73	11	18	632	558	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1787	1615	1805	3574	3574	1538
Flt Permitted	0.950		0.406			
Satd. Flow (perm)	1787	1615	771	3574	3574	1538
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		12				89
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	0%	0%	1%	1%	5%
Adj. Flow (vph)	77	12	19	665	587	89
Shared Lane Traffic (%)						
Lane Group Flow (vph)	77	12	19	665	587	89
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

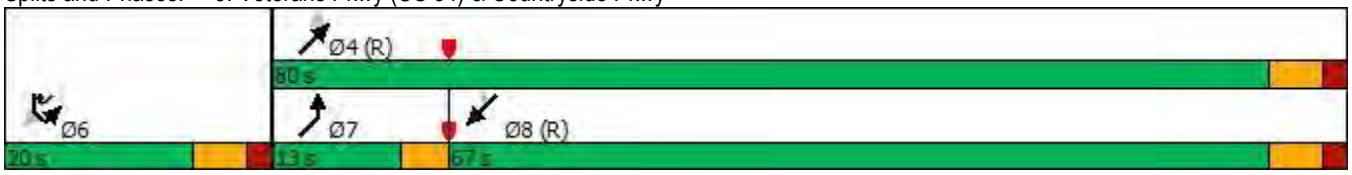


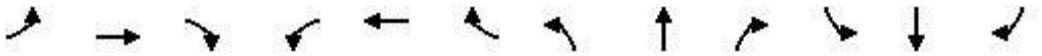
Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	80.0	67.0	20.0
Total Split (%)	20.0%	20.0%	13.0%	80.0%	67.0%	20.0%
Maximum Green (s)	14.0	14.0	9.5	74.0	61.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	76.5	74.0	70.2	93.8
Actuated g/C Ratio	0.14	0.14	0.76	0.74	0.70	0.94
v/c Ratio	0.31	0.05	0.03	0.25	0.23	0.06
Control Delay	42.4	19.4	0.9	1.4	6.1	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.4	19.4	0.9	1.4	6.1	0.4
LOS	D	B	A	A	A	A
Approach Delay	39.3			1.4	5.4	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.2	74.0	64.3	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.9	74.0	64.6	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	45	0	1	15	51	0
Queue Length 95th (ft)	90	16	m2	25	101	5
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	250	236	688	2644	2508	1448
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.05	0.03	0.25	0.23	0.06

Intersection Summary

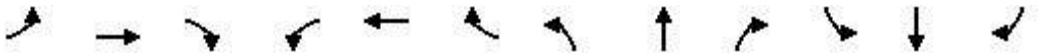
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.31			
Intersection Signal Delay: 5.6		Intersection LOS: A	
Intersection Capacity Utilization 31.6%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	61	572	19	99	454	9	36	33	61	18	52	51
Future Volume (vph)	61	572	19	99	454	9	36	33	61	18	52	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.997				0.850		0.926	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3592	0	1805	3564	0	1805	1900	1568	1805	1759	0
Flt Permitted	0.461			0.328			0.646			0.735		
Satd. Flow (perm)	859	3592	0	623	3564	0	1227	1900	1568	1396	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			2				71		44	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	0%	0%	0%	1%	0%	0%	0%	3%	0%	0%	0%
Adj. Flow (vph)	64	596	20	103	473	9	38	34	64	19	54	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	616	0	103	482	0	38	34	64	19	107	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

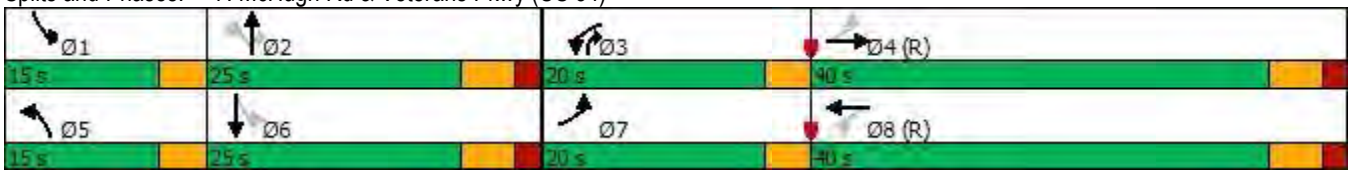


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	20.0	40.0		20.0	40.0		15.0	25.0	20.0	15.0	25.0	
Total Split (%)	20.0%	40.0%		20.0%	40.0%		15.0%	25.0%	20.0%	15.0%	25.0%	
Maximum Green (s)	16.5	34.0		16.5	34.0		11.5	19.0	16.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	52.0	42.4		54.6	45.2		35.5	29.8	43.9	33.8	27.3	
Actuated g/C Ratio	0.52	0.42		0.55	0.45		0.36	0.30	0.44	0.34	0.27	
v/c Ratio	0.13	0.40		0.24	0.30		0.08	0.06	0.09	0.04	0.21	
Control Delay	10.6	21.2		12.4	18.4		21.2	28.3	4.6	20.8	20.3	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	10.6	21.2		12.4	18.4		21.2	28.3	4.6	20.8	20.3	
LOS	B	C		B	B		C	C	A	C	C	
Approach Delay		20.2			17.3			15.2			20.3	
Approach LOS		C			B			B			C	
90th %ile Green (s)	8.8	40.2		10.3	41.7		8.6	23.1	10.3	7.4	21.9	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
70th %ile Green (s)	7.8	41.5		9.0	42.7		7.5	23.9	9.0	6.6	23.0	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	7.1	42.4		8.1	43.4		6.8	34.0	8.1	0.0	23.7	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	6.4	43.3		7.2	44.1		0.0	34.0	7.2	0.0	34.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	44.4		6.1	54.0		0.0	34.0	6.1	0.0	34.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	17	139		28	97		16	14	0	8	32	
Queue Length 95th (ft)	36	193		57	132		37	43	23	23	79	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	635	1524		547	1611		514	566	853	554	512	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.10	0.40		0.19	0.30		0.07	0.06	0.08	0.03	0.21	

Intersection Summary

Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.40			
Intersection Signal Delay: 18.7		Intersection LOS: B	
Intersection Capacity Utilization 43.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	8.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	74	53	26	102	26	37	64	1	9	44	19
Future Vol, veh/h	54	74	53	26	102	26	37	64	1	9	44	19
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	1	4	0	2	0	0	0	0
Mvmt Flow	59	80	58	28	111	28	40	70	1	10	48	21
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	8.8	8.8	9.2	8.9
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	98%	0%	100%	32%	0%	100%	57%	0%	70%
Vol Right, %	0%	2%	0%	0%	68%	0%	0%	43%	0%	30%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	37	65	54	49	78	26	68	60	9	63
LT Vol	37	0	54	0	0	26	0	0	9	0
Through Vol	0	64	0	49	25	0	68	34	0	44
RT Vol	0	1	0	0	53	0	0	26	0	19
Lane Flow Rate	40	71	59	54	84	28	74	65	10	68
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.068	0.111	0.097	0.081	0.116	0.047	0.113	0.095	0.017	0.104
Departure Headway (Hd)	6.116	5.639	5.928	5.425	4.945	5.98	5.494	5.241	6.197	5.485
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	582	631	601	656	719	595	648	679	574	648
Service Time	3.892	3.415	3.696	3.193	2.712	3.749	3.263	3.009	3.978	3.266
HCM Lane V/C Ratio	0.069	0.113	0.098	0.082	0.117	0.047	0.114	0.096	0.017	0.105
HCM Control Delay	9.3	9.1	9.3	8.7	8.4	9	9	8.6	9.1	8.9
HCM Lane LOS	A	A	A	A	A	A	A	A	A	A
HCM 95th-tile Q	0.2	0.4	0.3	0.3	0.4	0.1	0.4	0.3	0.1	0.3

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	84	102	0	0	0
Future Vol, veh/h	1	84	102	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	1	99	120	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	120	0	-	0	172	60
Stage 1	-	-	-	-	120	-
Stage 2	-	-	-	-	52	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1480	-	-	-	807	999
Stage 1	-	-	-	-	898	-
Stage 2	-	-	-	-	970	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1480	-	-	-	806	999
Mov Cap-2 Maneuver	-	-	-	-	806	-
Stage 1	-	-	-	-	897	-
Stage 2	-	-	-	-	970	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1480	-	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-	-
HCM Control Delay (s)	7.4	-	-	-	0	0
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	20	34	619	34	33	536
Future Vol, veh/h	20	34	619	34	33	536
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	5	0	1	0	0	1
Mvmt Flow	22	37	666	37	35	576

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1043	352	0	0	703	0
Stage 1	685	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Critical Hdwy	6.9	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.9	-	-	-	-	-
Critical Hdwy Stg 2	5.9	-	-	-	-	-
Follow-up Hdwy	3.55	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	220	650	-	-	904	-
Stage 1	454	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	211	650	-	-	904	-
Mov Cap-2 Maneuver	211	-	-	-	-	-
Stage 1	454	-	-	-	-	-
Stage 2	643	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	16.6	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	367	904	-
HCM Lane V/C Ratio	-	-	0.158	0.039	-
HCM Control Delay (s)	-	-	16.6	9.1	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.1	-

APPENDIX F

CAPACITY ANALYSIS WORKSHEETS
2031 BACKGROUND

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	65	2	16	776	455	85
Future Volume (vph)	65	2	16	776	455	85
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1615	1805	3539	3374	1568
Flt Permitted	0.950		0.458			
Satd. Flow (perm)	1736	1615	870	3539	3374	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		2				89
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	0%	0%	2%	7%	3%
Adj. Flow (vph)	68	2	17	817	479	89
Shared Lane Traffic (%)						
Lane Group Flow (vph)	68	2	17	817	479	89
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

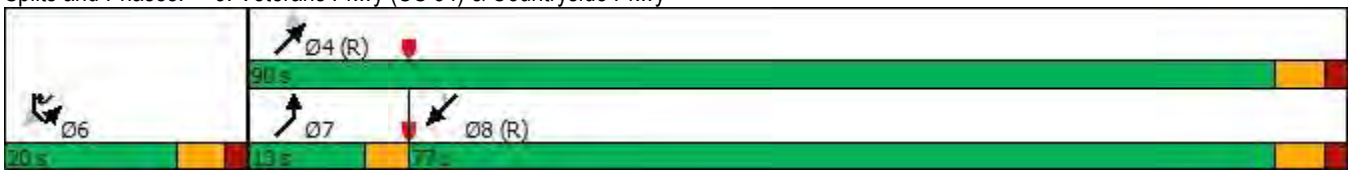


Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	90.0	77.0	20.0
Total Split (%)	18.2%	18.2%	11.8%	81.8%	70.0%	18.2%
Maximum Green (s)	14.0	14.0	9.5	84.0	71.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	86.5	84.0	80.2	103.8
Actuated g/C Ratio	0.13	0.13	0.79	0.76	0.73	0.94
v/c Ratio	0.31	0.01	0.02	0.30	0.19	0.06
Control Delay	47.9	29.5	1.6	2.6	5.4	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	47.9	29.5	1.6	2.6	5.4	0.3
LOS	D	C	A	A	A	A
Approach Delay	47.4			2.5	4.6	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.1	84.0	74.4	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.8	84.0	74.7	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	44	0	1	36	41	0
Queue Length 95th (ft)	89	8	m3	40	81	5
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	220	207	764	2702	2460	1485
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.01	0.02	0.30	0.19	0.06

Intersection Summary

Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.31			
Intersection Signal Delay: 5.5		Intersection LOS: A	
Intersection Capacity Utilization 35.6%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy



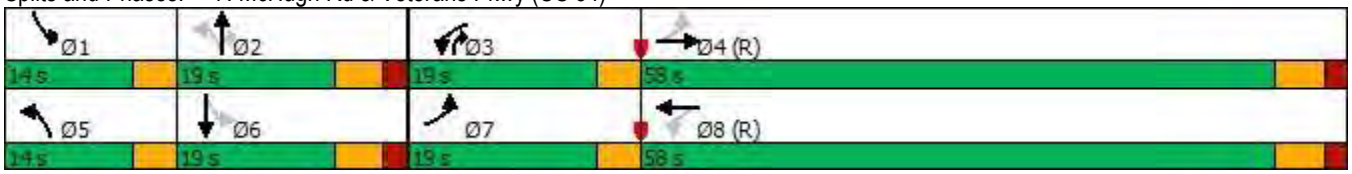
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	41	642	20	70	378	3	18	45	119	4	43	34
Future Volume (vph)	41	642	20	70	378	3	18	45	119	4	43	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.999				0.850		0.934	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3453	0	1671	3404	0	1456	1810	1583	1805	1683	0
Flt Permitted	0.507			0.312			0.649			0.725		
Satd. Flow (perm)	963	3453	0	549	3404	0	994	1810	1583	1377	1683	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			1				131		29	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	37%	8%	6%	0%	24%	5%	2%	0%	5%	6%
Adj. Flow (vph)	45	705	22	77	415	3	20	49	131	4	47	37
Shared Lane Traffic (%)												
Lane Group Flow (vph)	45	727	0	77	418	0	20	49	131	4	84	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	19.0	58.0		19.0	58.0		14.0	19.0	19.0	14.0	19.0	
Total Split (%)	17.3%	52.7%		17.3%	52.7%		12.7%	17.3%	17.3%	12.7%	17.3%	
Maximum Green (s)	15.5	52.0		15.5	52.0		10.5	13.0	15.5	10.5	13.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	69.2	60.3		71.4	62.9		29.2	25.0	38.3	27.4	22.4	
Actuated g/C Ratio	0.63	0.55		0.65	0.57		0.27	0.23	0.35	0.25	0.20	
v/c Ratio	0.07	0.38		0.18	0.21		0.07	0.12	0.21	0.01	0.23	
Control Delay	6.6	15.0		7.6	12.0		30.7	36.6	5.6	29.8	28.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	6.6	15.0		7.6	12.0		30.7	36.6	5.6	29.8	28.9	
LOS	A	B		A	B		C	D	A	C	C	
Approach Delay		14.5			11.3			15.7			29.0	
Approach LOS		B			B			B			C	
90th %ile Green (s)	7.5	58.7		8.8	60.0		8.5	17.2	8.8	6.3	15.0	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	Ped	Gap	Gap	Ped	
70th %ile Green (s)	6.8	59.7		7.8	60.7		7.3	27.0	7.8	0.0	16.2	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	Ped	
50th %ile Green (s)	6.4	60.3		7.2	61.1		0.0	27.0	7.2	0.0	27.0	
50th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	6.0	60.9		6.6	61.5		0.0	27.0	6.6	0.0	27.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	61.8		5.7	71.0		0.0	27.0	5.7	0.0	27.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	10	146		17	72		10	27	0	2	30	
Queue Length 95th (ft)	22	195		33	94		30	66	44	11	83	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	762	1893		524	1945		310	412	745	405	366	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.06	0.38		0.15	0.21		0.06	0.12	0.18	0.01	0.23	

Intersection Summary

Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.38			
Intersection Signal Delay: 14.5		Intersection LOS: B	
Intersection Capacity Utilization 43.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9.2
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	55	39	13	13	63	25	13	64	12	3	56	34
Future Vol, veh/h	55	39	13	13	63	25	13	64	12	3	56	34
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	2	0	8	0	0	9	0	0	22	67	4	0
Mvmt Flow	79	56	19	19	90	36	19	91	17	4	80	49
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.2	8.9	9.4	9.5
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	84%	0%	100%	50%	0%	100%	46%	0%	62%
Vol Right, %	0%	16%	0%	0%	50%	0%	0%	54%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	13	76	55	26	26	13	42	46	3	90
LT Vol	13	0	55	0	0	13	0	0	3	0
Through Vol	0	64	0	26	13	0	42	21	0	56
RT Vol	0	12	0	0	13	0	0	25	0	34
Lane Flow Rate	19	109	79	37	37	19	60	66	4	129
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.031	0.166	0.133	0.057	0.055	0.032	0.093	0.098	0.009	0.193
Departure Headway (Hd)	6.101	5.49	6.111	5.573	5.357	6.108	5.604	5.375	7.232	5.396
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	583	648	582	637	662	581	634	660	492	660
Service Time	3.881	3.271	3.897	3.358	3.143	3.894	3.39	3.161	5.011	3.174
HCM Lane V/C Ratio	0.033	0.168	0.136	0.058	0.056	0.033	0.095	0.1	0.008	0.195
HCM Control Delay	9.1	9.4	9.8	8.7	8.5	9.1	9	8.8	10.1	9.5
HCM Lane LOS	A	A	A	A	A	A	A	A	B	A
HCM 95th-tile Q	0.1	0.6	0.5	0.2	0.2	0.1	0.3	0.3	0	0.7

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	59	95	5	8	6
Future Vol, veh/h	9	59	95	5	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	60	60	60	60	60	60
Heavy Vehicles, %	22	7	1	0	0	0
Mvmt Flow	15	98	158	8	13	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	166	0	-	0	241	83
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	79	-
Critical Hdwy	4.54	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.42	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1275	-	-	-	732	966
Stage 1	-	-	-	-	856	-
Stage 2	-	-	-	-	941	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1275	-	-	-	723	966
Mov Cap-2 Maneuver	-	-	-	-	723	-
Stage 1	-	-	-	-	846	-
Stage 2	-	-	-	-	941	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	9.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1275	-	-	-	723	966
HCM Lane V/C Ratio	0.012	-	-	-	0.018	0.01
HCM Control Delay (s)	7.9	-	-	-	10.1	8.8
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0

Intersection	
Int Delay, s/veh	1.4

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	25	71	716	12	15	434
Future Vol, veh/h	25	71	716	12	15	434
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	2	2	9	7	7
Mvmt Flow	27	77	778	13	16	472

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1053	396	0	0	791	0
Stage 1	785	-	-	-	-	-
Stage 2	268	-	-	-	-	-
Critical Hdwy	6.88	6.94	-	-	4.24	-
Critical Hdwy Stg 1	5.88	-	-	-	-	-
Critical Hdwy Stg 2	5.88	-	-	-	-	-
Follow-up Hdwy	3.54	3.32	-	-	2.27	-
Pot Cap-1 Maneuver	218	603	-	-	793	-
Stage 1	405	-	-	-	-	-
Stage 2	747	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	214	603	-	-	793	-
Mov Cap-2 Maneuver	214	-	-	-	-	-
Stage 1	405	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	16.8	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	409	793	-
HCM Lane V/C Ratio	-	-	0.255	0.021	-
HCM Control Delay (s)	-	-	16.8	9.6	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	1	0.1	-

Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	80	13	24	737	950	83
Future Volume (vph)	80	13	24	737	950	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1805	3574	3574	1524
Flt Permitted	0.950		0.248			
Satd. Flow (perm)	1805	1615	471	3574	3574	1524
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		14				88
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	1%	6%
Adj. Flow (vph)	85	14	26	784	1011	88
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	14	26	784	1011	88
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

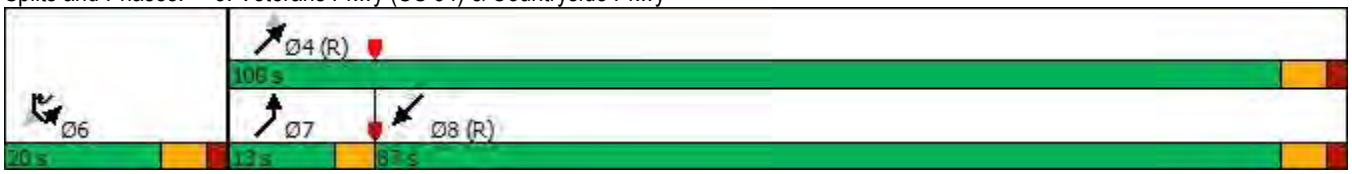


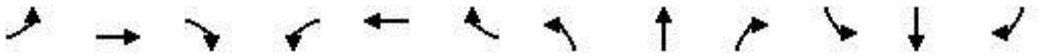
Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	100.0	87.0	20.0
Total Split (%)	16.7%	16.7%	10.8%	83.3%	72.5%	16.7%
Maximum Green (s)	14.0	14.0	9.5	94.0	81.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	96.5	94.0	88.3	110.7
Actuated g/C Ratio	0.12	0.12	0.80	0.78	0.74	0.92
v/c Ratio	0.40	0.07	0.06	0.28	0.38	0.06
Control Delay	55.5	22.1	1.3	1.5	6.8	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.5	22.1	1.3	1.5	6.8	0.3
LOS	E	C	A	A	A	A
Approach Delay	50.8			1.5	6.3	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.3	94.0	84.2	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	6.0	94.0	84.5	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	5.8	94.0	84.7	14.0
50th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	62	0	1	22	151	0
Queue Length 95th (ft)	114	21	4	37	188	5
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	210	200	484	2799	2629	1412
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.40	0.07	0.05	0.28	0.38	0.06

Intersection Summary

Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.40			
Intersection Signal Delay: 6.5		Intersection LOS: A	
Intersection Capacity Utilization 40.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





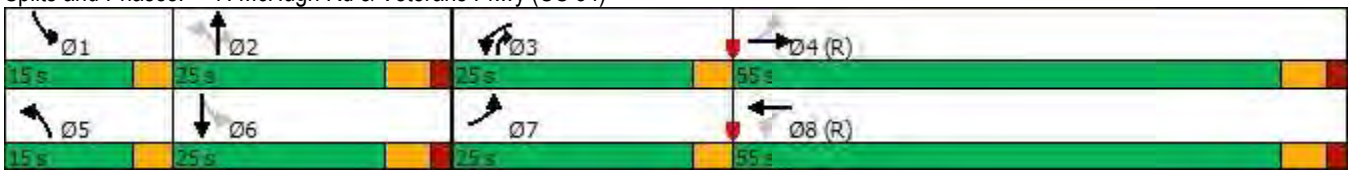
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	602	29	159	719	10	61	65	87	19	105	58
Future Volume (vph)	50	602	29	159	719	10	61	65	87	19	105	58
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.998				0.850		0.947	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3551	0	1787	3568	0	1770	1900	1568	1703	1787	0
Flt Permitted	0.318			0.316			0.474			0.712		
Satd. Flow (perm)	604	3551	0	594	3568	0	883	1900	1568	1276	1787	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			1				93		20	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	1%	0%	1%	1%	0%	2%	0%	3%	6%	0%	2%
Adj. Flow (vph)	53	640	31	169	765	11	65	69	93	20	112	62
Shared Lane Traffic (%)												
Lane Group Flow (vph)	53	671	0	169	776	0	65	69	93	20	174	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	25.0	55.0		25.0	55.0		15.0	25.0	25.0	15.0	25.0	
Total Split (%)	20.8%	45.8%		20.8%	45.8%		12.5%	20.8%	20.8%	12.5%	20.8%	
Maximum Green (s)	21.5	49.0		21.5	49.0		11.5	19.0	21.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	69.7	60.4		76.3	65.5		36.3	29.6	45.6	31.7	23.7	
Actuated g/C Ratio	0.58	0.50		0.64	0.55		0.30	0.25	0.38	0.26	0.20	
v/c Ratio	0.13	0.37		0.35	0.40		0.20	0.15	0.14	0.06	0.47	
Control Delay	9.1	19.1		11.1	16.5		31.9	38.8	6.0	30.2	44.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	9.1	19.1		11.1	16.5		31.9	38.8	6.0	30.2	44.1	
LOS	A	B		B	B		C	D	A	C	D	
Approach Delay		18.4			15.5			23.4			42.6	
Approach LOS		B			B			C			D	
90th %ile Green (s)	8.1	57.6		12.9	62.4		11.5	22.5	12.9	8.0	19.0	
90th %ile Term Code	Gap	Coord		Gap	Coord		Max	MaxR	Gap	Gap	MaxR	
70th %ile Green (s)	7.3	59.4		11.1	63.2		9.8	23.4	11.1	7.1	20.7	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	6.8	60.5		10.0	63.7		8.6	34.0	10.0	0.0	21.9	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	6.2	61.6		8.9	64.3		7.5	34.0	8.9	0.0	23.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	63.1		7.4	74.0		0.0	34.0	7.4	0.0	34.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	14	160		49	171		36	40	0	11	108	
Queue Length 95th (ft)	30	216		77	204		72	89	36	30	188	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	600	1791		592	1948		353	468	794	416	369	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.09	0.37		0.29	0.40		0.18	0.15	0.12	0.05	0.47	

Intersection Summary

Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.47			
Intersection Signal Delay: 19.9		Intersection LOS: B	
Intersection Capacity Utilization 56.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	75	74	61	35	103	41	31	89	5	6	86	42
Future Vol, veh/h	75	74	61	35	103	41	31	89	5	6	86	42
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	0	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	84	83	69	39	116	46	35	100	6	7	97	47
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.6	9.6	10.1	10.5
HCM LOS	A	A	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	95%	0%	100%	29%	0%	100%	46%	0%	67%
Vol Right, %	0%	5%	0%	0%	71%	0%	0%	54%	0%	33%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	31	94	75	49	86	35	69	75	6	128
LT Vol	31	0	75	0	0	35	0	0	6	0
Through Vol	0	89	0	49	25	0	69	34	0	86
RT Vol	0	5	0	0	61	0	0	41	0	42
Lane Flow Rate	35	106	84	55	96	39	77	85	7	144
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.064	0.179	0.151	0.092	0.146	0.071	0.13	0.133	0.012	0.236
Departure Headway (Hd)	6.642	6.103	6.466	5.961	5.458	6.538	6.05	5.648	6.629	5.898
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	540	588	555	601	657	548	593	635	540	610
Service Time	4.377	3.839	4.198	3.693	3.189	4.273	3.785	3.382	4.362	3.631
HCM Lane V/C Ratio	0.065	0.18	0.151	0.092	0.146	0.071	0.13	0.134	0.013	0.236
HCM Control Delay	9.8	10.2	10.4	9.3	9.1	9.8	9.7	9.3	9.4	10.5
HCM Lane LOS	A	B	B	A	A	A	A	A	A	B
HCM 95th-tile Q	0.2	0.6	0.5	0.3	0.5	0.2	0.4	0.5	0	0.9

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	85	103	4	8	9
Future Vol, veh/h	7	85	103	4	8	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	0	1	2	0	0	0
Mvmt Flow	9	104	126	5	10	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	131	0	-	0	199	66
Stage 1	-	-	-	-	129	-
Stage 2	-	-	-	-	70	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1467	-	-	-	777	991
Stage 1	-	-	-	-	889	-
Stage 2	-	-	-	-	950	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1467	-	-	-	772	991
Mov Cap-2 Maneuver	-	-	-	-	772	-
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	950	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1467	-	-	-	772	991
HCM Lane V/C Ratio	0.006	-	-	-	0.013	0.011
HCM Control Delay (s)	7.5	-	-	-	9.7	8.7
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	0	0

Intersection	
Int Delay, s/veh	1.8

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	33	55	716	31	59	903
Future Vol, veh/h	33	55	716	31	59	903
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	1	0	0	1
Mvmt Flow	36	60	778	34	64	982

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1414	406	0	0	812	0
Stage 1	795	-	-	-	-	-
Stage 2	619	-	-	-	-	-
Critical Hdwy	6.8	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	131	600	-	-	823	-
Stage 1	410	-	-	-	-	-
Stage 2	505	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	121	600	-	-	823	-
Mov Cap-2 Maneuver	121	-	-	-	-	-
Stage 1	410	-	-	-	-	-
Stage 2	466	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	29.4	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	241	823	-
HCM Lane V/C Ratio	-	-	0.397	0.078	-
HCM Control Delay (s)	-	-	29.4	9.7	-
HCM Lane LOS	-	-	D	A	-
HCM 95th %tile Q(veh)	-	-	1.8	0.3	-



Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	78	12	19	676	597	91
Future Volume (vph)	78	12	19	676	597	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1787	1615	1805	3574	3574	1538
Flt Permitted	0.950		0.387			
Satd. Flow (perm)	1787	1615	735	3574	3574	1538
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		13				96
Link Speed (mph)	40			45	45	
Link Distance (ft)	1242			771	839	
Travel Time (s)	21.2			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	0%	0%	1%	1%	5%
Adj. Flow (vph)	82	13	20	712	628	96
Shared Lane Traffic (%)						
Lane Group Flow (vph)	82	13	20	712	628	96
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

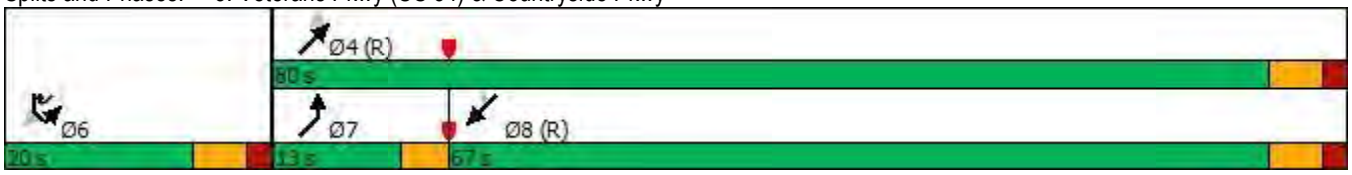


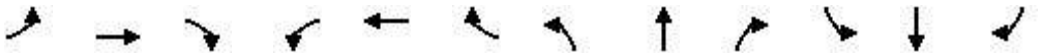
Lane Group	SBL	SBR	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	80.0	67.0	20.0
Total Split (%)	20.0%	20.0%	13.0%	80.0%	67.0%	20.0%
Maximum Green (s)	14.0	14.0	9.5	74.0	61.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	76.5	74.0	70.2	93.8
Actuated g/C Ratio	0.14	0.14	0.76	0.74	0.70	0.94
v/c Ratio	0.33	0.05	0.03	0.27	0.25	0.07
Control Delay	42.9	18.8	1.1	1.4	6.2	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.9	18.8	1.1	1.4	6.2	0.4
LOS	D	B	A	A	A	A
Approach Delay	39.6			1.4	5.4	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.2	74.0	64.3	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.9	74.0	64.6	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	48	0	1	16	55	0
Queue Length 95th (ft)	94	18	m2	26	109	6
Internal Link Dist (ft)	1162			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	250	237	663	2644	2508	1448
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.05	0.03	0.27	0.25	0.07

Intersection Summary

Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.33			
Intersection Signal Delay: 5.6		Intersection LOS: A	
Intersection Capacity Utilization 33.0%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





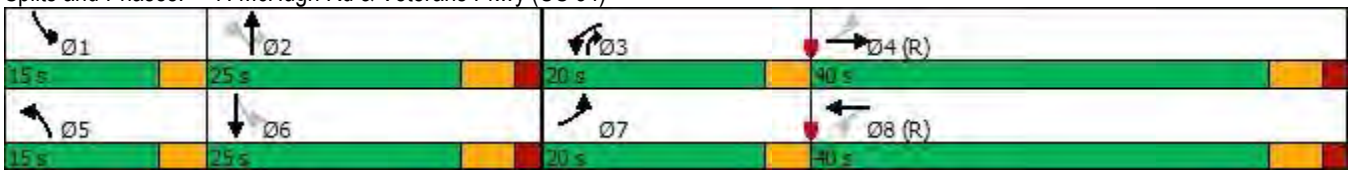
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	65	612	20	106	486	10	39	35	65	19	56	55
Future Volume (vph)	65	612	20	106	486	10	39	35	65	19	56	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	245		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			150		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.997				0.850		0.926	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3592	0	1805	3564	0	1805	1900	1568	1805	1759	0
Flt Permitted	0.438			0.302			0.639			0.734		
Satd. Flow (perm)	816	3592	0	574	3564	0	1214	1900	1568	1395	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			2				71		44	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			727	
Travel Time (s)		13.5			16.3			19.5			14.2	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	0%	0%	0%	1%	0%	0%	0%	3%	0%	0%	0%
Adj. Flow (vph)	68	638	21	110	506	10	41	36	68	20	58	57
Shared Lane Traffic (%)												
Lane Group Flow (vph)	68	659	0	110	516	0	41	36	68	20	115	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	20.0	40.0		20.0	40.0		15.0	25.0	20.0	15.0	25.0	
Total Split (%)	20.0%	40.0%		20.0%	40.0%		15.0%	25.0%	20.0%	15.0%	25.0%	
Maximum Green (s)	16.5	34.0		16.5	34.0		11.5	19.0	16.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	51.9	42.2		54.7	45.1		35.6	29.8	44.1	33.8	27.2	
Actuated g/C Ratio	0.52	0.42		0.55	0.45		0.36	0.30	0.44	0.34	0.27	
v/c Ratio	0.14	0.43		0.26	0.32		0.09	0.06	0.09	0.04	0.23	
Control Delay	10.7	21.8		13.7	19.0		21.3	28.3	4.9	20.8	21.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	10.7	21.8		13.7	19.0		21.3	28.3	4.9	20.8	21.0	
LOS	B	C		B	B		C	C	A	C	C	
Approach Delay		20.7			18.1			15.3			20.9	
Approach LOS		C			B			B			C	
90th %ile Green (s)	8.9	39.9		10.6	41.6		8.8	23.1	10.6	7.4	21.7	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
70th %ile Green (s)	7.9	41.3		9.2	42.6		7.7	23.8	9.2	6.7	22.8	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	7.2	42.2		8.3	43.3		6.9	34.0	8.3	0.0	23.6	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Skip	MaxR	
30th %ile Green (s)	6.5	43.1		7.4	44.0		0.0	34.0	7.4	0.0	34.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	44.3		6.2	54.0		0.0	34.0	6.2	0.0	34.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	18	152		31	104		17	15	0	8	36	
Queue Length 95th (ft)	38	209		68	146		40	44	25	24	86	
Internal Link Dist (ft)		812			993			776			647	
Turn Bay Length (ft)	180			180			110		110	245		
Base Capacity (vph)	618	1516		527	1608		511	566	853	554	511	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.11	0.43		0.21	0.32		0.08	0.06	0.08	0.04	0.23	

Intersection Summary

Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay: 19.3		Intersection LOS: B	
Intersection Capacity Utilization 45.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	58	79	57	28	109	28	40	68	1	10	47	20
Future Vol, veh/h	58	79	57	28	109	28	40	68	1	10	47	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	1	4	0	2	0	0	0	0
Mvmt Flow	63	86	62	30	118	30	43	74	1	11	51	22
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	8.9	9	9.4	9.1
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	99%	0%	100%	32%	0%	100%	56%	0%	70%
Vol Right, %	0%	1%	0%	0%	68%	0%	0%	44%	0%	30%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	40	69	58	53	83	28	73	64	10	67
LT Vol	40	0	58	0	0	28	0	0	10	0
Through Vol	0	68	0	53	26	0	73	36	0	47
RT Vol	0	1	0	0	57	0	0	28	0	20
Lane Flow Rate	43	75	63	57	91	30	79	70	11	73
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.075	0.119	0.105	0.087	0.126	0.051	0.122	0.103	0.019	0.113
Departure Headway (Hd)	6.199	5.723	6.001	5.497	5.016	6.054	5.568	5.312	6.286	5.576
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	573	621	593	647	708	587	638	669	565	636
Service Time	3.984	3.508	3.778	3.274	2.792	3.834	3.348	3.093	4.075	3.366
HCM Lane V/C Ratio	0.075	0.121	0.106	0.088	0.129	0.051	0.124	0.105	0.019	0.115
HCM Control Delay	9.5	9.3	9.5	8.8	8.5	9.2	9.1	8.7	9.2	9.1
HCM Lane LOS	A	A	A	A	A	A	A	A	A	A
HCM 95th-tile Q	0.2	0.4	0.4	0.3	0.4	0.2	0.4	0.3	0.1	0.4

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	90	109	0	0	0
Future Vol, veh/h	1	90	109	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	100	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	0	3	0	0	0
Mvmt Flow	1	106	128	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	128	0	-	0	183	64
Stage 1	-	-	-	-	128	-
Stage 2	-	-	-	-	55	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1470	-	-	-	795	994
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	967	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1470	-	-	-	794	994
Mov Cap-2 Maneuver	-	-	-	-	794	-
Stage 1	-	-	-	-	889	-
Stage 2	-	-	-	-	967	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1470	-	-	-	-	-
HCM Lane V/C Ratio	0.001	-	-	-	-	-
HCM Control Delay (s)	7.5	-	-	-	0	0
HCM Lane LOS	A	-	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	-	-	-

Intersection	
Int Delay, s/veh	1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	21	36	662	36	35	574
Future Vol, veh/h	21	36	662	36	35	574
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	275	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	5	0	1	0	0	1
Mvmt Flow	23	39	712	39	38	617

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1117	376	0	0	751	0
Stage 1	732	-	-	-	-	-
Stage 2	385	-	-	-	-	-
Critical Hdwy	6.9	6.9	-	-	4.1	-
Critical Hdwy Stg 1	5.9	-	-	-	-	-
Critical Hdwy Stg 2	5.9	-	-	-	-	-
Follow-up Hdwy	3.55	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	197	627	-	-	868	-
Stage 1	429	-	-	-	-	-
Stage 2	648	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	188	627	-	-	868	-
Mov Cap-2 Maneuver	188	-	-	-	-	-
Stage 1	429	-	-	-	-	-
Stage 2	619	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	18	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	337	868	-
HCM Lane V/C Ratio	-	-	0.182	0.043	-
HCM Control Delay (s)	-	-	18	9.3	-
HCM Lane LOS	-	-	C	A	-
HCM 95th %tile Q(veh)	-	-	0.7	0.1	-

APPENDIX G

CAPACITY ANALYSIS WORKSHEETS
2031 FUTURE WITH PROJECT

Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	116	8	16	780	474	103
Future Volume (vph)	116	8	16	780	474	103
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1736	1615	1805	3539	3374	1568
Flt Permitted	0.950		0.449			
Satd. Flow (perm)	1736	1615	853	3539	3374	1568
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		8				108
Link Speed (mph)	40			45	45	
Link Distance (ft)	288			771	839	
Travel Time (s)	4.9			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	0%	0%	2%	7%	3%
Adj. Flow (vph)	122	8	17	821	499	108
Shared Lane Traffic (%)						
Lane Group Flow (vph)	122	8	17	821	499	108
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

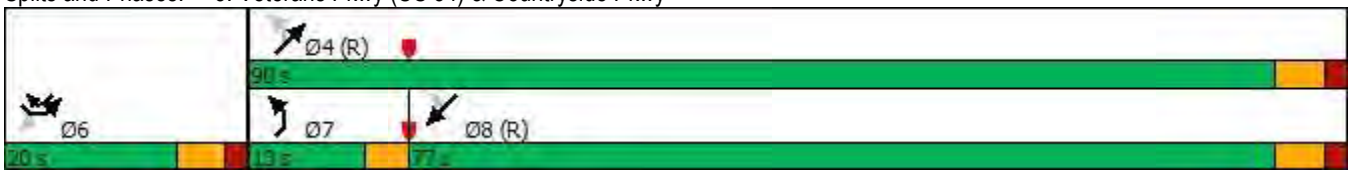


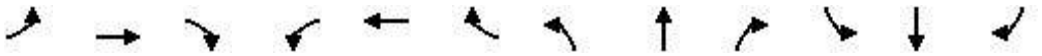
Lane Group	SEL	SER	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	90.0	77.0	20.0
Total Split (%)	18.2%	18.2%	11.8%	81.8%	70.0%	18.2%
Maximum Green (s)	14.0	14.0	9.5	84.0	71.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	86.5	84.0	80.2	103.8
Actuated g/C Ratio	0.13	0.13	0.79	0.76	0.73	0.94
v/c Ratio	0.55	0.04	0.02	0.30	0.20	0.07
Control Delay	55.5	23.5	1.8	2.7	5.4	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.5	23.5	1.8	2.7	5.4	0.3
LOS	E	C	A	A	A	A
Approach Delay	53.5			2.7	4.5	
Approach LOS	D			A	A	
90th %ile Green (s)	14.0	14.0	6.1	84.0	74.4	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.8	84.0	74.7	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	84.0	84.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	82	0	1	44	43	0
Queue Length 95th (ft)	144	15	m4	49	85	5
Internal Link Dist (ft)	208			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	220	212	752	2702	2460	1486
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.04	0.02	0.30	0.20	0.07

Intersection Summary

Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 7.6		Intersection LOS: A	
Intersection Capacity Utilization 38.0%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





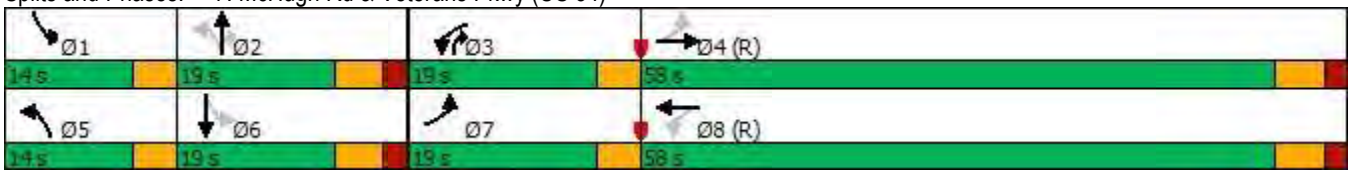
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	69	635	20	70	371	26	18	49	119	27	47	61
Future Volume (vph)	69	635	20	70	371	26	18	49	119	27	47	61
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	195		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			120		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.990				0.850		0.916	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3453	0	1671	3384	0	1456	1810	1583	1805	1649	0
Flt Permitted	0.497			0.320			0.681			0.677		
Satd. Flow (perm)	944	3453	0	563	3384	0	1043	1810	1583	1286	1649	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			9				131		48	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			449	
Travel Time (s)		13.5			16.3			19.5			8.7	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	3%	37%	8%	6%	0%	24%	5%	2%	0%	5%	6%
Adj. Flow (vph)	76	698	22	77	408	29	20	54	131	30	52	67
Shared Lane Traffic (%)												
Lane Group Flow (vph)	76	720	0	77	437	0	20	54	131	30	119	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	19.0	58.0		19.0	58.0		14.0	19.0	19.0	14.0	19.0	
Total Split (%)	17.3%	52.7%		17.3%	52.7%		12.7%	17.3%	17.3%	12.7%	17.3%	
Maximum Green (s)	15.5	52.0		15.5	52.0		10.5	13.0	15.5	10.5	13.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	69.9	60.3		70.8	62.3		27.3	20.3	33.5	28.2	22.4	
Actuated g/C Ratio	0.64	0.55		0.64	0.57		0.25	0.18	0.30	0.26	0.20	
v/c Ratio	0.12	0.38		0.18	0.23		0.07	0.16	0.23	0.08	0.32	
Control Delay	6.8	15.0		7.4	12.2		30.8	42.3	6.5	30.8	27.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	6.8	15.0		7.4	12.2		30.8	42.3	6.5	30.8	27.1	
LOS	A	B		A	B		C	D	A	C	C	
Approach Delay		14.2			11.4			18.3			27.9	
Approach LOS		B			B			B			C	
90th %ile Green (s)	8.5	58.7		8.8	59.0		8.5	14.8	8.8	8.7	15.0	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	Ped	Gap	Gap	Ped	
70th %ile Green (s)	7.6	59.7		7.8	59.9		7.3	15.9	7.8	7.6	16.2	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	Ped	Gap	Gap	Ped	
50th %ile Green (s)	7.1	60.3		7.2	60.4		0.0	16.7	7.2	6.8	27.0	
50th %ile Term Code	Gap	Coord		Gap	Coord		Skip	Ped	Gap	Gap	MaxR	
30th %ile Green (s)	6.5	60.9		6.6	61.0		0.0	27.0	6.6	0.0	27.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
10th %ile Green (s)	0.0	61.8		5.7	71.0		0.0	27.0	5.7	0.0	27.0	
10th %ile Term Code	Skip	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	17	144		17	74		10	34	0	16	40	
Queue Length 95th (ft)	33	193		33	97		30	73	46	40	105	
Internal Link Dist (ft)		812			993			776			369	
Turn Bay Length (ft)	180			180			110		110	195		
Base Capacity (vph)	752	1893		532	1919		315	333	682	390	374	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.10	0.38		0.14	0.23		0.06	0.16	0.19	0.08	0.32	

Intersection Summary

Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.38			
Intersection Signal Delay: 15.1		Intersection LOS: B	
Intersection Capacity Utilization 43.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	55	51	17	13	75	29	18	64	12	7	56	34
Future Vol, veh/h	55	51	17	13	75	29	18	64	12	7	56	34
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Heavy Vehicles, %	2	0	8	0	0	9	0	0	22	67	4	0
Mvmt Flow	79	73	24	19	107	41	26	91	17	10	80	49
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.4	9.2	9.6	9.8
HCM LOS	A	A	A	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	84%	0%	100%	50%	0%	100%	46%	0%	62%
Vol Right, %	0%	16%	0%	0%	50%	0%	0%	54%	0%	38%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	18	76	55	34	34	13	50	54	7	90
LT Vol	18	0	55	0	0	13	0	0	7	0
Through Vol	0	64	0	34	17	0	50	25	0	56
RT Vol	0	12	0	0	17	0	0	29	0	34
Lane Flow Rate	26	109	79	49	49	19	71	77	10	129
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.045	0.173	0.138	0.078	0.075	0.033	0.115	0.12	0.021	0.202
Departure Headway (Hd)	6.345	5.734	6.318	5.779	5.563	6.316	5.812	5.587	7.477	5.66
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	566	626	569	621	645	568	619	643	480	638
Service Time	4.068	3.457	4.041	3.502	3.286	4.038	3.533	3.308	5.197	3.36
HCM Lane V/C Ratio	0.046	0.174	0.139	0.079	0.076	0.033	0.115	0.12	0.021	0.202
HCM Control Delay	9.4	9.7	10.1	9	8.7	9.3	9.3	9.1	10.4	9.8
HCM Lane LOS	A	A	B	A	A	A	A	A	B	A
HCM 95th-tile Q	0.1	0.6	0.5	0.3	0.2	0.1	0.4	0.4	0.1	0.8

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	57	18	0	99	5	12	0	4	8	0	6
Future Vol, veh/h	9	57	18	0	99	5	12	0	4	8	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	140	-	-	-	-	0	100	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	60	60	92	92	60	60	92	92	92	60	92	60
Heavy Vehicles, %	22	7	2	2	1	0	2	2	2	0	2	0
Mvmt Flow	15	95	20	0	165	8	13	0	4	13	0	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	173	0	0	115	0	0	218	308	58	247	-	87
Stage 1	-	-	-	-	-	-	135	135	-	169	-	-
Stage 2	-	-	-	-	-	-	83	173	-	78	-	-
Critical Hdwy	4.54	-	-	4.14	-	-	7.54	6.54	6.94	7.5	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Follow-up Hdwy	2.42	-	-	2.22	-	-	3.52	4.02	3.32	3.5	-	3.3
Pot Cap-1 Maneuver	1267	-	-	1472	-	-	719	605	996	692	0	961
Stage 1	-	-	-	-	-	-	854	784	-	822	0	-
Stage 2	-	-	-	-	-	-	916	755	-	928	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1267	-	-	1472	-	-	705	598	996	683	-	961
Mov Cap-2 Maneuver	-	-	-	-	-	-	705	598	-	683	-	-
Stage 1	-	-	-	-	-	-	844	775	-	812	-	-
Stage 2	-	-	-	-	-	-	906	755	-	913	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0	9.8	9.7
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	705	996	1267	-	-	1472	-	-	683	961
HCM Lane V/C Ratio	0.019	0.004	0.012	-	-	-	-	-	0.02	0.01
HCM Control Delay (s)	10.2	8.6	7.9	-	-	0	-	-	10.4	8.8
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.1	0	0	-	-	0	-	-	0.1	0

Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	71	4	25	95	10	8
Future Vol, veh/h	71	4	25	95	10	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	120	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	77	4	27	103	11	9

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	81	0	185	41
Stage 1	-	-	-	-	79	-
Stage 2	-	-	-	-	106	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1515	-	787	1021
Stage 1	-	-	-	-	935	-
Stage 2	-	-	-	-	907	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1515	-	773	1021
Mov Cap-2 Maneuver	-	-	-	-	773	-
Stage 1	-	-	-	-	935	-
Stage 2	-	-	-	-	891	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	773	1021	-	-	1515	-
HCM Lane V/C Ratio	0.014	0.009	-	-	0.018	-
HCM Control Delay (s)	9.7	8.6	-	-	7.4	-
HCM Lane LOS	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0	0	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	0	52	79	0	0	119
Future Vol, veh/h	0	52	79	0	0	119
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	57	86	0	0	129

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	43	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	1018	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	1018	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NWT	EBLn1	SET	SER
Capacity (veh/h)	-	1018	-	-
HCM Lane V/C Ratio	-	0.056	-	-
HCM Control Delay (s)	-	8.7	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0.2	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	38	25	0	71	31	701	12	15	412	47
Future Vol, veh/h	0	0	38	25	0	71	31	701	12	15	412	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	215	-	-	275	-	215
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	4	2	2	2	2	9	7	7	2
Mvmt Flow	0	0	41	27	0	77	34	762	13	16	448	51

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	224	1093	1368	388	499	0	0	775	0	0
Stage 1	-	-	-	837	837	-	-	-	-	-	-	-
Stage 2	-	-	-	256	531	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.94	7.58	6.54	6.94	4.14	-	-	4.24	-	-
Critical Hdwy Stg 1	-	-	-	6.58	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.58	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.32	3.54	4.02	3.32	2.22	-	-	2.27	-	-
Pot Cap-1 Maneuver	0	0	*938	*192	159	611	1277	-	-	805	-	-
Stage 1	0	0	-	*323	380	-	-	-	-	-	-	-
Stage 2	0	0	-	*880	669	-	-	-	-	-	-	-
Platoon blocked, %			1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	-	-	*938	*177	151	611	1277	-	-	805	-	-
Mov Cap-2 Maneuver	-	-	-	*177	151	-	-	-	-	-	-	-
Stage 1	-	-	-	*314	370	-	-	-	-	-	-	-
Stage 2	-	-	-	*825	655	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9	18.4	0.3	0.3
HCM LOS	A	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1277	-	-	373	938	805	-	-
HCM Lane V/C Ratio	0.026	-	-	0.28	0.044	0.02	-	-
HCM Control Delay (s)	7.9	-	-	18.4	9	9.6	-	-
HCM Lane LOS	A	-	-	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.1	0.1	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	68	18	75	69	17	68
Future Vol, veh/h	68	18	75	69	17	68
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	145	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	74	20	82	75	18	74

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	192	82	0	0	157	0
Stage 1	82	-	-	-	-	-
Stage 2	110	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	797	978	-	-	1423	-
Stage 1	941	-	-	-	-	-
Stage 2	915	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	787	978	-	-	1423	-
Mov Cap-2 Maneuver	779	-	-	-	-	-
Stage 1	941	-	-	-	-	-
Stage 2	903	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	1.5
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	779	978	1423	-
HCM Lane V/C Ratio	-	-	0.095	0.02	0.013	-
HCM Control Delay (s)	-	-	10.1	8.8	7.6	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.3	0.1	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	94	0	0	85
Future Vol, veh/h	0	0	94	0	0	85
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	102	0	0	92

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	194	102	0	0	102	0
Stage 1	102	-	-	-	-	-
Stage 2	92	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	795	953	-	-	1490	-
Stage 1	922	-	-	-	-	-
Stage 2	932	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	795	953	-	-	1490	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	922	-	-	-	-	-
Stage 2	932	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	-	1490	-
HCM Lane V/C Ratio	-	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	0	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	-	-	0	-



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	206	23	24	749	1013	129
Future Volume (vph)	206	23	24	749	1013	129
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1805	3574	3574	1524
Flt Permitted	0.950		0.228			
Satd. Flow (perm)	1805	1615	433	3574	3574	1524
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		24				137
Link Speed (mph)	40			45	45	
Link Distance (ft)	288			771	839	
Travel Time (s)	4.9			11.7	12.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	1%	6%
Adj. Flow (vph)	219	24	26	797	1078	137
Shared Lane Traffic (%)						
Lane Group Flow (vph)	219	24	26	797	1078	137
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	100.0	87.0	20.0
Total Split (%)	16.7%	16.7%	10.8%	83.3%	72.5%	16.7%
Maximum Green (s)	14.0	14.0	9.5	94.0	81.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	96.5	94.0	88.3	110.7
Actuated g/C Ratio	0.12	0.12	0.80	0.78	0.74	0.92
v/c Ratio	1.04	0.11	0.06	0.28	0.41	0.10
Control Delay	125.2	18.7	2.0	2.4	7.0	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	125.2	18.7	2.0	2.4	7.0	0.3
LOS	F	B	A	A	A	A
Approach Delay	114.7			2.4	6.2	
Approach LOS	F			A	A	
90th %ile Green (s)	14.0	14.0	6.3	94.0	84.2	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	6.0	94.0	84.5	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	5.8	94.0	84.7	14.0
50th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	94.0	94.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	~183	0	2	36	165	0
Queue Length 95th (ft)	#341	26	6	54	206	6
Internal Link Dist (ft)	208			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	210	209	456	2799	2629	1416
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	1.04	0.11	0.06	0.28	0.41	0.10

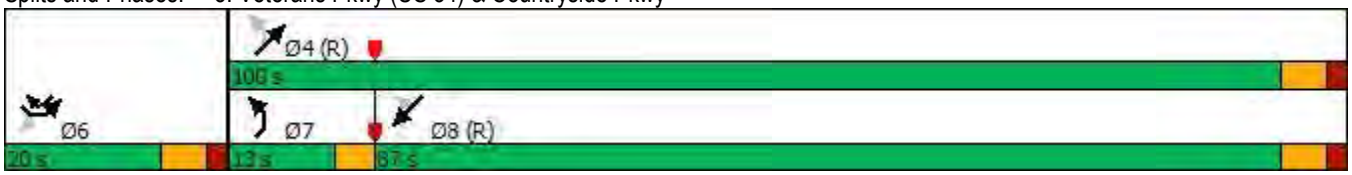
Intersection Summary

Area Type:	Other
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.04	
Intersection Signal Delay: 16.4	Intersection LOS: B
Intersection Capacity Utilization 49.4%	ICU Level of Service A
Analysis Period (min) 15	

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	104	609	29	159	727	51	61	77	87	60	117	112
Future Volume (vph)	104	609	29	159	727	51	61	77	87	60	117	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	195		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			120		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.990				0.850		0.927	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3551	0	1787	3541	0	1770	1900	1568	1703	1744	0
Flt Permitted	0.278			0.325			0.376			0.704		
Satd. Flow (perm)	528	3551	0	611	3541	0	700	1900	1568	1262	1744	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		5			7				93		34	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			449	
Travel Time (s)		13.5			16.3			19.5			8.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	1%	0%	1%	1%	0%	2%	0%	3%	6%	0%	2%
Adj. Flow (vph)	111	648	31	169	773	54	65	82	93	64	124	119
Shared Lane Traffic (%)												
Lane Group Flow (vph)	111	679	0	169	827	0	65	82	93	64	243	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

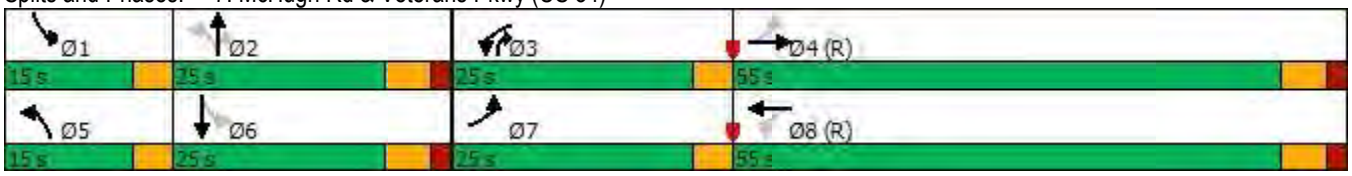
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	25.0	55.0		25.0	55.0		15.0	25.0	25.0	15.0	25.0	
Total Split (%)	20.8%	45.8%		20.8%	45.8%		12.5%	20.8%	20.8%	12.5%	20.8%	
Maximum Green (s)	21.5	49.0		21.5	49.0		11.5	19.0	21.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	71.3	60.4		74.7	62.2		33.7	23.7	39.7	33.7	23.7	
Actuated g/C Ratio	0.59	0.50		0.62	0.52		0.28	0.20	0.33	0.28	0.20	
v/c Ratio	0.28	0.38		0.35	0.45		0.24	0.22	0.16	0.17	0.65	
Control Delay	10.4	19.2		10.9	18.3		32.7	44.5	6.6	31.6	48.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	10.4	19.2		10.9	18.3		32.7	44.5	6.6	31.6	48.8	
LOS	B	B		B	B		C	D	A	C	D	
Approach Delay		17.9			17.0			26.6			45.2	
Approach LOS		B			B			C			D	
90th %ile Green (s)	10.4	57.6		12.9	60.1		11.5	19.0	12.9	11.5	19.0	
90th %ile Term Code	Gap	Coord		Gap	Coord		Max	MaxR	Gap	Max	MaxR	
70th %ile Green (s)	9.1	59.4		11.1	61.4		9.8	20.6	11.1	9.9	20.7	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	8.3	60.5		10.0	62.2		8.6	21.8	10.0	8.7	21.9	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
30th %ile Green (s)	7.5	61.6		8.9	63.0		7.5	23.0	8.9	7.5	23.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
10th %ile Green (s)	6.4	63.1		7.4	64.1		0.0	34.0	7.4	0.0	34.0	
10th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	31	162		49	182		36	55	0	36	154	
Queue Length 95th (ft)	54	219		77	220		72	106	38	71	#288	
Internal Link Dist (ft)		812			993			776			369	
Turn Bay Length (ft)	180			180			110		110	195		
Base Capacity (vph)	565	1791		600	1837		308	375	721	413	371	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.20	0.38		0.28	0.45		0.21	0.22	0.13	0.15	0.65	

Intersection Summary

Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 22.0		Intersection LOS: C	
Intersection Capacity Utilization 61.3%		ICU Level of Service B	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	75	111	73	35	140	53	43	89	5	18	86	42
Future Vol, veh/h	75	111	73	35	140	53	43	89	5	18	86	42
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	0	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	84	125	82	39	157	60	48	100	6	20	97	47
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	10.3	10.2	10.7	11.1
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	95%	0%	100%	34%	0%	100%	47%	0%	67%
Vol Right, %	0%	5%	0%	0%	66%	0%	0%	53%	0%	33%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	43	94	75	74	110	35	93	100	18	128
LT Vol	43	0	75	0	0	35	0	0	18	0
Through Vol	0	89	0	74	37	0	93	47	0	86
RT Vol	0	5	0	0	73	0	0	53	0	42
Lane Flow Rate	48	106	84	83	124	39	105	112	20	144
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.094	0.19	0.158	0.144	0.198	0.075	0.185	0.185	0.039	0.251
Departure Headway (Hd)	7.03	6.491	6.751	6.245	5.774	6.823	6.334	5.939	7.016	6.284
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	509	551	530	573	619	524	565	602	509	570
Service Time	4.789	4.25	4.504	3.998	3.527	4.574	4.085	3.691	4.772	4.041
HCM Lane V/C Ratio	0.094	0.192	0.158	0.145	0.2	0.074	0.186	0.186	0.039	0.253
HCM Control Delay	10.5	10.8	10.8	10.1	10	10.1	10.5	10	10.1	11.2
HCM Lane LOS	B	B	B	B	A	B	B	A	B	B
HCM 95th-tile Q	0.3	0.7	0.6	0.5	0.7	0.2	0.7	0.7	0.1	1

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	87	47	0	115	4	37	0	12	8	0	9
Future Vol, veh/h	7	87	47	0	115	4	37	0	12	8	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	140	-	-	-	-	0	100	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	92	92	82	82	92	92	92	82	92	82
Heavy Vehicles, %	0	1	2	2	2	0	2	2	2	0	2	0
Mvmt Flow	9	106	51	0	140	5	40	0	13	10	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	145	0	0	157	0	0	220	295	79	214	-	73
Stage 1	-	-	-	-	-	-	150	150	-	143	-	-
Stage 2	-	-	-	-	-	-	70	145	-	71	-	-
Critical Hdwy	4.1	-	-	4.14	-	-	7.54	6.54	6.94	7.5	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Follow-up Hdwy	2.2	-	-	2.22	-	-	3.52	4.02	3.32	3.5	-	3.3
Pot Cap-1 Maneuver	1450	-	-	1420	-	-	717	615	965	729	0	981
Stage 1	-	-	-	-	-	-	837	772	-	851	0	-
Stage 2	-	-	-	-	-	-	932	776	-	936	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1450	-	-	1420	-	-	706	611	965	716	-	981
Mov Cap-2 Maneuver	-	-	-	-	-	-	706	611	-	716	-	-
Stage 1	-	-	-	-	-	-	832	767	-	846	-	-
Stage 2	-	-	-	-	-	-	922	776	-	918	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0	10	9.4
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	706	965	1450	-	-	1420	-	-	716	981
HCM Lane V/C Ratio	0.057	0.014	0.006	-	-	-	-	-	0.014	0.011
HCM Control Delay (s)	10.4	8.8	7.5	-	-	0	-	-	10.1	8.7
HCM Lane LOS	B	A	A	-	-	A	-	-	B	A
HCM 95th %tile Q(veh)	0.2	0	0	-	-	0	-	-	0	0

Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	105	12	55	97	22	24
Future Vol, veh/h	105	12	55	97	22	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	120	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	114	13	60	105	24	26

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	127	0	294	64
Stage 1	-	-	-	-	121	-
Stage 2	-	-	-	-	173	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1457	-	673	987
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	840	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1457	-	645	987
Mov Cap-2 Maneuver	-	-	-	-	645	-
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	806	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.7	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	645	987	-	-	1457	-
HCM Lane V/C Ratio	0.037	0.026	-	-	0.041	-
HCM Control Delay (s)	10.8	8.7	-	-	7.6	-
HCM Lane LOS	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	0	109	129	0	0	153
Future Vol, veh/h	0	109	129	0	0	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	118	140	0	0	166

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	70	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	978	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	978	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	9.2	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NWT	EBLn1	SET	SER
Capacity (veh/h)	-	978	-	-
HCM Lane V/C Ratio	-	0.121	-	-
HCM Control Delay (s)	-	9.2	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0.4	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	75	33	0	55	65	699	31	59	877	99
Future Vol, veh/h	0	0	75	33	0	55	65	699	31	59	877	99
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	215	-	-	275	-	215
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	0	2	0	2	1	0	0	1	2
Mvmt Flow	0	0	82	36	0	60	71	760	34	64	953	108

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	477	1524	2108	397	1061	0	0	794	0	0
Stage 1	-	-	-	919	919	-	-	-	-	-	-	-
Stage 2	-	-	-	605	1189	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.94	7.5	6.54	6.9	4.14	-	-	4.1	-	-
Critical Hdwy Stg 1	-	-	-	6.5	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.5	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.32	3.5	4.02	3.3	2.22	-	-	2.2	-	-
Pot Cap-1 Maneuver	0	0	*721	*91	52	608	1004	-	-	836	-	-
Stage 1	0	0	-	*296	348	-	-	-	-	-	-	-
Stage 2	0	0	-	*683	452	-	-	-	-	-	-	-
Platoon blocked, %			1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	-	-	*721	*72	44	608	1004	-	-	836	-	-
Mov Cap-2 Maneuver	-	-	-	*72	44	-	-	-	-	-	-	-
Stage 1	-	-	-	*275	323	-	-	-	-	-	-	-
Stage 2	-	-	-	*560	417	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10.6	56.3	0.7	0.6
HCM LOS	B	F		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1004	-	-	160	721	836	-	-
HCM Lane V/C Ratio	0.07	-	-	0.598	0.113	0.077	-	-
HCM Control Delay (s)	8.9	-	-	56.3	10.6	9.7	-	-
HCM Lane LOS	A	-	-	F	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	3.2	0.4	0.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	125	31	106	125	31	163
Future Vol, veh/h	125	31	106	125	31	163
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	145	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	136	34	115	136	34	177

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	360	115	0	0	251	0
Stage 1	115	-	-	-	-	-
Stage 2	245	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	639	937	-	-	1314	-
Stage 1	910	-	-	-	-	-
Stage 2	796	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	622	937	-	-	1314	-
Mov Cap-2 Maneuver	659	-	-	-	-	-
Stage 1	910	-	-	-	-	-
Stage 2	775	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.3	0	1.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	659	937	1314	-
HCM Lane V/C Ratio	-	-	0.206	0.036	0.026	-
HCM Control Delay (s)	-	-	11.9	9	7.8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.8	0.1	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	137	0	0	194
Future Vol, veh/h	0	0	137	0	0	194
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	149	0	0	211

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	360	149	0	0	149	0
Stage 1	149	-	-	-	-	-
Stage 2	211	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	639	898	-	-	1432	-
Stage 1	879	-	-	-	-	-
Stage 2	824	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	639	898	-	-	1432	-
Mov Cap-2 Maneuver	679	-	-	-	-	-
Stage 1	879	-	-	-	-	-
Stage 2	824	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	-	1432	-
HCM Lane V/C Ratio	-	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	0	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	-	-	0	-

Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	275	22	19	697	707	161
Future Volume (vph)	275	22	19	697	707	161
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1787	1615	1805	3574	3574	1538
Flt Permitted	0.950		0.336			
Satd. Flow (perm)	1787	1615	638	3574	3574	1538
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		23				169
Link Speed (mph)	40			45	45	
Link Distance (ft)	288			771	839	
Travel Time (s)	4.9			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	0%	0%	1%	1%	5%
Adj. Flow (vph)	289	23	20	734	744	169
Shared Lane Traffic (%)						
Lane Group Flow (vph)	289	23	20	734	744	169
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	20.0	20.0	13.0	80.0	67.0	20.0
Total Split (%)	20.0%	20.0%	13.0%	80.0%	67.0%	20.0%
Maximum Green (s)	14.0	14.0	9.5	74.0	61.0	14.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	14.0	14.0	76.5	74.0	70.2	93.8
Actuated g/C Ratio	0.14	0.14	0.76	0.74	0.70	0.94
v/c Ratio	1.16	0.09	0.04	0.28	0.30	0.12
Control Delay	145.6	16.0	1.6	2.2	6.5	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	145.6	16.0	1.6	2.2	6.5	0.4
LOS	F	B	A	A	A	A
Approach Delay	136.1			2.2	5.4	
Approach LOS	F			A	A	
90th %ile Green (s)	14.0	14.0	6.2	74.0	64.3	14.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	14.0	14.0	5.9	74.0	64.6	14.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	14.0	14.0	0.0	74.0	74.0	14.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	~219	0	1	29	68	0
Queue Length 95th (ft)	#381	23	m3	39	133	7
Internal Link Dist (ft)	208			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	250	245	598	2644	2508	1453
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	1.16	0.09	0.03	0.28	0.30	0.12

Intersection Summary

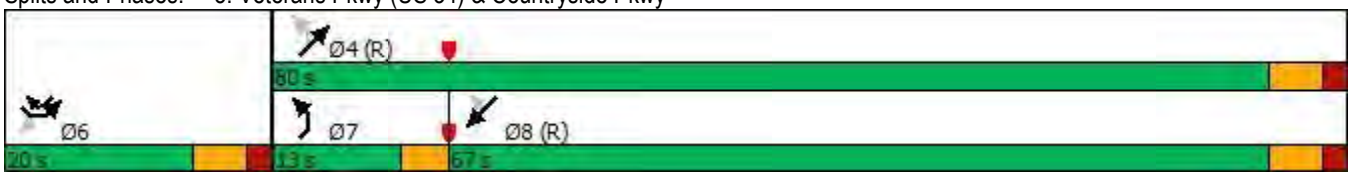
Area Type:	Other	
Cycle Length: 100		
Actuated Cycle Length: 100		
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green		
Natural Cycle: 55		
Control Type: Actuated-Coordinated		
Maximum v/c Ratio: 1.16		
Intersection Signal Delay: 24.8		Intersection LOS: C
Intersection Capacity Utilization 44.8%		ICU Level of Service A
Analysis Period (min) 15		

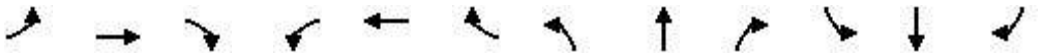
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy





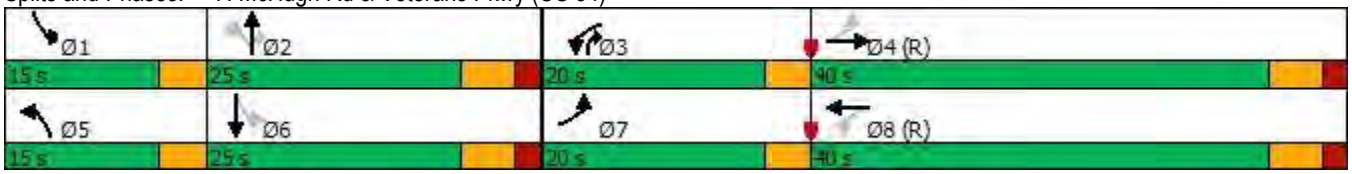
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	134	643	20	106	520	59	39	55	65	69	77	126
Future Volume (vph)	134	643	20	106	520	59	39	55	65	69	77	126
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	180		0	180		0	110		110	195		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	170			180			105			120		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.995			0.985				0.850		0.907	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3592	0	1805	3524	0	1805	1900	1568	1805	1723	0
Flt Permitted	0.342			0.311			0.592			0.659		
Satd. Flow (perm)	637	3592	0	591	3524	0	1125	1900	1568	1252	1723	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		3			13				71		73	
Link Speed (mph)		45			45			30			35	
Link Distance (ft)		892			1073			856			449	
Travel Time (s)		13.5			16.3			19.5			8.7	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	0%	0%	0%	1%	0%	0%	0%	3%	0%	0%	0%
Adj. Flow (vph)	140	670	21	110	542	61	41	57	68	72	80	131
Shared Lane Traffic (%)												
Lane Group Flow (vph)	140	691	0	110	603	0	41	57	68	72	211	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6		20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	7	4		3	8		5	2	3	1	6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	3	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	24.0		9.5	24.0		9.5	24.0	9.5	10.5	24.0	
Total Split (s)	20.0	40.0		20.0	40.0		15.0	25.0	20.0	15.0	25.0	
Total Split (%)	20.0%	40.0%		20.0%	40.0%		15.0%	25.0%	20.0%	15.0%	25.0%	
Maximum Green (s)	16.5	34.0		16.5	34.0		11.5	19.0	16.5	11.5	19.0	
Yellow Time (s)	3.5	4.0		3.5	4.0		3.5	4.0	3.5	3.5	4.0	
All-Red Time (s)	0.0	2.0		0.0	2.0		0.0	2.0	0.0	0.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	C-Max		None	C-Max		None	Max	None	None	Max	
Walk Time (s)		7.0			7.0			7.0			7.0	
Flash Dont Walk (s)		11.0			11.0			11.0			11.0	
Pedestrian Calls (#/hr)		0			0			0			0	
Act Effct Green (s)	53.9	42.2		52.1	41.2		32.6	24.2	38.5	35.3	27.2	
Actuated g/C Ratio	0.54	0.42		0.52	0.41		0.33	0.24	0.38	0.35	0.27	
v/c Ratio	0.31	0.46		0.27	0.41		0.10	0.12	0.11	0.15	0.40	
Control Delay	12.3	22.1		12.3	22.6		21.5	33.1	5.4	22.0	23.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	12.3	22.1		12.3	22.6		21.5	33.1	5.4	22.0	23.4	
LOS	B	C		B	C		C	C	A	C	C	
Approach Delay		20.5			21.0			18.9			23.1	
Approach LOS		C			C			B			C	
90th %ile Green (s)	12.0	39.9		10.6	38.5		8.8	19.8	10.6	10.7	21.7	
90th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
70th %ile Green (s)	10.3	41.3		9.2	40.2		7.7	21.4	9.2	9.1	22.8	
70th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
50th %ile Green (s)	9.2	42.2		8.3	41.3		6.9	22.4	8.3	8.1	23.6	
50th %ile Term Code	Gap	Coord		Gap	Coord		Gap	MaxR	Gap	Gap	MaxR	
30th %ile Green (s)	8.1	43.1		7.4	42.4		0.0	23.4	7.4	7.1	34.0	
30th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Gap	MaxR	
10th %ile Green (s)	6.7	44.3		6.2	43.8		0.0	34.0	6.2	0.0	34.0	
10th %ile Term Code	Gap	Coord		Gap	Coord		Skip	MaxR	Gap	Skip	MaxR	
Queue Length 50th (ft)	40	161		31	122		17	29	0	30	73	
Queue Length 95th (ft)	69	221		60	181		40	65	26	61	148	
Internal Link Dist (ft)		812			993			776			369	
Turn Bay Length (ft)	180			180			110		110	195		
Base Capacity (vph)	546	1516		534	1460		479	459	770	518	522	
Starvation Cap Reductn	0	0		0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0		0	0		0	0	0	0	0	
Storage Cap Reductn	0	0		0	0		0	0	0	0	0	
Reduced v/c Ratio	0.26	0.46		0.21	0.41		0.09	0.12	0.09	0.14	0.40	

Intersection Summary

Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:EBTL and 8:WBTL, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.46			
Intersection Signal Delay: 20.9		Intersection LOS: C	
Intersection Capacity Utilization 56.9%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 7: McHugh Rd & Veterans Pkwy (US 34)



Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	58	139	76	28	172	49	61	68	1	30	47	20
Future Vol, veh/h	58	139	76	28	172	49	61	68	1	30	47	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	1	4	0	2	0	0	0	0
Mvmt Flow	63	151	83	30	187	53	66	74	1	33	51	22
Number of Lanes	1	2	0	1	2	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	3	3
HCM Control Delay	9.9	10.1	10.3	10
HCM LOS	A	B	B	A

Lane	NBLn1	NBLn2	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	100%	0%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	0%	99%	0%	100%	38%	0%	100%	54%	0%	70%
Vol Right, %	0%	1%	0%	0%	62%	0%	0%	46%	0%	30%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	61	69	58	93	122	28	115	106	30	67
LT Vol	61	0	58	0	0	28	0	0	30	0
Through Vol	0	68	0	93	46	0	115	57	0	47
RT Vol	0	1	0	0	76	0	0	49	0	20
Lane Flow Rate	66	75	63	101	133	30	125	116	33	73
Geometry Grp	6	6	6	6	6	6	6	6	6	6
Degree of Util (X)	0.127	0.133	0.114	0.168	0.206	0.056	0.21	0.186	0.063	0.127
Departure Headway (Hd)	6.885	6.408	6.524	6.019	5.58	6.568	6.08	5.806	6.988	6.278
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	520	559	550	596	644	546	591	618	513	571
Service Time	4.626	4.149	4.26	3.755	3.316	4.304	3.816	3.542	4.731	4.02
HCM Lane V/C Ratio	0.127	0.134	0.115	0.169	0.207	0.055	0.212	0.188	0.064	0.128
HCM Control Delay	10.6	10.1	10.1	10	9.8	9.7	10.4	9.9	10.2	9.9
HCM Lane LOS	B	B	B	A	A	A	B	A	B	A
HCM 95th-tile Q	0.4	0.5	0.4	0.6	0.8	0.2	0.8	0.7	0.2	0.4

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	100	70	0	130	0	63	0	21	0	0	0
Future Vol, veh/h	1	100	70	0	130	0	63	0	21	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	150	-	-	140	-	-	-	-	0	100	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	92	92	85	85	92	92	92	85	92	85
Heavy Vehicles, %	0	0	2	2	3	0	2	2	2	0	2	0
Mvmt Flow	1	118	76	0	153	0	68	0	23	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	153	0	0	194	0	0	235	311	97	214	-	77
Stage 1	-	-	-	-	-	-	158	158	-	153	-	-
Stage 2	-	-	-	-	-	-	77	153	-	61	-	-
Critical Hdwy	4.1	-	-	4.14	-	-	7.54	6.54	6.94	7.5	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.5	-	-
Follow-up Hdwy	2.2	-	-	2.22	-	-	3.52	4.02	3.32	3.5	-	3.3
Pot Cap-1 Maneuver	1440	-	-	1377	-	-	700	602	940	729	0	975
Stage 1	-	-	-	-	-	-	828	766	-	840	0	-
Stage 2	-	-	-	-	-	-	923	770	-	949	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1440	-	-	1377	-	-	699	601	940	711	-	975
Mov Cap-2 Maneuver	-	-	-	-	-	-	699	601	-	711	-	-
Stage 1	-	-	-	-	-	-	827	765	-	839	-	-
Stage 2	-	-	-	-	-	-	923	770	-	925	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0	10.3	0
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	699	940	1440	-	-	1377	-	-	-	-
HCM Lane V/C Ratio	0.098	0.024	0.001	-	-	-	-	-	-	-
HCM Control Delay (s)	10.7	8.9	7.5	-	-	0	-	-	0	0
HCM Lane LOS	B	A	A	-	-	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	0.1	0	-	-	0	-	-	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	111	20	79	100	31	42
Future Vol, veh/h	111	20	79	100	31	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	120	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	121	22	86	109	34	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	143	0	359	72
Stage 1	-	-	-	-	132	-
Stage 2	-	-	-	-	227	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1437	-	613	975
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	789	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1437	-	576	975
Mov Cap-2 Maneuver	-	-	-	-	576	-
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	742	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.4	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	576	975	-	-	1437	-
HCM Lane V/C Ratio	0.058	0.047	-	-	0.06	-
HCM Control Delay (s)	11.6	8.9	-	-	7.7	-
HCM Lane LOS	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0.2	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBR	SET	SER	NWL	NWT
Lane Configurations						
Traffic Vol, veh/h	0	153	153	0	0	180
Future Vol, veh/h	0	153	153	0	0	180
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Stop	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	166	166	0	0	196

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	83	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	960	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	960	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	SE	NW
HCM Control Delay, s	9.5	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NWT	EBLn1	SET	SER
Capacity (veh/h)	-	960	-	-
HCM Lane V/C Ratio	-	0.173	-	-
HCM Control Delay (s)	-	9.5	-	-
HCM Lane LOS	-	A	-	-
HCM 95th %tile Q(veh)	-	0.6	-	-

Intersection	
Int Delay, s/veh	2.2

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	102	21	0	36	89	654	36	35	555	139
Future Vol, veh/h	0	0	102	21	0	36	89	654	36	35	555	139
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Stop	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	215	-	-	275	-	215
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	93	92	93	92	93	93	93	93	92
Heavy Vehicles, %	2	2	2	5	2	0	2	1	0	0	1	2
Mvmt Flow	0	0	111	23	0	39	97	703	39	38	597	151

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	299	1292	1741	371	748	0	0	742	0	0
Stage 1	-	-	-	917	917	-	-	-	-	-	-	-
Stage 2	-	-	-	375	824	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.94	7.6	6.54	6.9	4.14	-	-	4.1	-	-
Critical Hdwy Stg 1	-	-	-	6.6	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.6	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.32	3.55	4.02	3.3	2.22	-	-	2.2	-	-
Pot Cap-1 Maneuver	0	0	*863	*135	91	632	1117	-	-	874	-	-
Stage 1	0	0	-	*287	349	-	-	-	-	-	-	-
Stage 2	0	0	-	*807	546	-	-	-	-	-	-	-
Platoon blocked, %			1	1	1		1	-	-		-	-
Mov Cap-1 Maneuver	-	-	*863	*106	80	632	1117	-	-	874	-	-
Mov Cap-2 Maneuver	-	-	-	*106	80	-	-	-	-	-	-	-
Stage 1	-	-	-	*262	319	-	-	-	-	-	-	-
Stage 2	-	-	-	*673	523	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9.8	27.2	1	0.4
HCM LOS	A	D		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1117	-	-	223	863	874	-	-
HCM Lane V/C Ratio	0.087	-	-	0.275	0.128	0.043	-	-
HCM Control Delay (s)	8.5	-	-	27.2	9.8	9.3	-	-
HCM Lane LOS	A	-	-	D	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	1.1	0.4	0.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	161	40	91	157	38	113
Future Vol, veh/h	161	40	91	157	38	113
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	145	150	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	175	43	99	171	41	123

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	304	99	0	0	270	0
Stage 1	99	-	-	-	-	-
Stage 2	205	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	688	957	-	-	1293	-
Stage 1	925	-	-	-	-	-
Stage 2	829	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	666	957	-	-	1293	-
Mov Cap-2 Maneuver	689	-	-	-	-	-
Stage 1	925	-	-	-	-	-
Stage 2	802	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.4	0	2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	689	957	1293	-
HCM Lane V/C Ratio	-	-	0.254	0.045	0.032	-
HCM Control Delay (s)	-	-	12	8.9	7.9	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	1	0.1	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	131	0	0	151
Future Vol, veh/h	0	0	131	0	0	151
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	142	0	0	164

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	306	142	0	0	142	0
Stage 1	142	-	-	-	-	-
Stage 2	164	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	686	906	-	-	1441	-
Stage 1	885	-	-	-	-	-
Stage 2	865	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	686	906	-	-	1441	-
Mov Cap-2 Maneuver	712	-	-	-	-	-
Stage 1	885	-	-	-	-	-
Stage 2	865	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	-	-	1441	-
HCM Lane V/C Ratio	-	-	-	-	-	-
HCM Control Delay (s)	-	-	0	0	0	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	-	-	0	-

APPENDIX H

CAPACITY ANALYSIS WORKSHEETS
2031 FUTURE WITH PROJECT
WITH PROPOSED MITIGATION

Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	206	23	24	749	1013	129
Future Volume (vph)	206	23	24	749	1013	129
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1805	1615	1805	3574	3574	1524
Flt Permitted	0.950		0.176			
Satd. Flow (perm)	1805	1615	334	3574	3574	1524
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		24				137
Link Speed (mph)	40			45	45	
Link Distance (ft)	288			771	839	
Travel Time (s)	4.9			11.7	12.7	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	0%	0%	1%	1%	6%
Adj. Flow (vph)	219	24	26	797	1078	137
Shared Lane Traffic (%)						
Lane Group Flow (vph)	219	24	26	797	1078	137
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

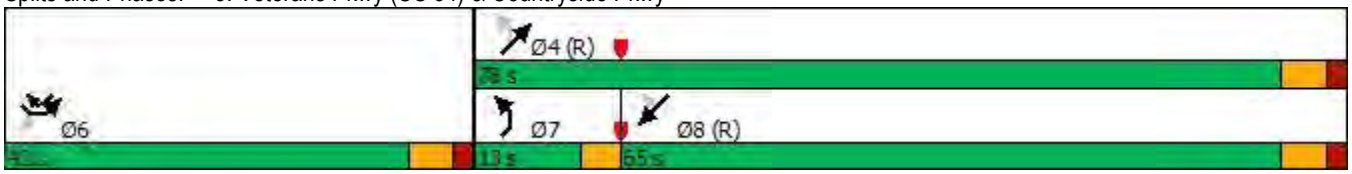


Lane Group	SEL	SER	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	42.0	42.0	13.0	78.0	65.0	42.0
Total Split (%)	35.0%	35.0%	10.8%	65.0%	54.2%	35.0%
Maximum Green (s)	36.0	36.0	9.5	72.0	59.0	36.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	36.0	36.0	74.5	72.0	66.0	110.4
Actuated g/C Ratio	0.30	0.30	0.62	0.60	0.55	0.92
v/c Ratio	0.40	0.05	0.09	0.37	0.55	0.10
Control Delay	36.2	11.2	7.5	9.1	19.5	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	36.2	11.2	7.5	9.1	19.5	0.3
LOS	D	B	A	A	B	A
Approach Delay	33.8			9.1	17.3	
Approach LOS	C			A	B	
90th %ile Green (s)	36.0	36.0	7.1	72.0	61.4	36.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	36.0	36.0	6.5	72.0	62.0	36.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	36.0	36.0	6.1	72.0	62.4	36.0
50th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
30th %ile Green (s)	36.0	36.0	0.0	72.0	72.0	36.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	36.0	36.0	0.0	72.0	72.0	36.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	135	0	5	92	291	0
Queue Length 95th (ft)	208	21	13	118	364	6
Internal Link Dist (ft)	208			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	541	501	323	2144	1964	1412
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.40	0.05	0.08	0.37	0.55	0.10

Intersection Summary

Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 16.1		Intersection LOS: B	
Intersection Capacity Utilization 49.4%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy



Lane Group	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Volume (vph)	275	22	19	697	707	161
Future Volume (vph)	275	22	19	697	707	161
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	200	0	180			250
Storage Lanes	0	1	1			1
Taper Length (ft)	25		160			
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00
Frt		0.850				0.850
Flt Protected	0.950		0.950			
Satd. Flow (prot)	1787	1615	1805	3574	3574	1538
Flt Permitted	0.950		0.271			
Satd. Flow (perm)	1787	1615	515	3574	3574	1538
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)		23				169
Link Speed (mph)	40			45	45	
Link Distance (ft)	288			771	839	
Travel Time (s)	4.9			11.7	12.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	1%	0%	0%	1%	1%	5%
Adj. Flow (vph)	289	23	20	734	744	169
Shared Lane Traffic (%)						
Lane Group Flow (vph)	289	23	20	734	744	169
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	32			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Number of Detectors	1	1	1	2	2	1
Detector Template	Left	Right	Left	Thru	Thru	Right
Leading Detector (ft)	20	20	20	100	100	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	20	20	6	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)				94	94	
Detector 2 Size(ft)				6	6	
Detector 2 Type				Cl+Ex	Cl+Ex	
Detector 2 Channel						
Detector 2 Extend (s)				0.0	0.0	
Turn Type	Prot	Perm	pm+pt	NA	NA	pm+ov
Protected Phases	6		7	4	8	6

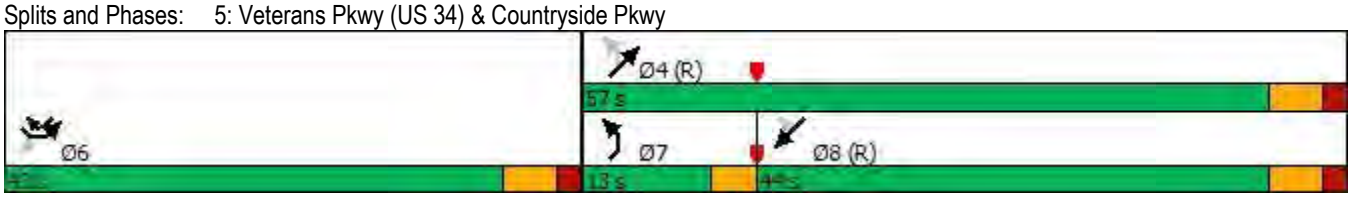


Lane Group	SEL	SER	NEL	NET	SWT	SWR
Permitted Phases		6	4			8
Detector Phase	6	6	7	4	8	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	20.0	20.0	9.5	24.0	24.0	20.0
Total Split (s)	43.0	43.0	13.0	57.0	44.0	43.0
Total Split (%)	43.0%	43.0%	13.0%	57.0%	44.0%	43.0%
Maximum Green (s)	37.0	37.0	9.5	51.0	38.0	37.0
Yellow Time (s)	4.0	4.0	3.5	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	0.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	3.5	6.0	6.0	6.0
Lead/Lag			Lead		Lag	
Lead-Lag Optimize?			Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	Max	Max	None	C-Max	C-Max	Max
Walk Time (s)				7.0	7.0	
Flash Dont Walk (s)				11.0	11.0	
Pedestrian Calls (#/hr)				0	0	
Act Effct Green (s)	37.0	37.0	53.5	51.0	47.0	93.6
Actuated g/C Ratio	0.37	0.37	0.54	0.51	0.47	0.94
v/c Ratio	0.44	0.04	0.06	0.40	0.44	0.12
Control Delay	26.3	8.3	9.7	12.8	19.7	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.3	8.3	9.7	12.8	19.7	0.4
LOS	C	A	A	B	B	A
Approach Delay	25.0			12.8	16.1	
Approach LOS	C			B	B	
90th %ile Green (s)	37.0	37.0	6.9	51.0	40.6	37.0
90th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
70th %ile Green (s)	37.0	37.0	6.3	51.0	41.2	37.0
70th %ile Term Code	MaxR	MaxR	Gap	Coord	Coord	MaxR
50th %ile Green (s)	37.0	37.0	0.0	51.0	51.0	37.0
50th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
30th %ile Green (s)	37.0	37.0	0.0	51.0	51.0	37.0
30th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
10th %ile Green (s)	37.0	37.0	0.0	51.0	51.0	37.0
10th %ile Term Code	MaxR	MaxR	Skip	Coord	Coord	MaxR
Queue Length 50th (ft)	137	0	4	89	147	0
Queue Length 95th (ft)	211	16	m11	144	238	8
Internal Link Dist (ft)	208			691	759	
Turn Bay Length (ft)	200		180			250
Base Capacity (vph)	661	612	398	1822	1678	1450
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.04	0.05	0.40	0.44	0.12

Intersection Summary

Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 0 (0%), Referenced to phase 4:NETL and 8:SWT, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.44			
Intersection Signal Delay: 16.2		Intersection LOS: B	
Intersection Capacity Utilization 44.8%		ICU Level of Service A	
Analysis Period (min) 15			
m Volume for 95th percentile queue is metered by upstream signal.			

Splits and Phases: 5: Veterans Pkwy (US 34) & Countryside Pkwy



APPENDIX I

ITE TRIP GENERATION MANUAL EXCERPTS

Land Use: 857
Discount Club

Description

A discount club is a discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, beverages, household items, clothing, tires, and appliances. Many items are sold in large quantities or bulk. Some sites may include on-site fueling pumps.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alabama, Alberta (CAN), California, Connecticut, Delaware, Florida, Maryland, Massachusetts, Minnesota, Ohio, Oregon, Pennsylvania, and Washington.

To assist in the future analysis of this land use, it is important to collect and include information on the presence of vehicle fueling stations in trip generation data submissions.

Source Numbers

212, 245, 333, 344, 345, 346, 424, 438, 445, 580, 584, 700, 715, 719, 975, 1047

Discount Club
(857)

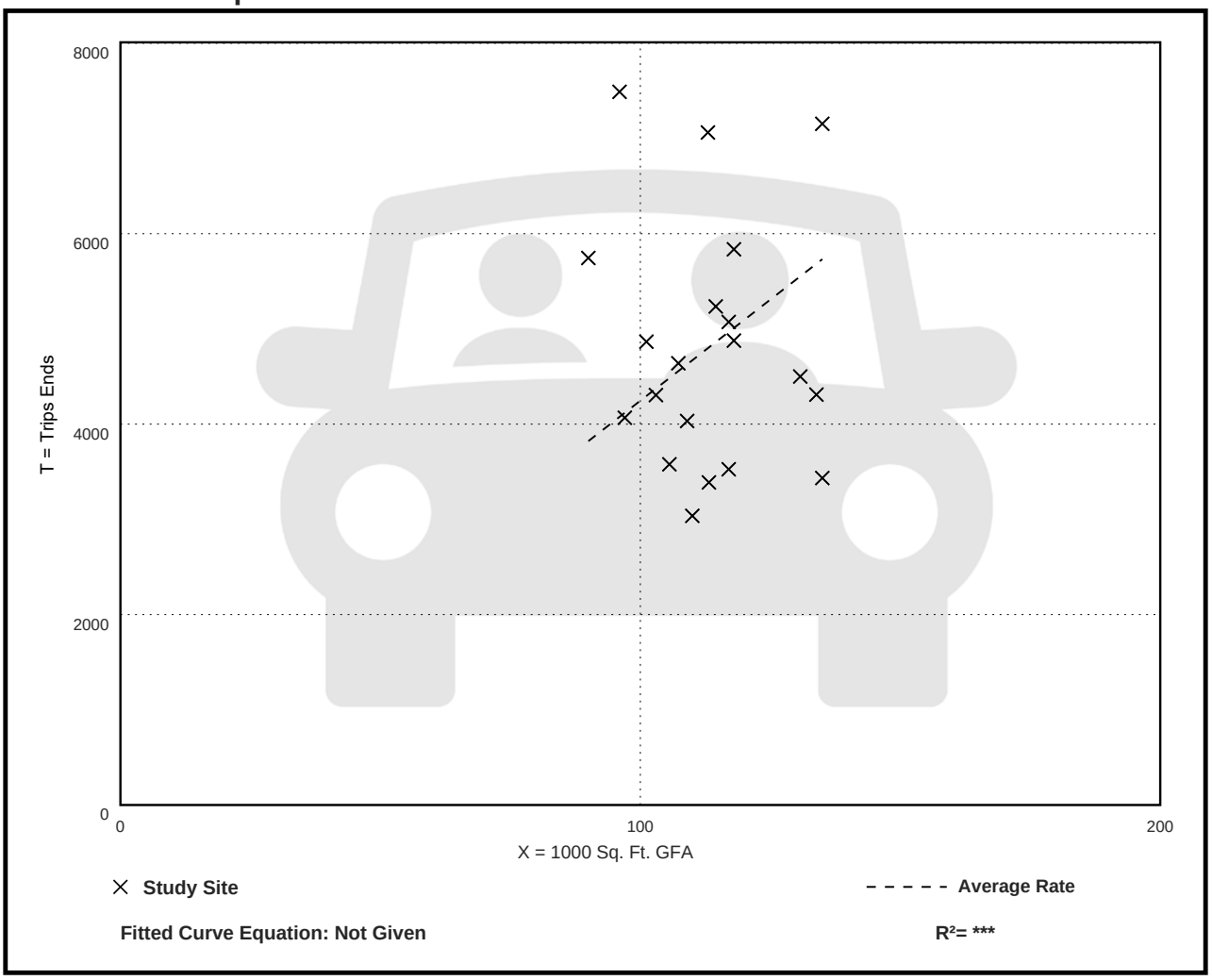
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 113
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
42.46	25.44 - 78.02	13.04

Data Plot and Equation



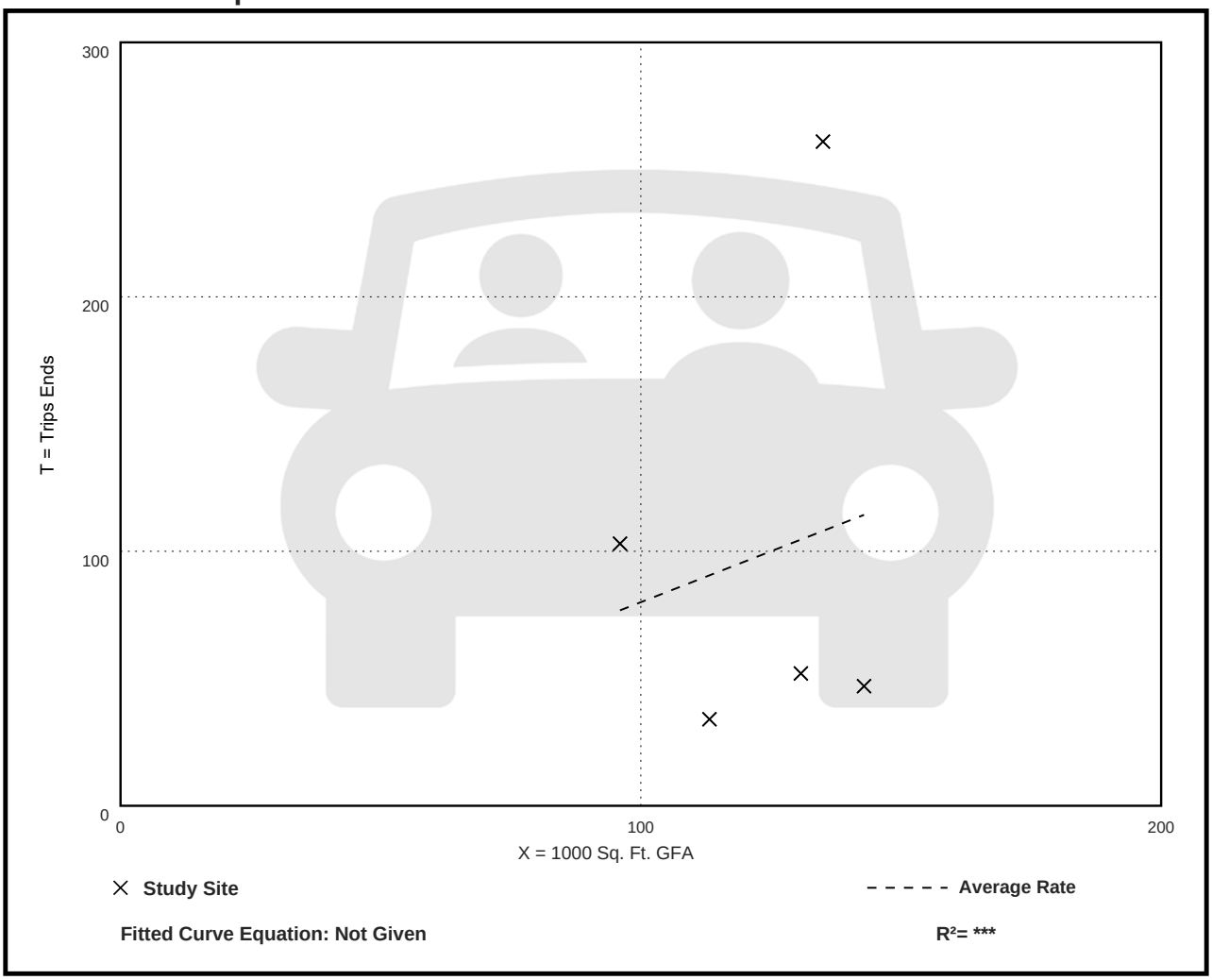
Discount Club
(857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 124
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.30 - 1.93	0.73

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

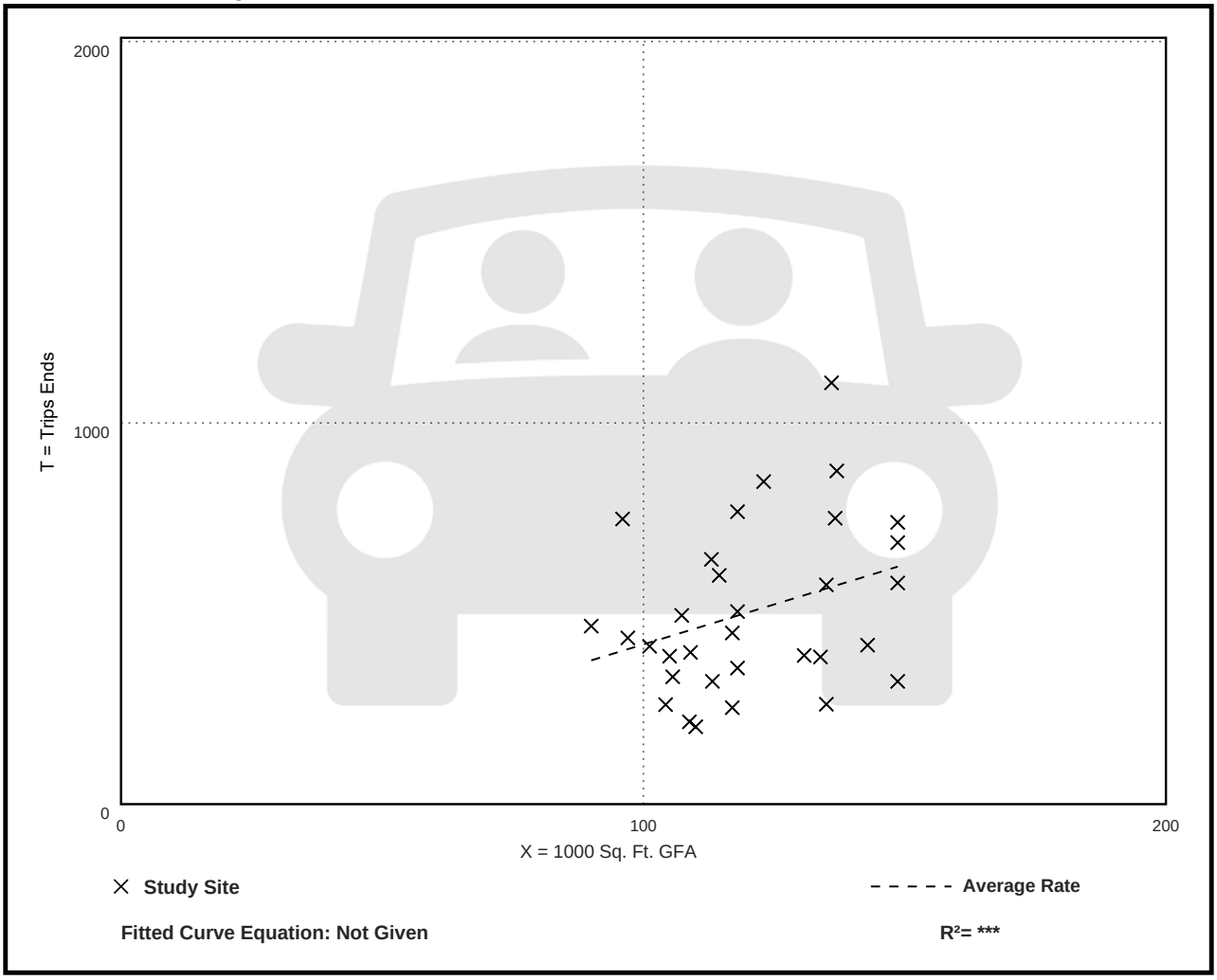
Discount Club
(857)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GFA: 121
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.19	1.85 - 8.13	1.70

Data Plot and Equation



Discount Club
(857)

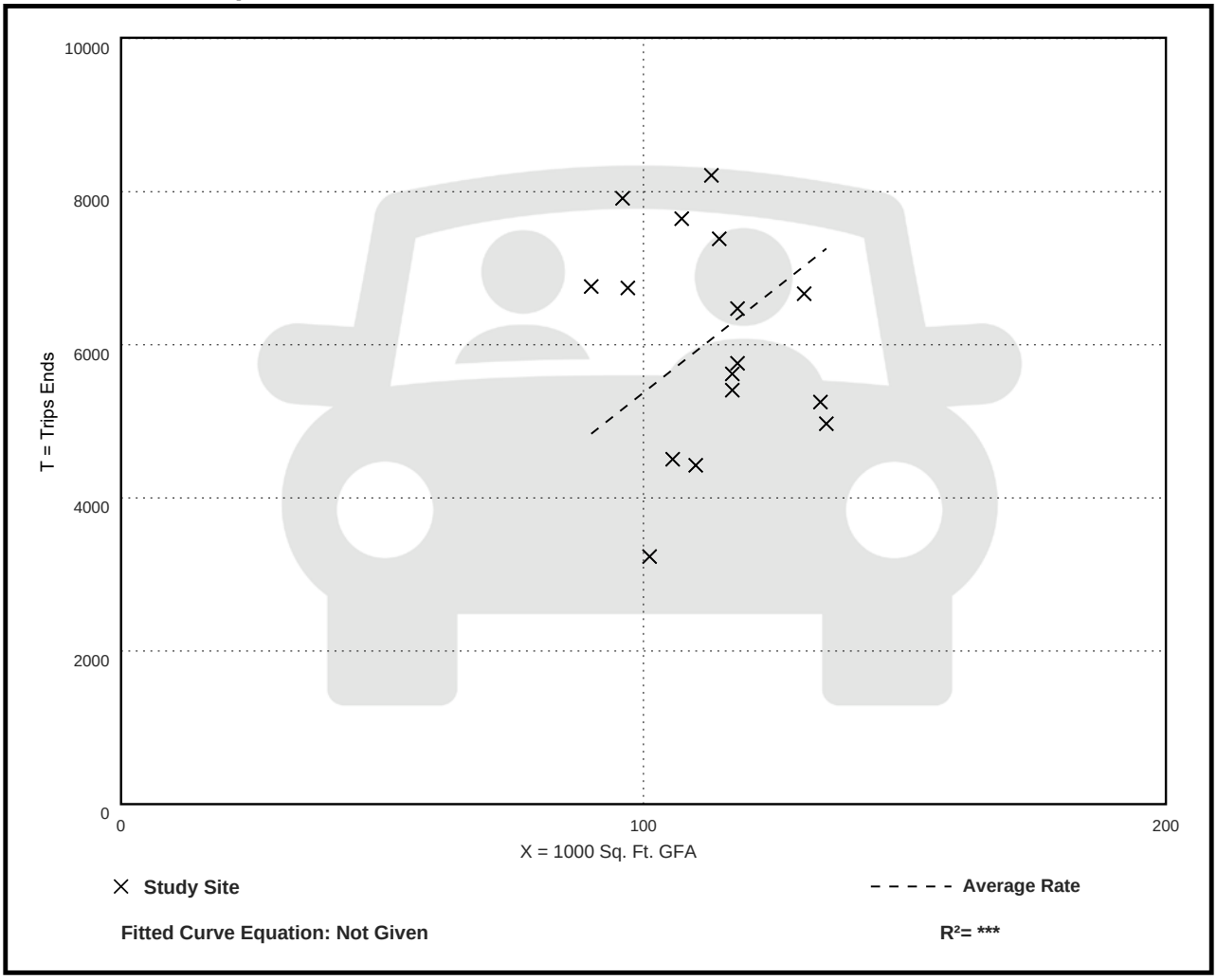
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 113
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
53.75	31.97 - 82.43	15.25

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Discount Club
(857)

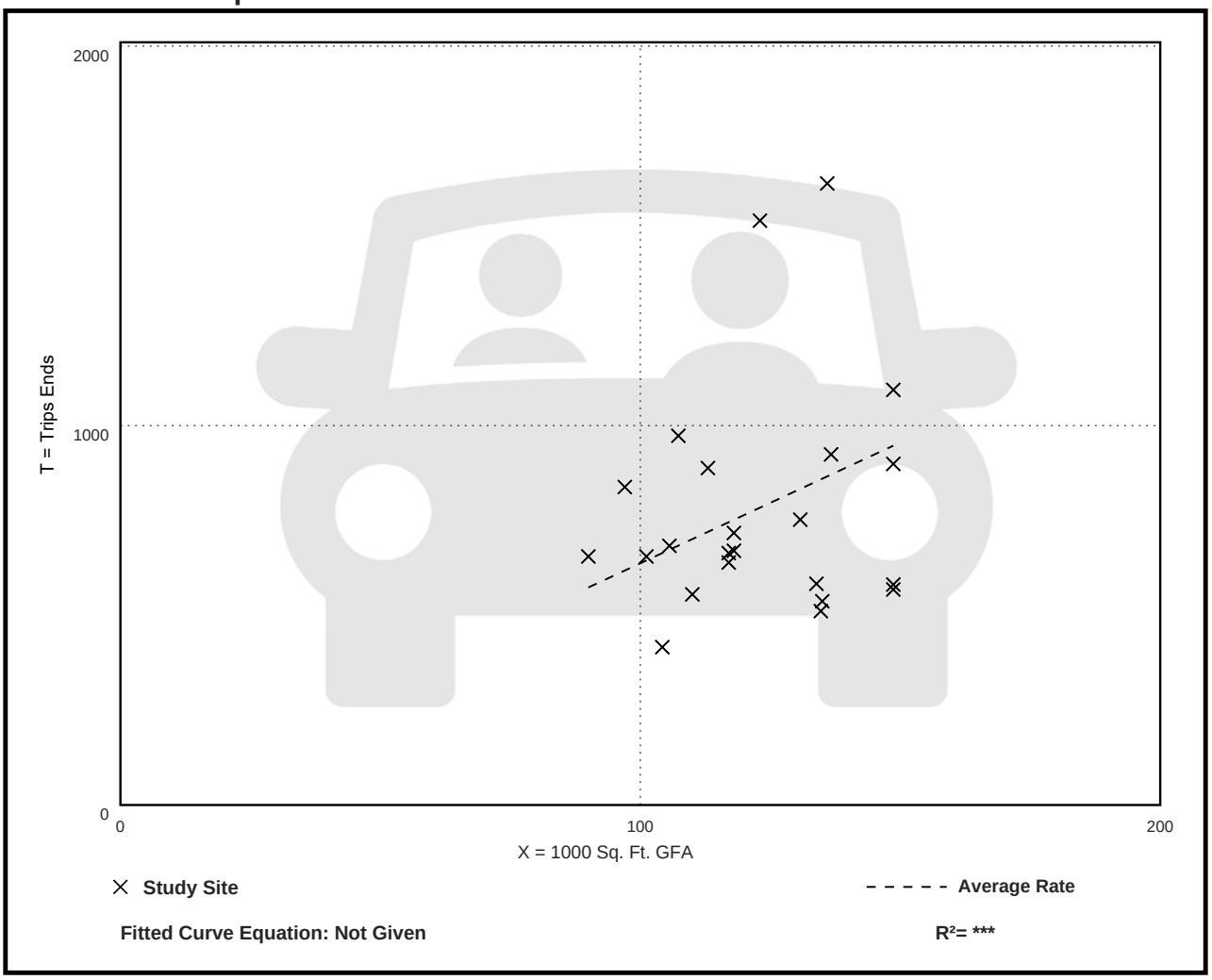
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. 1000 Sq. Ft. GFA: 123
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.37	3.79 - 12.52	2.43

Data Plot and Equation



Land Use: 944
Gasoline/Service Station

Description

This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. A gasoline/service station may also have facilities for servicing and repairing motor vehicles. The gasoline/service station may also have a car wash. Convenience store/gas station (Land Use 945) and truck stop (Land Use 950) are related uses.

Additional Data

The independent variable—vehicle fueling positions—is defined as the maximum number of vehicles that can be fueled simultaneously. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Kentucky, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario (CAN), Oregon, South Dakota, Texas, and Washington.

Specialized Land Use Data

A 2006 study provided data on four private fuel facilities in Florida (source 721). These facilities provide self-fuel service for any motorist with a pre-established membership account. The site is not open to the general public. The trip generation characteristics of these sites differ from sites included in this land use; therefore, trip generation information for these sites is excluded from the data plots. The four sites have an average of nine vehicle fueling positions, with an average of 12 vehicle trips during the weekday, AM peak hour of adjacent traffic and 7 vehicle trips during the weekday, PM peak hour of adjacent street traffic.

Source Numbers

221, 274, 278, 288, 340, 350, 351, 355, 359, 366, 440, 583, 617, 618, 631, 721, 867, 882, 883, 888, 954, 977

Gasoline/Service Station (944)

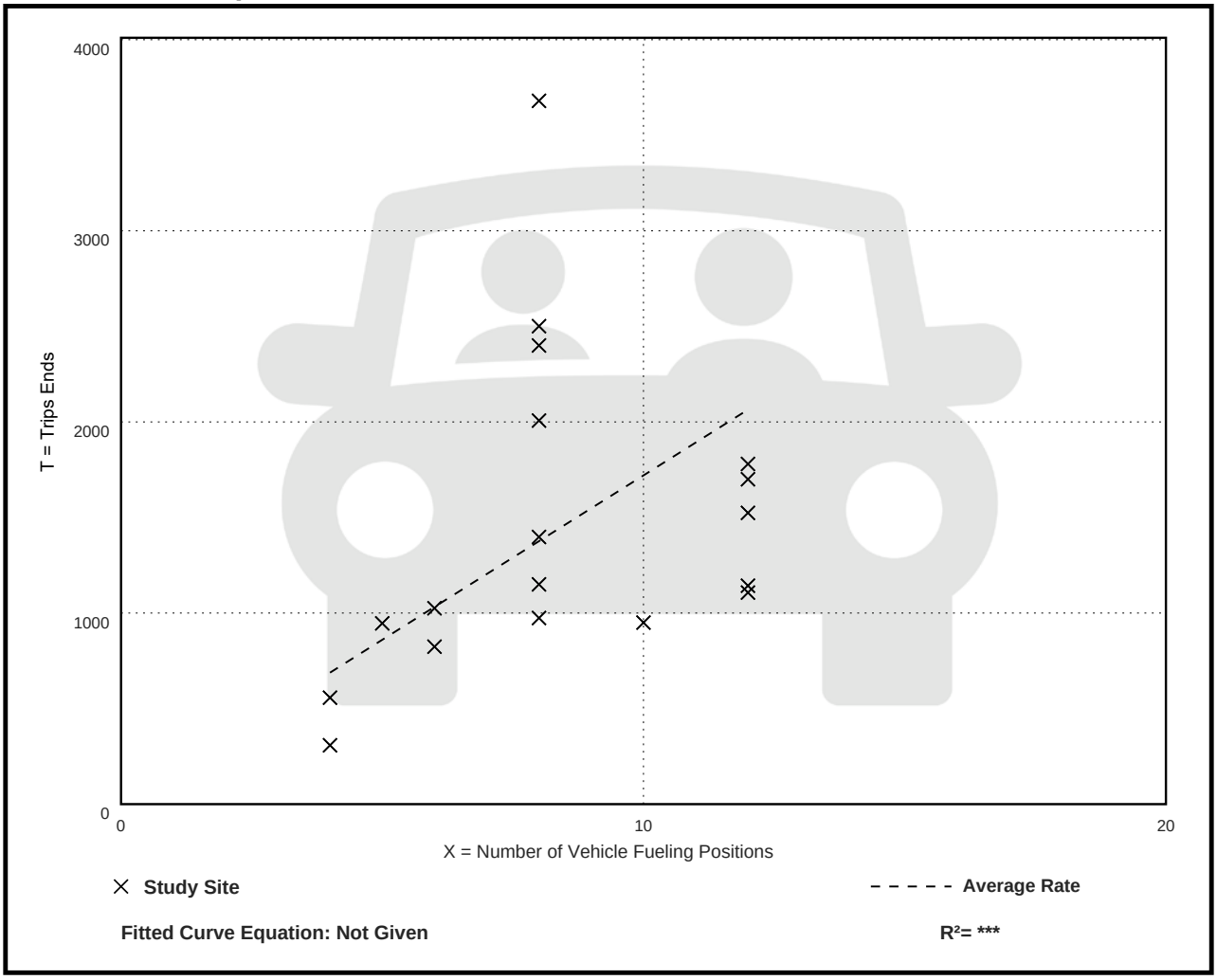
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

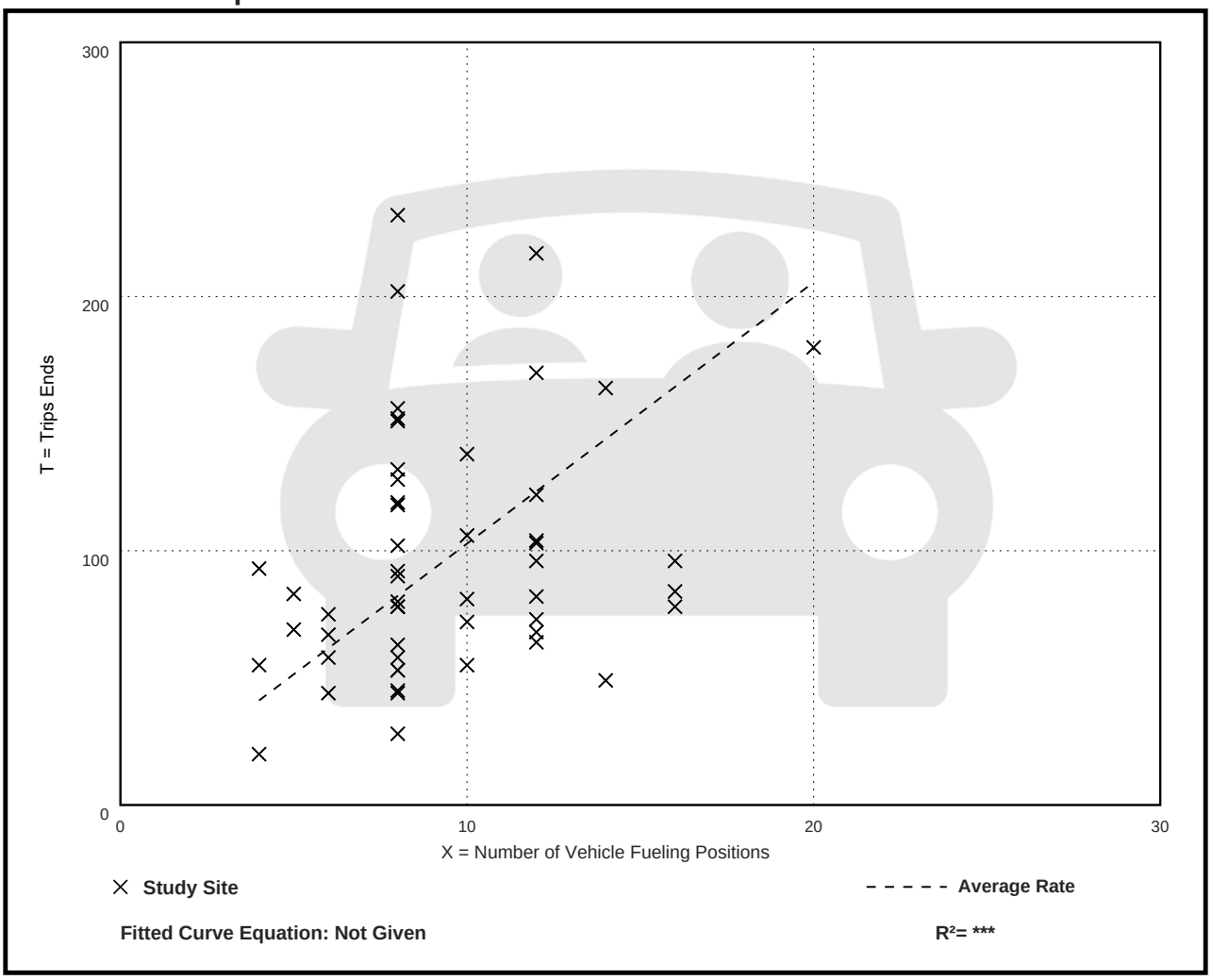
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
10.28	3.50 - 29.00	5.36

Data Plot and Equation



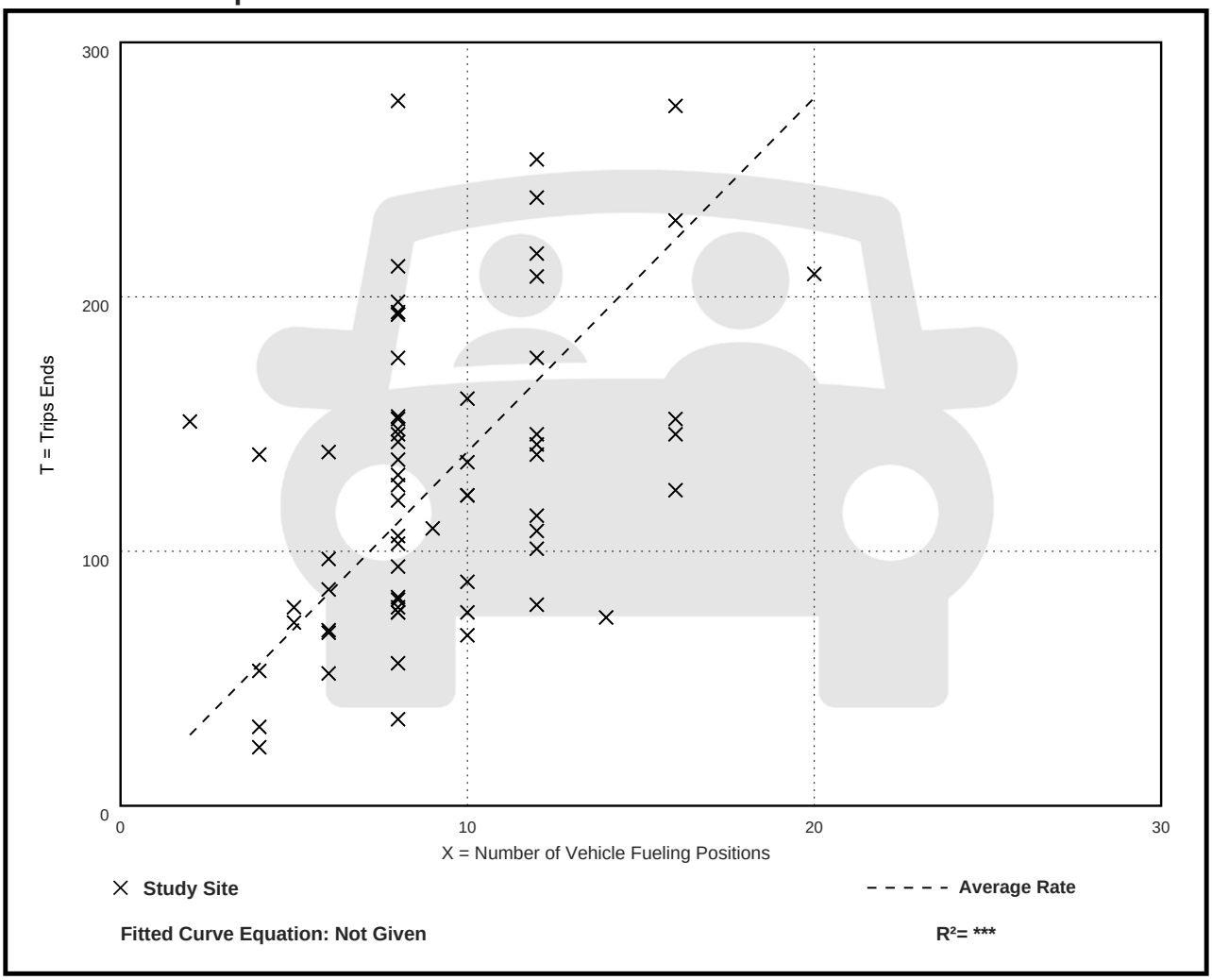
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 65
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.91	4.25 - 75.50	6.93

Data Plot and Equation



Gasoline/Service Station
(944)

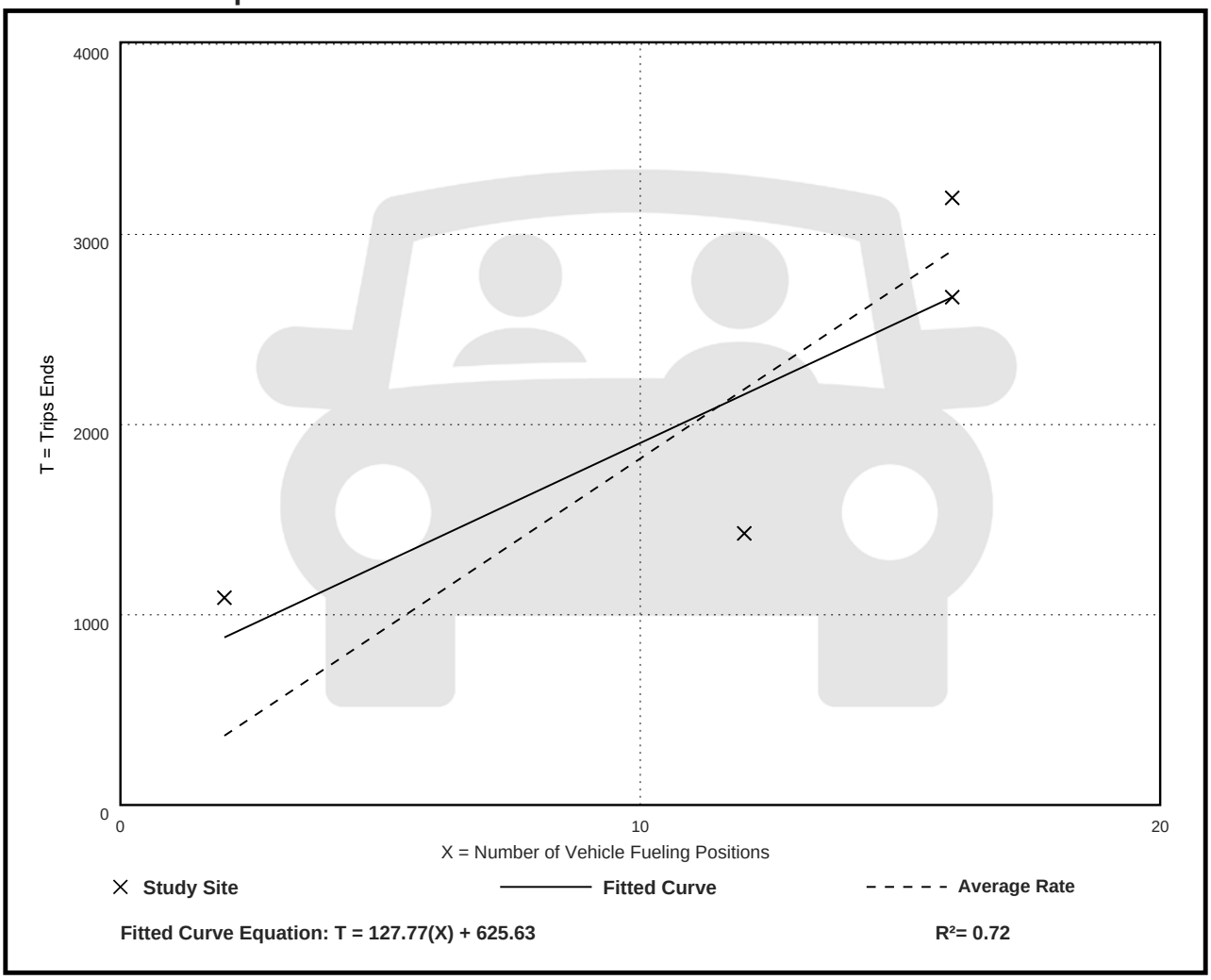
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Vehicle Fueling Positions: 12
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
182.17	119.00 - 545.00	96.27

Data Plot and Equation



Fitted Curve Equation: T = 127.77(X) + 625.63

R^2= 0.72

Gasoline/Service Station
(944)

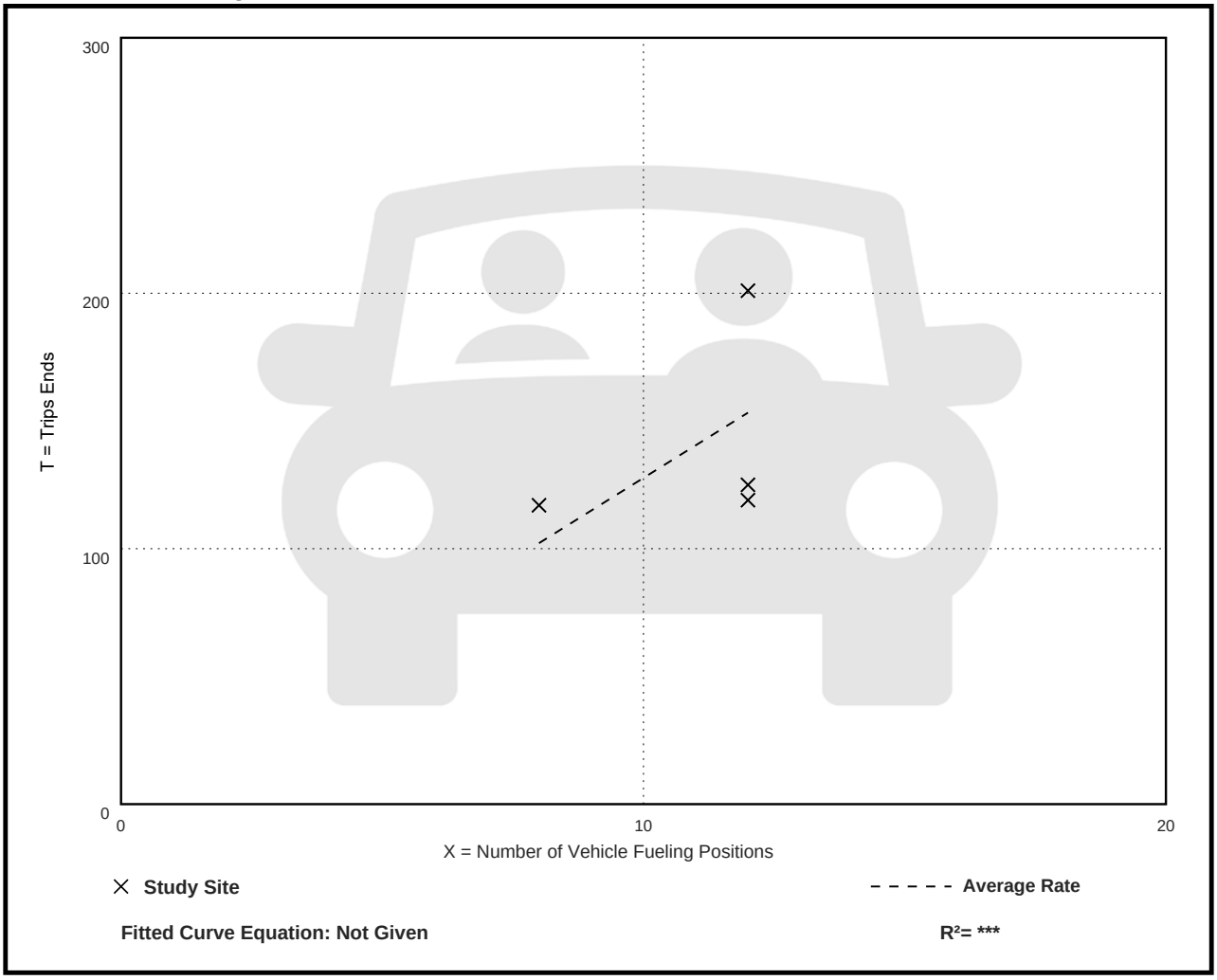
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Vehicle Fueling Positions: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
12.77	9.92 - 16.75	3.40

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

PRELIMINARY STORMWATER MANAGEMENT REPORT

PROJECT SITE:

COSTCO WHOLESALE
VETERANS PARKWAY (RT. 34) AND COUNTRYSIDE PARKWAY
YORKVILLE, KENDALL COUNTY, ILLINOIS

PREPARED FOR:

Costco Wholesale Corporation
730 Lake Drive
Issaquah, WA 98027
425.313.8100

PREPARED BY:

V3 COMPANIES, LTD.
7325 JANES AVENUE
WOODRIDGE, ILLINOIS 60517
630.724.9200

NOVEMBER 13, 2024

COSTCO – YORKVILLE
STORMWATER MANAGEMENT REPORT

YORKVILLE, KENDALL COUNTY, ILLINOIS

OVERVIEW

The proposed 33.14± acre Costco Wholesale project is located in Sections 27 and 28, Township 37 North, Range 7 East in the City of Yorkville, Kendall County, Illinois. The property is located at the southeast corner of McHugh Road and Countryside Parkway (see enclosed project location map). The project includes the construction of the Costco Wholesale Warehouse and Fuel Facility with surface parking and underground utilities. The Costco warehouse and parking area would occupy 26.24± acres of the site, with the rest to be developed in the future. Stormwater management is also proposed as part of the improvements.

The proposed development area is currently undeveloped farmland that is tributary to an existing offsite stormwater management basin located north of the site (see enclosed aerial map exhibit). The triangular site is bounded by Countryside Parkway to the north and northeast, Veterans Parkway (U.S. Route 34) to the south and southeast, and McHugh Road to the west. There are residential subdivisions further to the north and south of the development along with some commercial frontage across Veterans Parkway to the south.

The existing site is undeveloped and generally drains to one of two watersheds that divide the site (see enclosed USGS Topographic Map). Stormwater runoff on the west side of the site drains to Blackberry Creek to the north of the site while the east side drains to the Ferson Creek/Fox River watershed to the southeast. All stormwater runoff from the site is ultimately tributary to the Fox River and currently drains uncontrolled to nearby receiving waters which either are or flow into the Fox River.

According to the FEMA Flood Insurance Rate Maps (FIRM) (see enclosed FIRM exhibit), there is no 100-year mapped floodplain within the proposed Costco development. According to the USGS Hydrologic Atlas and the National Wetlands Inventory (NWI), there are no mapped wetlands present on the proposed development (see enclosed USGS Hydrologic Atlas and NWI Map). The soil survey of DuPage County shows that the site predominantly consists of two different soil types; Waupecan silt loam and Dresden silt loam, both classified as well drained soils (see enclosed Soil Survey Map).

DETENTION NARRATIVE

The site is to follow the Kendall County Stormwater Management Ordinance. The Ordinance requires that volume storage be provided to limit stormwater runoff from the developed site to 0.15 cfs per acre for the 100-year storm as well as 0.04 cfs per acre for the 2-year storm. Based on these requirements and the proposed impervious coverage, roughly 15.48 ac-ft of storage will be required for the 33.14± acre site. The Yorkville Stormwater Management Plan also has a further requirement for outlet control to limit the 25-year storm event to 0.08 cfs per acre.

There is an existing offsite stormwater detention facility to the northeast that was designed and constructed to provide enough storage volume for the entire Yorkville Crossing

development. However, due to costs of detention credits and onsite earthwork balancing considerations, Costco is planning to construct a new detention basin for the development within the site rather than connect to this offsite detention facility with new storm sewer.

A stormwater detention basin is proposed on the northwest corner of the site to store runoff on site and limit the release rate of stormwater leaving the site. The basin will be sized to provide volume storage to meet the requirements of the Kendall County Stormwater Management Plan and the City of Yorkville's standard specifications. Based on these requirements, 15.48 ac-ft of storage are required, and 15.75 ac-ft are provided in the basin. Required runoff volume was calculated based on the proposed site plan assuming 80% impervious coverage of the outlots when eventually developed, not including onsite roadways.

The proposed Costco grading plan will convey the 100-year overflow to the proposed stormwater basin via overland flow, as the site is graded to direct water north around the warehouse until it flows into the basin.

STORM SEWER

The proposed additions for this project are the 161,064 sf Costco warehouse along with surface parking, internal roadways, and associated utilities. The site will be graded to drain to stormwater inlets at low points which will send runoff into storm sewers, through which water will be directed into the onsite detention facility. The proposed Costco fuel facility and outlots will also be included in this storm sewer system and have their runoff conveyed to the northwest basin as well. The proposed storm sewer for the Costco development area will be sized to convey runoff from the 10-year rainfall event using the latest Bulletin 75 rainfall data.

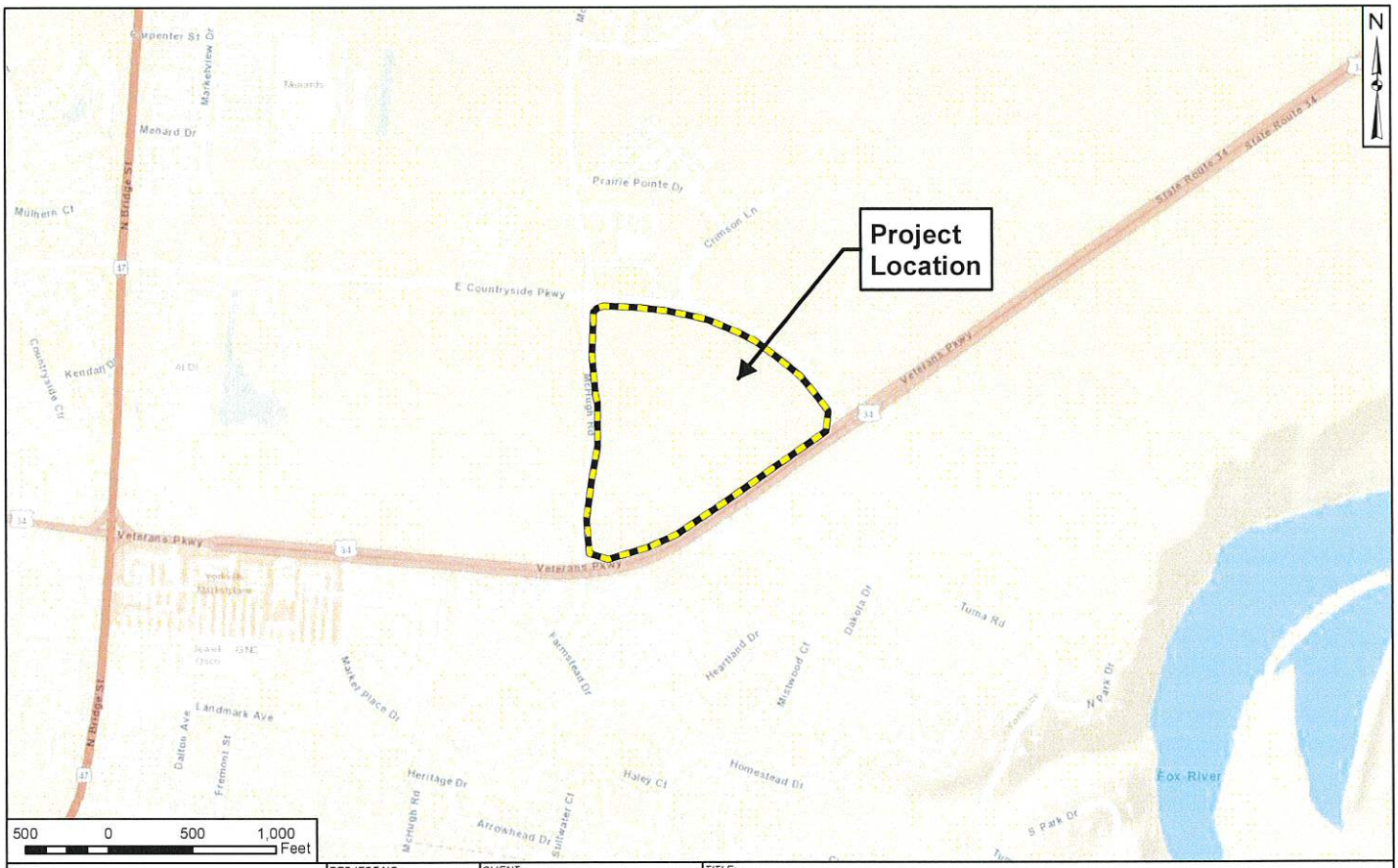
Four outfall connections to the detention basin are proposed to direct storm sewer flow from the Costco development into the proposed basin. This basin is designed to provide runoff volume storage to limit the release rate to City storm sewers during storm events. The basin is proposed to release through a restrictor manhole into storm sewer south of Countryside Parkway in the northwest corner of the site, north of the basin. Water leaving the pond will be restricted to a rate of 4.97 cfs for the 33.14-acre site, per Kendall County stormwater regulations.

CONCLUSION

It is our opinion that the proposed stormwater management design conforms to the requirements of the Kendall County Stormwater Management Ordinance. The proposed stormwater management basin located in the northwest corner of the property will provide stormwater runoff storage for the proposed Costco warehouse, fuel facility, parking area, and outlots under the proposed condition.

APPENDIX 1 – Exhibits

- Project Location Map
- Aerial Map
- USGS Topographic Atlas Map
- FEMA Flood Insurance Rate Map (FIRM)
- Flood Zones of Kendall County Map
- National Wetland Inventory (NWI) Map
- Soil Survey of Kendall County Map
- Illinois Hydrologic Unit (HUC) Map

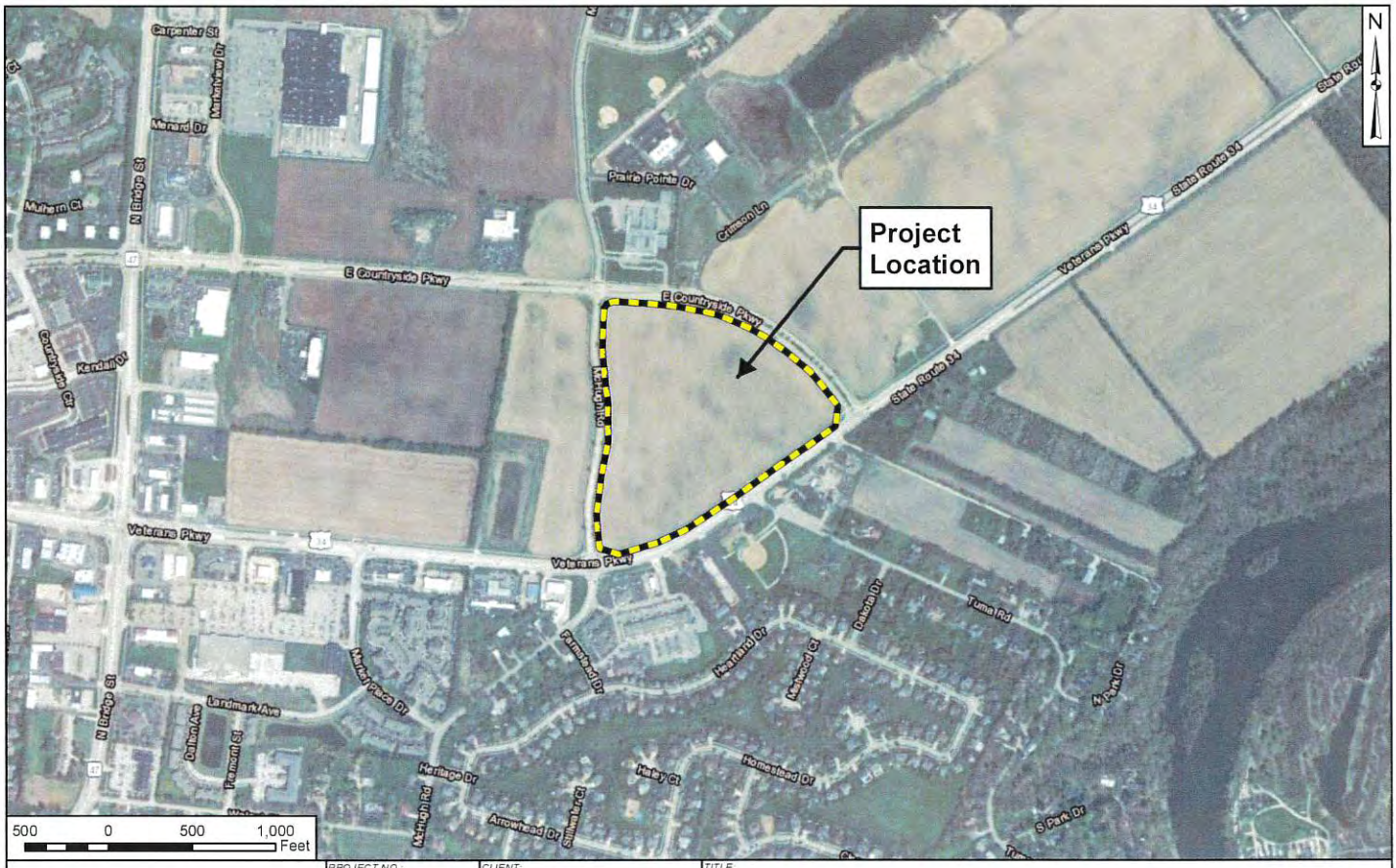


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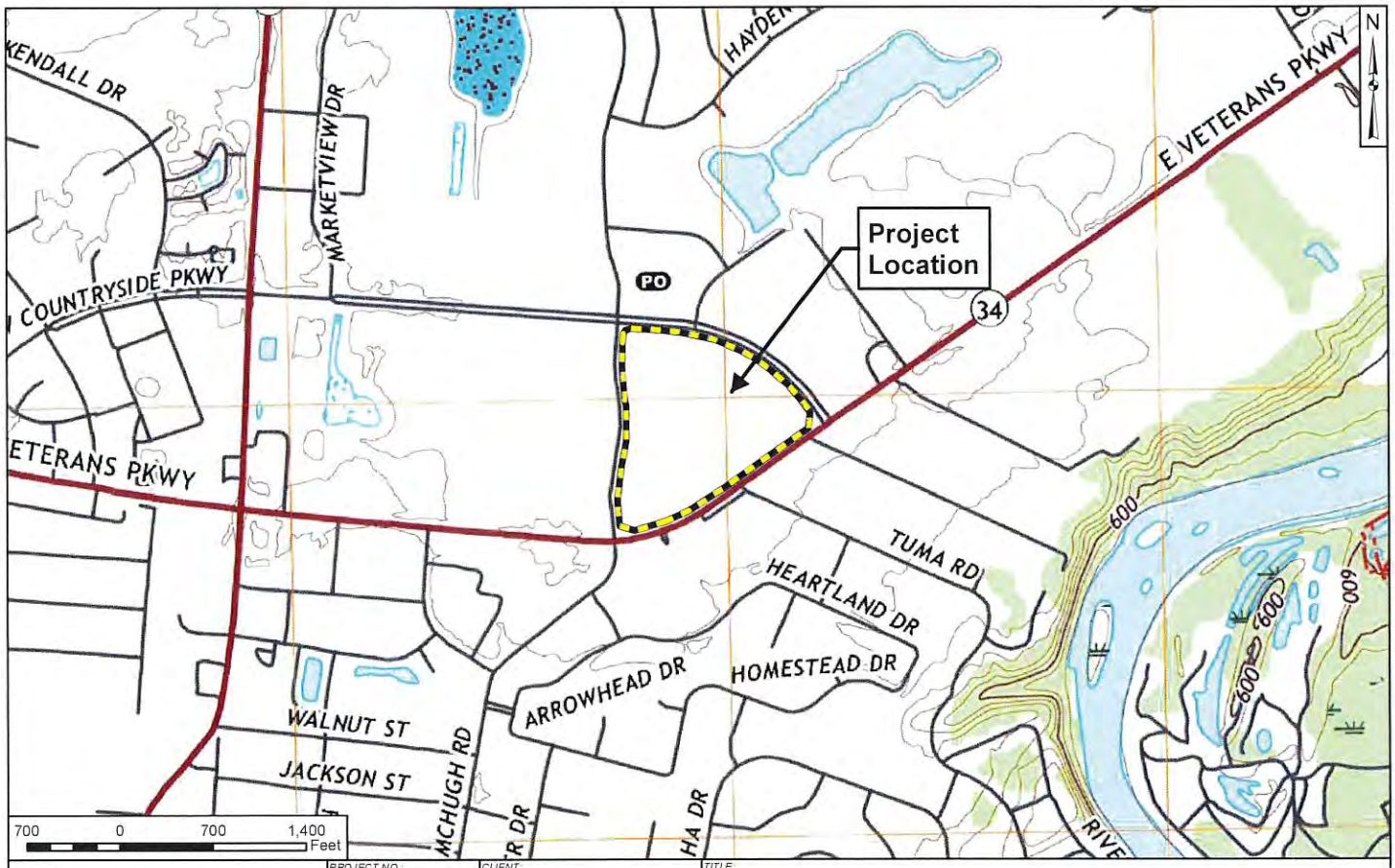
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CREATED BY: SWV			
DATE: 07/01/2024	BASE LAYER: ESRI World Street Map (2022)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 1
SCALE: See Scale Bar			

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7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **AERIAL MAP**	
	CREATED BY: SWV			
	DATE: 07/01/2024	BASE LAYER: Kendall County Aerial Imagery (2022)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 2
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: See Scale Bar			

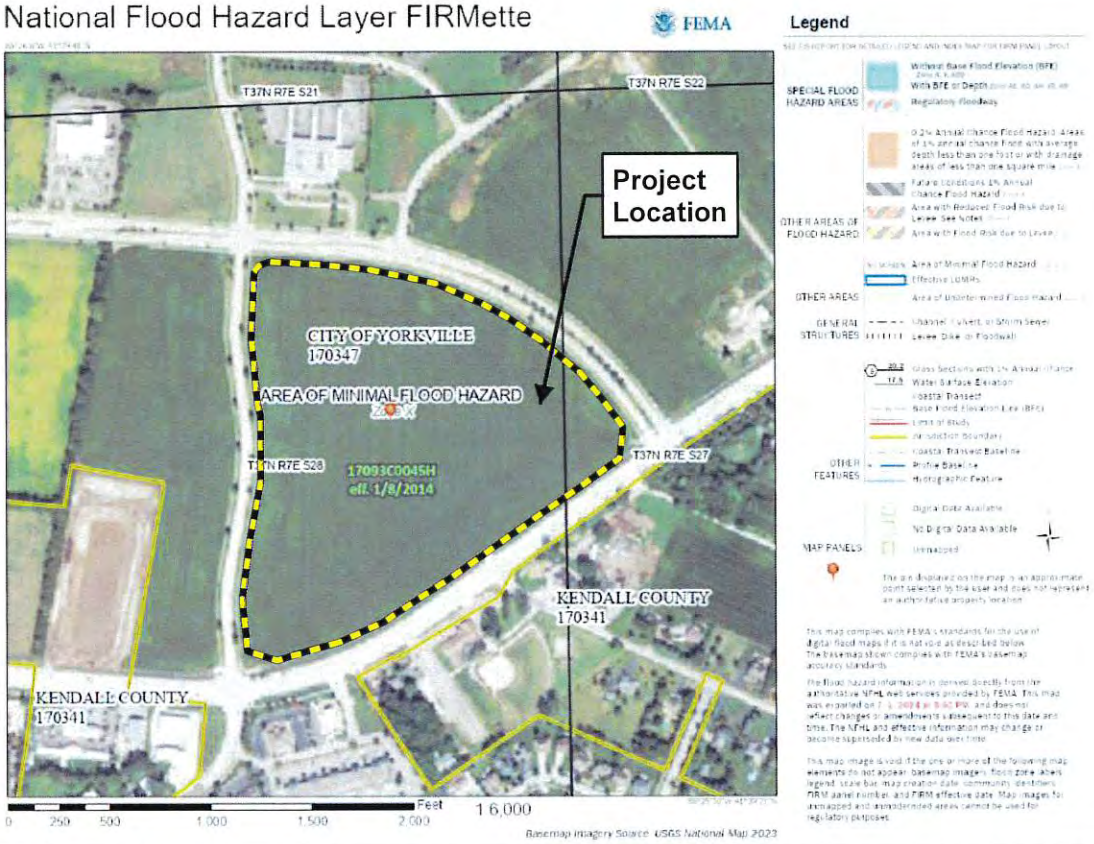
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7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757 CREATED BY: SWV	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **USGS TOPOGRAPHIC MAP**	
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	DATE: 07/01/2024 SCALE: See Scale Bar	BASE LAYER: USGS Topographic Map Yorkville Quadrangle (2021)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 3

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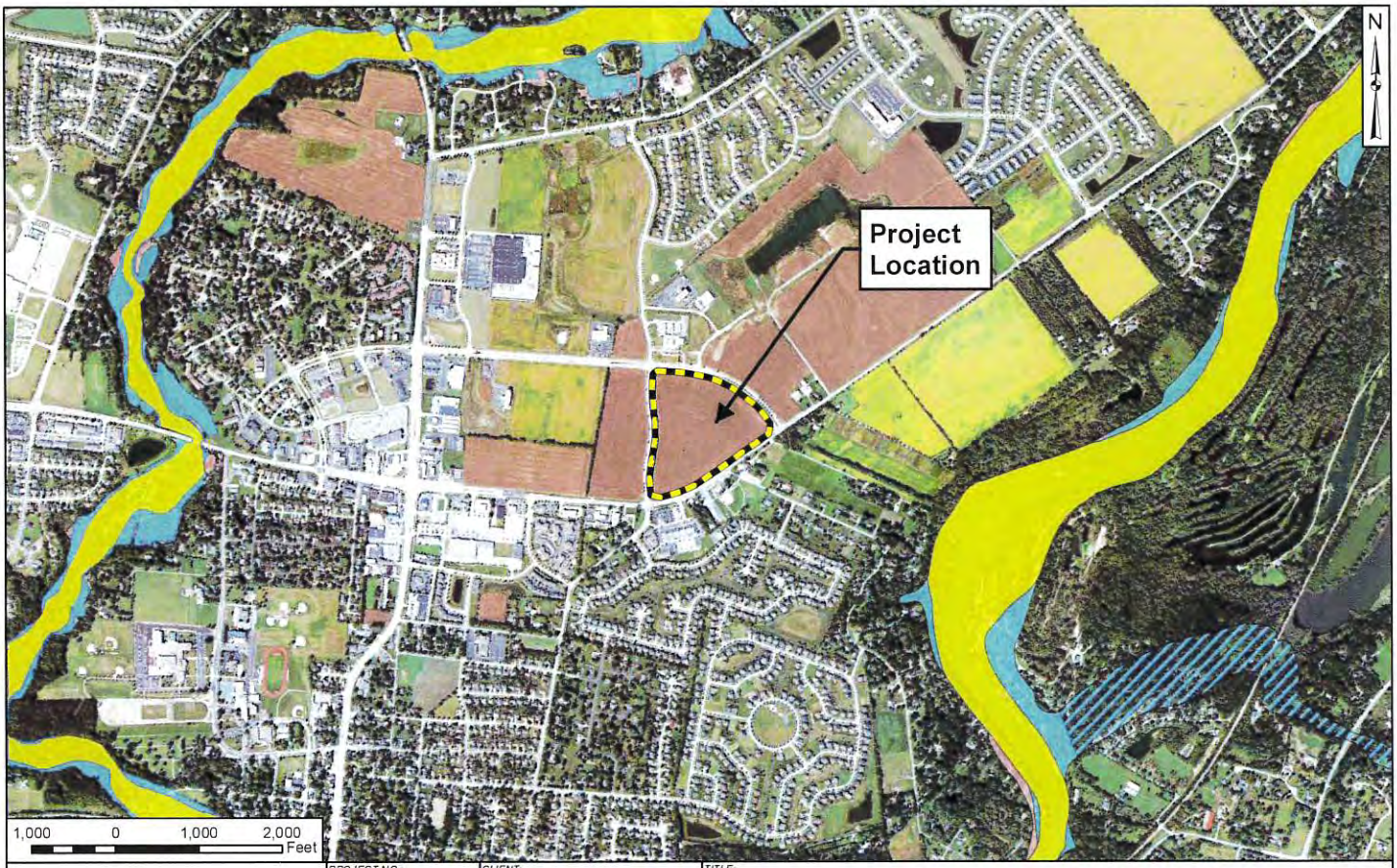
National Flood Hazard Layer FIRMette



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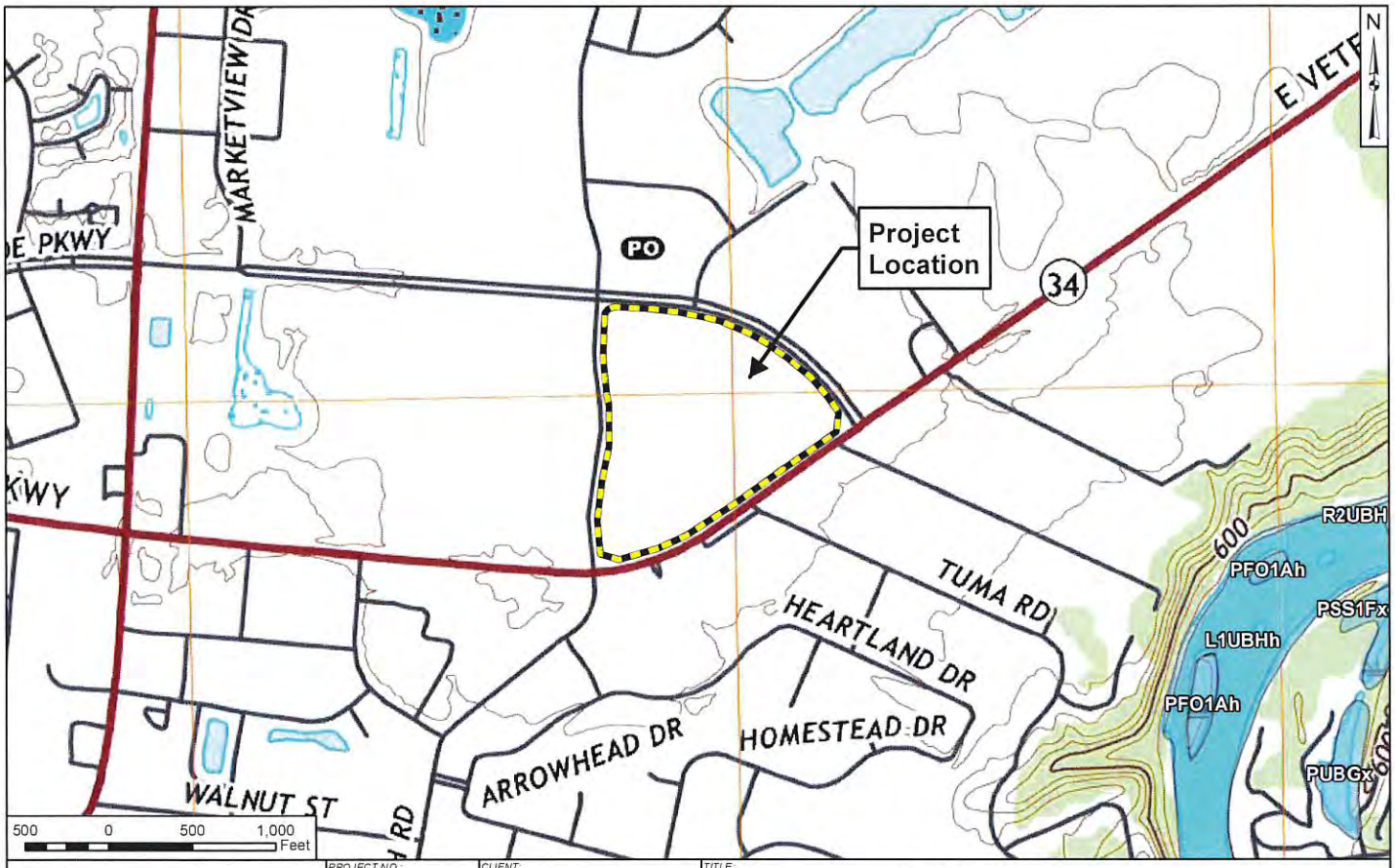
7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **FEMA FLOOD INSURANCE RATE MAP (FIRM)**	
	CREATED BY: SWV			
	DATE: 07/01/2024	BASE LAYER: FEMA Firm Panel 17093C0045H	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 4
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: NTS			

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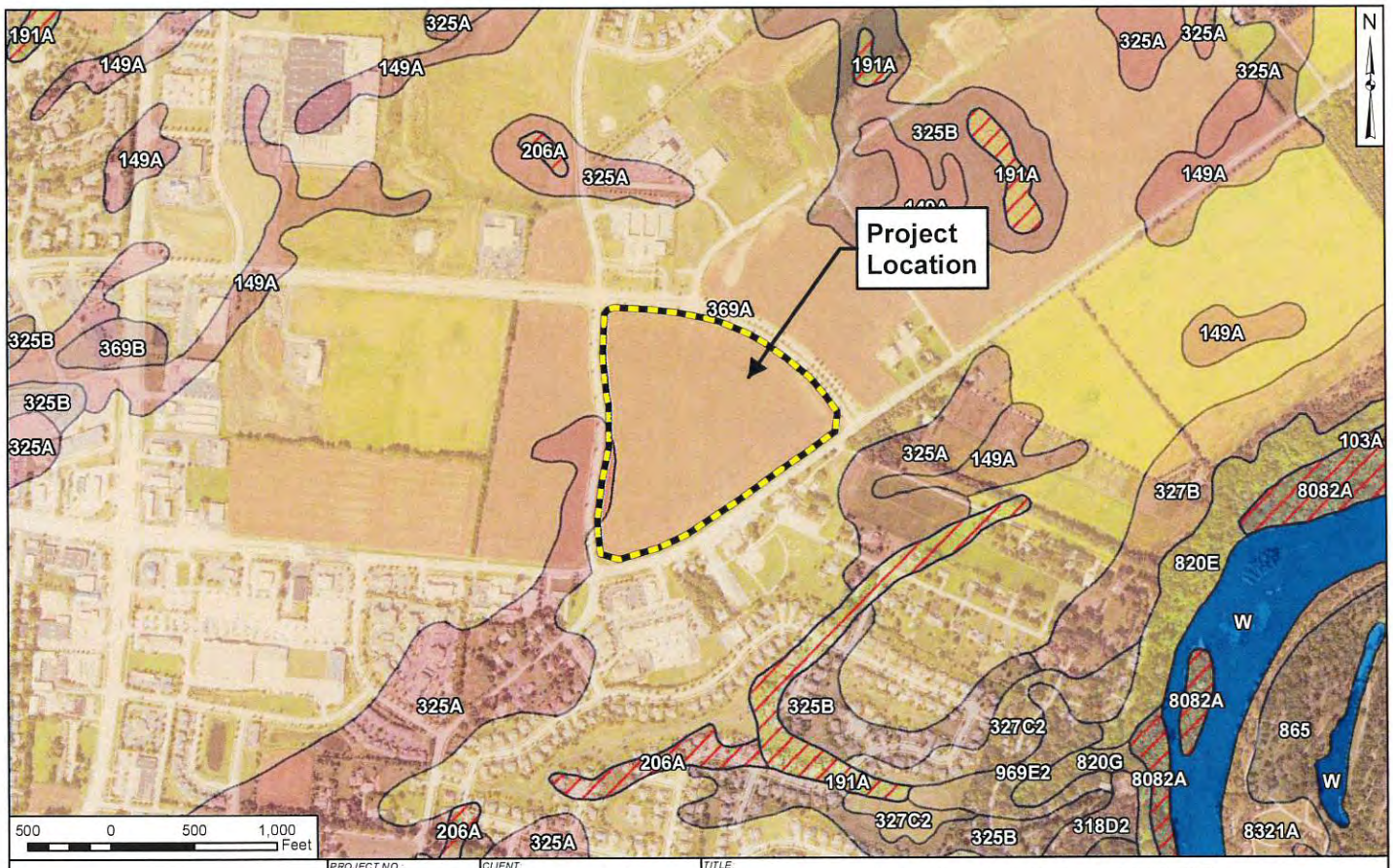
7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757 CREATED BY: SWV	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **FLOOD ZONES OF KENDALL COUNTY, ILLINOIS (2022) MAP**	
	DATE: 07/01/2024	BASE LAYER: Kendall County Aerial Imagery (2015)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 5
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: See Scale Bar			

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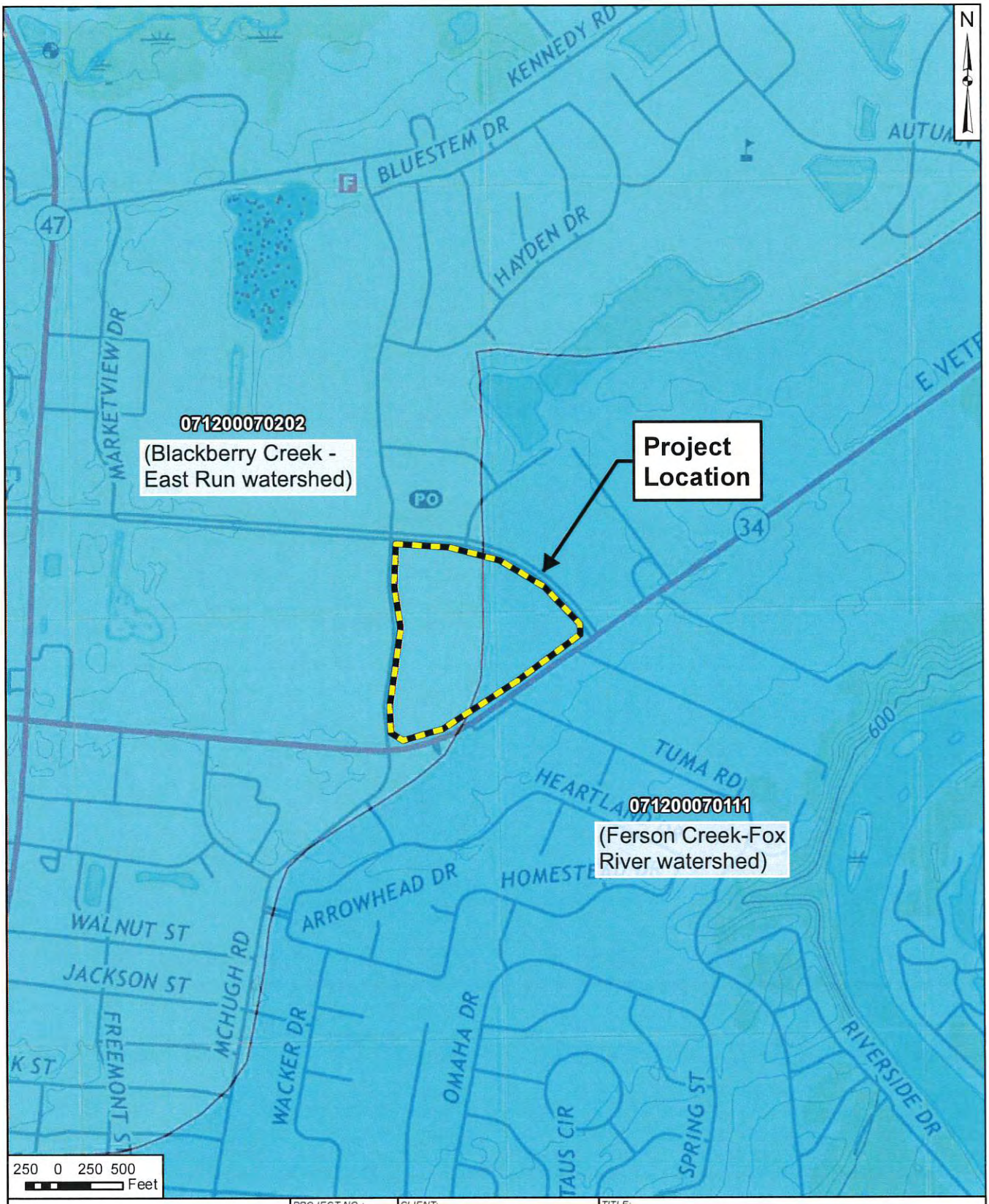
7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **NATIONAL WETLANDS INVENTORY (NWI) MAP**	
	CREATED BY: SWV			
	DATE: 07/01/2024	BASE LAYER: USGS Topographic Map Yorkville Quadrangle (2021)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 6
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: See Scale Bar			

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7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **SOIL SURVEY OF DUPAGE COUNTY, ILLINOIS MAP**	
	CREATED BY: SWV			
	DATE: 07/01/2024	BASE LAYER: Kendall County Aerial Imagery (2015)	SITE: Costco Wholesale Yorkville, IL	EXHIBIT: 7
Visio, Vertere, Virtute... *"The Vision To Transform With Excellence"*	SCALE: See Scale Bar			

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7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 240757 CREATED BY: JEM	CLIENT: Costco Wholesale 999 Lake Drive Issaquah, WA 98027	TITLE: **12-DIGIT HYDROLOGIC UNIT CODE (HUC) MAP**
Visio, Vertere, Virtute... *"The Vision To Transform with Excellence"*	DATE: 07/22/2024 SCALE: See Scale Bar	BASE LAYER: USGS Topographic Map Yorkville Quadrangle (2021)	SITE: Costco Wholesale Yorkville, Illinois FIGURE: 8

Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
Date: November 21, 2024
Subject: **PZC 2024-33 Costco (PUD Amendment, Special Use & Final Plat)**
NW Corner of Veterans Parkway and E. Countryside Parkway
Proposed Wholesale Retail Warehouse and Fuel Station

I have reviewed the applications for Planned Unit Development (PUD) Agreement Amendment to Ord. 2008-21 for Yorkville Crossing, Special Use for a fuel station, and Final Plat received November 15, 2024 as submitted by Stephen Cross, an authorized representative of Costco, on behalf of Costco Wholesale Corporation, the contract purchaser and petitioner, and Joda Land Holding, LLC, the property owner. The submittal also included the following plans and documents:

1) Costco Site Plan Narrative, dated November 15, 2024 and prepared by Costco Wholesale Corporation
2) Costco ALTA Survey, dated last revised 11-13-24 and prepared by V3 Companies, Ltd.
3) Costco Site Context Plan, dated November 15, 2024 and prepared by MG2
4) Costco Site Plan, dated November 15, 2024 and prepared by MG2
5) Final Plat of Subdivision of Costco Wholesale, dated last revised 11-13-24 and prepared by V3 Companies, Ltd.
6) Preliminary Civil/Engineering Plans for Costco Wholesale, dated 11-13-24 and prepared by MG2
7) Costco Landscape Plan, dated last revised 11-15-24 and prepared by Kimley Horn
8) Costco Warehouse Floor Plan, dated November 15, 2024 and prepared by MG2
9) Costco Architectural Elevations, dated November 15, 2024 and prepared by MG2
10) Costco Renderings, dated November 15, 2024 and prepared by MG2
11) Costco Fuel Facility Plan, dated November 15, 2024 and prepared by MG2
12) Costco Lighting Plan, dated July 2024 and prepared by T.E., Inc.
13) Costco Traffic Impact Study, dated November 13, 2024 and prepared by V3 Companies, Ltd.
14) Costco Preliminary Stormwater Management Report, dated November 13, 2024 and prepared by V3 Companies, Ltd

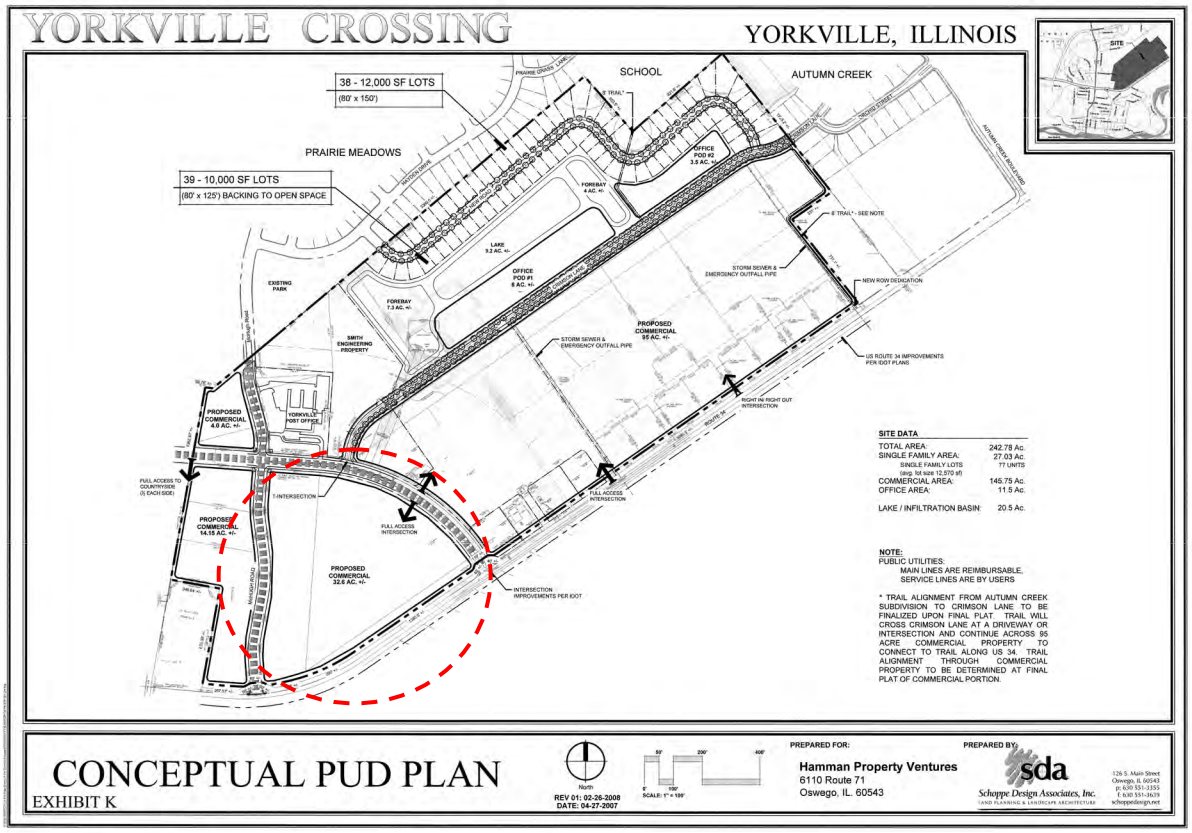
The petitioner is requesting approval to develop a members-only retail store spanning approximately 160,000 square feet, establish and operate a standalone fueling facility, and obtain final plat approval to subdivide the existing two parcels, totaling nearly 34 acres, into three new parcels. The Costco development, including the fueling facility, will occupy approximately 33.14 acres (Lot 1), with an additional 7 acres designated for two perimeter lots (Lot 2 and Lot 3) along Veteran's Parkway and about 3.4 acres reserved for stormwater management at the northwest corner of the property.

As part of the request to amend the existing "Yorkville Crossing" Planned Unit Development (PUD) agreement and Special Use authorization for the fueling station, Costco is seeking allowances for additional parking (980 stalls vs. a code-maximum of 387), exceptions to electric vehicle charging requirements, pole-mounted lighting height exceeding the 35-foot limit (proposed at 36'-6"), and a reduced masonry material percentage on building facades.

Based upon my review of the applications, documents and related plans, I have compiled the following comments:

PUD AMENDMENT/GENERAL ZONING COMMENTS:

1. **PLANNED UNIT DEVELOPMENT (PUD)** – The subject property, originally annexed into Yorkville via Ord. 2000-34, is part of the Yorkville Crossing development. The following Concept PUD Plan was included as an exhibit to Ord. 2008-21:



   a. The petitioner is requesting the existing Yorkville Crossing Planned Unit Development be amended, or modified, to include Costco's site development plans, requested Special Use permit and all deviations required to construct the proposed project, per plans submitted.

2. **PLANNED UNIT DEVELOPMENT AMENDMENT –** Section 10-8-8G of City's Unified Development Ordinance (UDO) establishes criteria for major and minor planned unit development amendments. It is the finding of the Zoning Administrator that the request is deemed a <u>major amendment</u> to the approved Yorkville Crossing PUD based upon the requested deviations from the Unified Development Ordinance.

   a. Section 10-8-8 of City's Unified Development Ordinance (UDO) also establishes standards for Planned Unit Development (PUDs). PUDs are allowed to modify standards of the base district as long as the requested modifications are specifically identified and demonstrates how each allowance is compatible with surrounding development, is necessary for proper development of the site, and is aligned with at least one (1) modification standard found in Section 10-8-8D of the UDO.

      i. The petitioner has listed **<u>four (4) proposed deviations</u>** from the base B-3 General Business District standards which will be <u>detailed separately in this review memo under subsequent headings</u>.

   b. While not required as part of the amendment process, PUDs should identify at least one (1) modification standard the proposed development will meet per Section 10-8-8D.

i. Staff believes modification standard #2 “Sustainable Design” applies, as the proposed development will be designed with consideration given to various methods of site design, architecture and building materials, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.

ii. According to the petitioner, the sustainable design elements include, but are not limited to:

1. The building structure steel system and architectural metal panels are comprised of 80% recycled content with the associated batt insulation comprised of greater than 50% recycled content.
2. The roof maintains reflectance, emittance and SRI rates that lessen heat gain, and the premanufactured building system provides erection efficiency reducing impacts to the carbon footprint.
3. Landscaping has been designed to create a high impact with seasonal interest incorporating many native and drought tolerant species, which in turn minimizes irrigation and maintenance needs.
4. All site and building lighting systems utilize LED Technology.
5. Implementation of the water management system drives operational efficiency to lower wastewater and sewer use.
6. The use of carbon dioxide (CO2) in the refrigeration systems, as opposed to HFCs (Hydrofluorocarbons), is widely considered a more environmentally conscious refrigerant due to its extremely low Global Warming Potential (GWP), as well as being non-toxic and non-flammable. Unlike many other refrigerants, CO2 is considered a "natural" refrigerant, readily available as a byproduct of industrial processes, making it a sustainable option.

3. **ZONING** - The subject property consists of two (2) parcels (#02-28-227-002 and #0 02-27-101-003). Subsequently rezoned as a Planned Unit Development via Ord. 2008-21, the permitted underlying zoning for the subject property is **B-3 General Business District** (formerly “B-3 Service Business District”) and allowed all uses in the B-1, B-2, B-3, and O-Office zoning districts with some excluded uses as identified in the ordinance. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	E. Countryside Parkway B-3 PUD (Yorkville Crossing)	Transportation Land Use United States Post Office (USPS) & Vacant Land
South	US 34 (Veterans Parkway) B-3 General Business District B-3 (Kendall County)	Transportation Land Use Heartland Business Center American Legion & Various Business Land Uses
East	E. Countryside Center B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land
West	McHugh Road B-3/Office PUD (Yorkville Crossing)	Transportation Land Use Undeveloped Farm Land

4. **PERMITTED USES** – Per Table 10-3-12 (B) of the Yorkville Unified Development Ordinance (UDO), a “general retail store, greater than one (1) acre” is a permitted land use and a “gasoline service station” is a special use in the B-3 General Business District.

a. **Ancillary Uses** - While the Unified Development Ordinance does not specifically identify a "tire center" use, where car lifts will be available for tire rotations and tire replacements, the Zoning Administrator can determine if the use is substantially similar to a use listed in the tables. If it is, the use shall be treated in the same manner as the substantially similar use. Staff identifies the use as similar to "automobile repair" or "automobile service" which are permitted uses in the B-3 General Business District.

b. **Standards for Special Use** – The petitioner has provided responses to the following standards for special use authorization, per Section 10-8-5 of the Yorkville Unified Development Ordinance, which will be entered into the record during the public hearing process:

   i. 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.

   ii. 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 or near the neighborhood in which it is to be located.

   iii. 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.

   iv. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.

   v. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

   vi. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.

c. **Protest to Special Use** – Per Section 10-8-5-C of the Unified Development Ordinance, in the event of written protest against any proposed Special Use, signed and acknowledged by the owners of twenty (20) percent of the frontage adjacent thereto, or across an alley, or directly opposite therefrom, such Special Use shall not be granted except by the favorable vote of two-thirds (⅔) of all members of the City Council. In such cases of written protest, a copy of the written protest shall be served by the protestor(s) on the applicant for the proposed Special Use and a copy upon applicant's Attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed Special Use.

SITE PLAN COMMENTS:

The Costco site plan places the warehouse at the center of the property, oriented toward Veteran's Parkway, with parking arranged along the southern and eastern sides to prioritize customer accessibility. Future employee parking lot expansion is also proposed to the west of the retail warehouse building. Substantial setbacks and landscaped buffer zones with a mix of trees and shrubs separate the site physically and visibly from nearby properties, while a stormwater management area on the northern edge offers both environmental functionality and aesthetic value. The internal building design includes a Tire Center, a conveniently located loading dock, and energy-efficient LED lighting for safe navigation across parking and pedestrian areas. Two (2) additional parcels along Veteran's Parkway are earmarked for future commercial development, aligning with the site's zoning requirements and ensuring harmony with Costco's operational goals. The following is a summary review of the various Site Plan components:

5. **BUILDING SETBACKS –** Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following compares current B-3 General Business District standards with the proposed Planned Unit Development (PUD) requested modifications:

BUILDING SETBACKS	**REQUIRED MINIMUM SETBACKS** B-3 DISTRICT	**PROPOSED MINIMUM SETBACKS** COSTCO	**PROPOSED MINIMUM SETBACKS** FUEL FACILITY
FRONT YARD (Veterans Pkwy)	50 ft.	507 ft.	???
CORNER SIDE YARD (East/West)	30 ft.	??/64 ft.	???
REAR YARD (SEC Countryside Pkwy/McHugh)	20 ft.	64 ft.	???
PARKING SETBACK* (Veterans Pkwy)	20 ft.	275 ft.	???
PARKING SETBACK* (Countryside Pkwy/McHugh)	20 ft.	20 ft.	???

   a. **Above information provided from Site Data Table. Please provide a clearly dimensioned site plan clearly identifying the setbacks from the nearest building point to the adjacent property line.**

   b. Per Section 10-3-9 of the Unified Development Ordinance, parking lots in the B-3 district located adjacent to an arterial roadway, as defined in the city's comprehensive plan, must maintain a minimum setback of 20 feet from the property line and 10 feet from nonarterial roadways.

   c. "Parking Lots" are defined as "an open, hard-surfaced area, designed, arranged and made available for the ***storage*** of private passenger automobiles only of occupants of the building or buildings for which the parking area is developed and is accessory."

6. **MAXIMUM BUILDING HEIGHT** - The B-3 General Business District has an 80 ft. maximum building height per Table 10-3-9(A) in the Unified Development Ordinance. The petitioner has provided overall building height for the proposed Costco Warehouse building in a Project Data table and Elevation plans.

   a. Per the Project Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), the stated maximum building height is 34 ft. However, the Elevations (Sheet DD13-05) illustrates the maximum height to the top of coping is 32 ft. **Please verify which is the proposed maximum building height**.

7. **MAXIMUM LOT COVERAGE** – Per Section 10-3-9(A) of the Unified Development Ordinance, the maximum lot coverage for the B-3 General Business District (inclusive of sidewalks, parking areas and all impervious surfaces) is 80% of the gross lot area. According to the Project Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), lot coverage calculations are ***not*** provided.

   a. **Please provide calculations for the proposed total impervious coverage including building area, parking area, future parking area, and fuel station.**

b. **If area exceeds 80%, a requested deviation to the bulk regulations in Section 10-3-9. Bulk and Dimensional Standards of the Unified Development Ordinance.**

8. **PARKING/LOADING** - According to the Parking Data Table on the Layout Plan (Sheet C2.0), Site Plan (Sheet DD11-05), and Aerial Site Plan (Sheet DD12-05), there are 856 total parking spaces to be provided on the property to accommodate the proposed ~160,000 sq. ft. retail warehouse building and fueling facility uses. Future parking expansion area will include another 124 stalls for an overall total 980 parking spaces.

Table 10-5-1(E)(1) Standard Parking Stall and Aisle Dimensional Requirements						
Parking Angle (degrees)	Figure Reference					
	A	B	C	D	E	F
	Space Width	Space Depth	Aisle Width (2-Way)	Aisle Width (1-Way)	Depth of Interlocking Spaces	Overhang
0	9'	20'	24'	12'	n/a	n/a
45	9'	18'	24'	12'	28.25'	2'
60	9'	18'	24'	18'	32'	2'
90	9'	18'	24'	24'	36'	2'

c. Per Table 10-5-1(E)(1) Standard Parking Stall and Aisle Dimensional Requirements are as follows:

The petitioner is proposing 90-degree parking stalls with a 10' width and a minimum of 18.5' stall depth with a 2' overhang. Aisle widths for 2-way drives are 32' wide.

d. Per Table 10-5-1(H)(5) Minimum Parking Requirements of the Yorkville Unified Development Ordinance, the minimum parking requirement for a retail store more than 8,000 sq. ft. of the net building square feet is 2 spaces/1,000 sq. ft. Gasoline Service Stations require a minimum of 1 space/gas pump and 1space/300 sq. ft. for any accessory retail space.

i. To minimize excessive areas of pavement, no off-street parking area for nonresidential or multi-family uses shall exceed the required minimum number of parking spaces by more than twenty (20) percent, except as approved by the Zoning Administrator. In approving additional spaces, the Zoning Administrator shall determine that the parking is needed based on documented evidence of actual use and demand provided by the applicant.

1. Per Section 10-5-1-H.4.b of the UDO, calculations for all area-based (square footage) parking standards must be computed on the basis of net floor area.

ii. **Total required maximum parking for the subject property is 386 spaces, including a minimum of 8 ADA accessible spaces, as calculated below:**

1. *153,820 net sq. ft./1,000 = 153.82 x 2 = 307.64 + 61.53 (20% of total) = 369.17 + 16 (gas dispensers) = 385.17 rounded to 386, per Section 10-5-1-H.4.a of the Unified Development Ordinance.*

iii. The petitioner is requesting a variance from the UDO's required maximum parking due to parking being "*critical to Costco's business plan and success for any warehouse located throughout the Country. The average parking for all new warehouses is between 850 to 900 stalls. Parking is based on the immediate need at store opening for our Members. Insufficient parking creates safety issues throughout the Property and will impede proper traffic flow in and around the Property.*" (**Deviation #1**).

Staff is supportive of the deviation from a maximum of 2 parking spaces per 1,000 net sq. ft. of building area to approximately 5.04 parking

spaces per 1,000 of building area as noted on Sheet C2.0 Layout Plan in Preliminary Engineering Plan Set (*note page 6 of the Project Narrative under 5.0 Development Plan Proposal Final Plat, Sheet DD11-05 Site Plan, and Sheet DD12-05 Aerial Site Plan lists the parking count ratio as 5.29 stalls per 1,000 square feet of building area – possibly based on gross square footage?*)**.**

iv. Additionally, per Section 10-5-1K-1 of the Unified Development Ordinance, infrastructure for a **minimum of 8 electric vehicle charging station is required to be installed (1 EV charging station per 50 required parking spaces)**.

v. The petitioner is also requesting full relief from the UDO's minimum required EV charging station requirement due to "*current Costco data reveals that an exceedingly small percentage of projected Members in the trade area are owners of electric vehicles. Costco's operators determined that EV charging stations at this location would not be pursued or initially planned for as the demand does not currently exist. Costco will reevaluate this decision in the near future*." **(Deviation #2).**

Staff is supportive of the deviation of the full relief for the installation of infrastructure to accommodate the required minimum 8 electric vehicle charging stations since the petitioner will reevaluate the need for EV charging in the near future.

e. **Off-Street Loading** – Per Section 10-5-1-Q of the Unified Development Ordinance, the number of off-street shall be determined on a case-by-case basis, and in the instance of special uses, loading berths adequate number and size to serve such use, as determined by the Zoning Administrators, shall be provided. The petitioner proposes to have four (4) recessed off-street loading spaces for the retail warehouse located at the southwest corner of the building.

9. **FUEL FACILITY** – Fuel facility proposes 16 gas dispensers, accommodating 2 cars per dispenser. A total of eight (8) lanes are proposed for car queuing allowing five (5) cars per lane stacking. This results in a total of 72 cars maximum in this area of the site. No accessory retail convenience store is proposed for the fuel facility area.

a. **Staff has some concerns regarding the southernmost full access off of McHugh Road leading to the fueling facility which may cause a backup onto the public roadway should there be more than the five (5) vehicles stacking per fuel lane or 40 vehicle max stacking for all pumps.**

10. **TRAFFIC/ROADWAYS**

a. **Direct Access** – It is noted that the site has six (6) points of access. Three (3) off of E. Countryside Parkway – two (2) full access and one (1) right-in/right-out; one (1) full off of E. Veterans Parkway, which will be coordinated with IDOT; and two (2) full access points off of McHugh Road. These access points lead to internal private roadways which loop around the retail warehouse building, provides direct access to the fueling facility, and will connect to the future outlot uses.

i. It is noted on Sheet DD12-05 Aerial Site Plan, there are two (2) right in/right out access points on E. Countryside Road. **Please revise discrepancy**.

ii. It is also noted that off-site road enhancements will involve adjusting the existing center medians along Countryside Parkway and adding lane striping to create left-turn lanes at the intersections of Countryside Parkway

and McHugh Road. Additionally, new right-turn lanes will be installed at the gas station entrance on McHugh Road and at Veteran's Parkway.

iii. **Staff defers to City Engineer regarding site access and Traffic Impact Study.**

b. **Cross Access** – Per Section 10-5-1-F of the Unified Development Ordinance, cross access between adjoining developments is required to minimize access points along streets, encourages shared parking, and allows for vehicular access between land uses. **Will a cross access easement agreement be executed between the outlot developers and Costco**?

i. Note, according to Section 10-5-1-F-2-c, the Zoning Administrator may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property. City Council shall have the authority to waive or modify vehicular cross access requirements for all public review processes involving review by City Council.

c. Pedestrian Circulation – Per Section 10-5-1-N Pedestrian Circulation Standards of the Unified Development Ordinance required off-street parking areas to provide on-site pedestrian circulation systems and connection to existing and future planned trails. The petitioner has provided a single pedestrian connection to the public way off of E. Veterans Parkway at the intersection with Tuma Road.

i. **Would the petitioner consider an additional pedestrian connection to the public way at the northernmost full access drive on Countryside Parkway at the intersection with Crimson Lane?**

11. **LANDSCAPING** – Section 10-5-3 establishes landscape standards for new developments. The petitioner has submitted a Landscape Plan and per staff's review, the following sections of the Landscape Plan shall apply:

i. Section 10-5-3-C. Building Foundation Landscape Zone - All nonresidential, mixed-use, and multi-family development where a front yard setback is required, with the exception of food processing facilities regulated by the FDA, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide a softening effect at the base of buildings.

ii. Section 10-5-3-D. Parking Area Perimeter Landscape Zone - Landscape required by this section shall be in addition to landscape required under other sections of this title. It is the objective of this section to provide screening between off-street parking areas and rights-of-way, and to provide for the integration of stormwater management with required landscaping

iii. Section 10-5-3-E. Parking Area Interior Landscape Zone - All off-street parking areas shall include landscape and trees located within the off-street parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this title. It is the objective of this section to provide shade within parking areas, break up large expanses of parking area pavement, support stormwater management where appropriate, improve the appearance of

parking lots as viewed from rights-of-way, and provide a safe pedestrian environment.

iv. Section 10-5-3-F. Transition Zone Landscape Requirements - Transition zone landscape shall be required along interior side and rear property lines of all nonresidential, mixed use, and multi-family development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics.

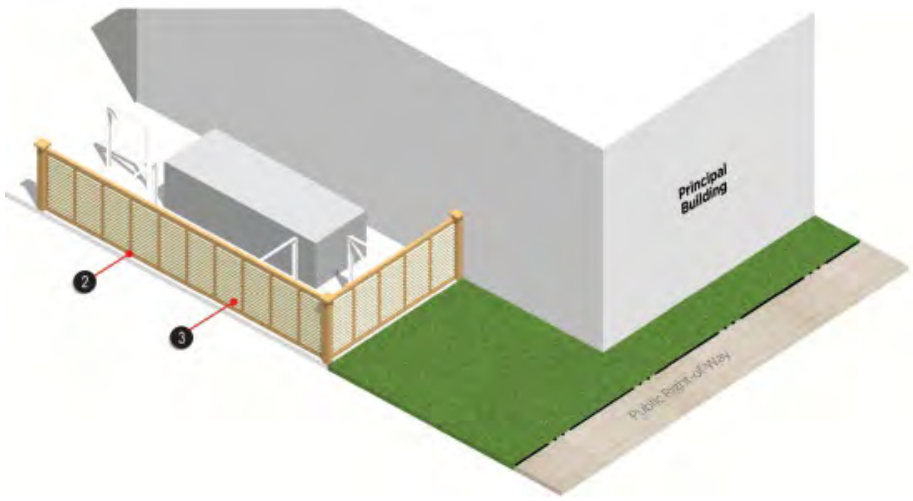
Staff defers all landscape review comments to the City Engineer's subconsultant. However, we want to highlight that, due to the site's unique location, being entirely surrounded by public roadways, special attention will be required during installation to ensure clear visibility at driveway and right-of-way intersections. In accordance with Section 10-5-6 of the Unified Development Ordinance, this may necessitate minor adjustments to the approved plan, such as relocating or removing certain plant materials.

12. **LIGHTING** – A photometric plan has been provided along with pole details of the proposed light standards to be installed within the parking lot area. Maximum illumination at the property line shall not exceed zero (0) foot-candle and no glare shall spill onto adjacent properties or rights of way.

    a. Per Table 10-5-7(E) of the Unified Development Ordinance, the maximum height for outdoor light standards in the B-3 General Business District is 35 feet. **The petitioner seeks a deviation to this regulation to install a light fixture with a maximum height of 36'-6" to provide ample uniform light coverage of the parking lot area (Deviation #3)**. **Staff supports this deviation.**

    b. **Staff defers to City Engineer regarding all other photometric plan review comments.**

13. **MECHANICAL SCREENING –** Per Section 10-5-4 Screening of the Unified Development Ordinance, ground/wall-mounted and roof mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view. Materials used for screening shall be designed and established so that the area or element being screened is no more than twenty (20) percent visible through the screen. Evergreen hedges or non-transparent walls such as stone masonry shall be allowed, as depicted below:



a. It is noted that there are two (2) proposed ground-mounted compactors located on the west elevation adjacent to McHugh Road. It appears the petitioner has proposed to screen ground mounted mechanical equipment with landscaping material such as evergreen trees, ornamental trees and shrubbery located to the west in landscape bed edge.

   i. **Since the units may not be visible from the public way due to the location, setback and landscaping provided on the site, staff is supportive of the screening.**

14. **APPEARANCE STANDARDS** – Per Section 10-5-8-C-3.b Commercial, Office and Institutional Uses, Masonry products or precast concrete shall be incorporated on at least fifty (50) percent of the total building, as broken down as follows: The front facade shall itself incorporate masonry products or precast concrete on at least fifty (50) percent of the facade. Any other facade that abuts a street shall incorporate masonry products. The use of masonry products or precast concrete is encouraged on the remaining facades. Additional standards include:

   a. Loading bays for commercial and office uses shall not be located in the front of a building or in the area abutting a public right-of-way, and all commercial, office.

   b. Institutional buildings shall consist of solid and durable facade materials and be compatible with the character and scale of the surrounding area.

The petitioner has submitted exterior building elevations depicting the retail warehouse with materials such materials as insulated textured metal architectural panels, smooth face CMU, glazing and ribbed architectural metal panels. **However, the petitioner is seeking relief from the minimum masonry requirements and location of loading bays in the front of the building and in an area abutting a public right-of-way** (**Deviation #4**). Below is the proposed building material breakdown:

MATERIAL PERCENTAGES

MATERIAL	ELEVATION SOUTH	EAST	NORTH	WEST	ENTRY	TOTAL
SMOOTH FACE CMU "BUFF"	1403 SF 11%	1,015 SF 14%	2,332 SF 18%	1,088 SF 12%	905 SF 21%	14.61%
GLAZING		340 SF 5%			995 SF 23%	2.89%
TEXTURED ARCHITECTURAL METAL PANEL "SANDSTONE"	2,548 SF 21%	2,462 SF 34%	5,850 SF 44%	1,911 SF 30%	1,470 SF 34%	30.60%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL "TAUPE"	7,788 SF 65%	3,925 SF 47%	5,105 SF 38%	4,567 SF 68%	933 SF 22%	50.76%
CONCRETE "NATURAL"	346 SF 4%					1.14%

* CALCULATION DOES NOT INCLUDE EXTERIOR EGRESS DOORS

   c. Staff has calculated that the masonry/cementitious materials make up approximately 15-16% of the total building and 30-35% of the front elevation (South and Entry). We understand that Costco must maintain its corporate brand and image, and staff is fully supportive of this deviation from the 50% appearance code standard. The proposed textured and ribbed architectural paneling provides a solid and durable façade, which meets the intent of the UDO's requirements.

   d. In Section 10-5-8C.1 of the UDO it states "Creativity and ingenuity in applying the standards and guidelines listed in this Code are encouraged. Likewise, ingenuity and creativity, while considering deviations to the standards and guidelines of this Code, are encouraged." Following this guidance, staff has previously used the credit for "major architectural features" outlined in Section 10-5-8C-2.7 (intended for

residential uses) as a reference when approving deviations for unbuilt nonresidential sites that have or are seeking PUDs.

e. **Therefore, as vertical articulation is accomplished through the use of color, texture, and the strategic distribution of sustainable materials along the facades in proportion to the building's scale, along with the incorporation of a free-standing steel trellis on the south elevation to soften and define the building mass visible from the south, staff is supportive of the deviation**.

i. Note, while staff supports this request for relief—similar to the relief granted to the recently approved Cyrus One data center project—there is no guarantee the City Council will approve a deviation from the City's appearance standards.

15. **SIGNAGE** – The petitioner is proposing **six (6) wall mounted signs** as illustrated on the exterior elevations, as illustrated below:

SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
S1	1	COSTCO WHOLESALE	5'-0" C	175 SF	***175 SF***
S2	4	COSTCO WHOLESALE	6'-0" C	280 SF	***1120 SF***
S3	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	***31 SF***
			TOTAL SIGN AREA:		**1326 SF**



a. Per Section 10-6-6 of the Unified Development Ordinance, single tenant buildings shall be permitted a total of two (2) primary wall signs or one (1) primary wall sign per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.

i. Additionally, a maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:

(1) In keeping with the overall design and architecture of the building,

(2) A minimum of ten (10) feet from the primary wall sign and other secondary wall signs,

(3) A maximum of fifty (50) percent of the size of the primary wall sign,

(4) Accessory to the building's primary wall sign(s), and

(5) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 10-6-6(A)(1).

ii. Signs Attached to a Wall With a Public Entrance or Facing a Public Right-of-Way. The maximum sign area shall be two (2) square feet for every one (1) linear foot of the exterior wall to which it is affixed. The sign shall not to exceed seventy-five (75) percent of the width of the exterior wall to which it is attached.

b. Since all building elevations (south, east, north, and west) have frontage along a public right-of-way, each façade is permitted one (1) primary wall sign.

c. Additionally, each building façade (except the entry area) exceeds 100 liner feet, so an additional two (2) secondary wall signs are permitted per facade.

d. **Therefore, per staff's calculations, the petitioner is permitted a maximum of five (5) primary signs and eight (8) secondary signs totaling 13 wall signs, as depicted in the table below:**

Elevation	Façade Length	Permitted # of Signs	Proposed # of Signs	Permitted Max. Sign Area	Proposed Sign Area
South	~358'-7"	3	1	~717.4 sq. ft.	280 sq. ft.
East	~326'-4"	3	2	~652.8 sq. ft.	311 sq. ft.
Entry	70'-3 ¾"	1	1	~140.7 sq. ft.	175 sq. ft.
North	~493'-6"	3	1	~987.2 sq. ft.	280 sq. ft.
West	~220'-0"	3	1	~440 sq. ft.	280 sq. ft.
TOTAL		**13**	**6**	**~2938.1 sq. ft.**	**1326 sq. ft.**

e. **All proposed wall signs conform to UDO regulations.**

f. **It is noted a monument sign is not proposed for the development. However, the existing pylon ground-mounted "Menards/Yorkville Crossing" sign located at the southeast corner of the property will be relocated, east of Countryside Parkway on parcel #02-27-101-004 owned by Yorkville Crossings, LLC.**

16. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates this property as "Mid Density Residential (MDR)" which is defined typically for higher density residential developments near commercial areas and transportation corridors including townhomes and multi-family development.

a. Although the proposed commercial land use does not align with the comprehensive plan's current future land use designation, **staff supports** the use because it is consistent with the "Destination Commercial (DC)" designation assigned to nearby properties to the west. Additionally, the property's existing B-3 zoning classification aligns with both the Destination Commercial land use and the original PUD. If the proposed development is approved, an amendment to the Comprehensive Plan will be required.





Figure 4.1 - Future Land Uses North of the Fox River

17. **FINAL PLAT –** The title block on Sheet 2 of the Final Plat of Subdivision for "City Plan Commission Certificate" shall be revised to read "City Planning and Zoning Commission Certificate".

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: December 2, 2024
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review PZC 2024-33 Costco
Project Name: Costco Wholesale Corporation
Applicant Name: Costco Wholesale Corporation
Project Manager:
Project Number: PZC 2024-33 Costco

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: __X__ Yes ____ No

Comments: **Handicapped parking has been identified on the plan. Proper signage must meet MUTCD Standards for enforcement.**

***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? __X__ Yes ____ No

Comments: **Areas that will be posted "No Parking" must be posted via proper signage meeting MUTCD Standards for enforcement (i.e. No Parking Fire Lane)**

No Parking Locations:

- **No Parking on Countryside Parkway**
- **No Parking on McHugh Road**

Dedicated Parking signage needed? ____ Yes __X__ No

____ Located by Park
____ School

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

____ Common Parking Area

Are there Street Name Conflicts? ____ Yes __X__ No
Comments:

Pedestrian/Bike Path Crossing Signage? __X__ Yes ____ No
Comments: **The pedestrian walking/bike path runs along Rt. 34. This walking/bike path is extremely busy. While not required, we would recommend Bike Path or Pedestrian Crossing signs be posted.**

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 MUTCD Standards specific to location, size, color, and height levels****

Roadway

Street Width: **N/A**

Should parking be allowed on BOTH sides of road? ____ Yes ____ No
Should parking be restricted to fire hydrant side? ____ Yes ____ No

Comments: **No Parking should be allowed on Countryside Parkway or McHugh Road.**

Center Roadway Medians: ____ Yes __X__ 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
Comments: **No concerns at the intersections of Rt. 34 & Countryside Parkway or Rt. 34 & McHugh Road. Both of these intersections are controlled with traffic lights. I do have a concern with the intersection of Rt. 34 & Tuma Road. There does not appear to be any traffic control devices at this intersection other than a**

Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

"Stop Sign". With the speed of traffic on Rt. 34, four lanes of traffic (two in each direction) and a turn lane this will be very problematic and dangerous. If this entrance/exit will remain, I recommend this being a "right in" and "right out" only.

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

I have not seen a landscaping plan for this project. If landscaping is going to be put in, they should use low growth or ground cover landscaping by the entrance/exit to limit site line issues.

Ingress / Egress

Entrance/Exits match up with adjacent driveways? __X__ Yes ____ No

Total Entrance/Exits for development? __5__

Comments: **No concerns at the intersections of Rt. 34 & Countryside Parkway or Rt. 34 & McHugh Road. Both of these intersections are controlled with traffic lights. I do have a concern with the intersection of Rt. 34 & Tuma Road. There does not appear to be any traffic control devices at this intersection other than a "Stop Sign". With the speed of traffic on Rt. 34, four lanes of traffic (two in each direction) and a turn lane this will be very problematic and dangerous. If this entrance/exit will remain, I recommend this being a "right in" and "right out" only.**

Are vehicle entrance/exits safe? ____ Yes __X__ No

Comments: **See comments above. Only 1 entrance/exit would be classified as unsafe.**

Are warning signs for cross traffic requested? __X__ Yes ____ No

Comments: **Signage for pedestrian walking/biking path should be added.**

Raised Median & Signage for Right in & Right Out? ____ Yes __X__ No

Comments:

Yorkville Police Department Memorandum
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Emergency Contact for after hours during construction

Comments: **Please provide emergency contact information for after hours during construction. This will only be used if there is a law enforcement need.**

Is this a gated or controlled access development? ____ Yes __X__ No
If yes, will police & Fire and Access? ____ Yes ____ No

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? __X__ Yes ____ No

Existing sidewalks already in place along Countryside Parkway, McHugh and Rt. 34.

Are sidewalk crosswalks needed? ____ Yes __X__ No
Are there bike paths planned for this project? ____ Yes __X__ No
Comments: **Bike path is already existing.**
Proper Signage needed for bike paths __X__ Yes ____ No
__X__ Stop Signs ____ Yield Signs ____ NO Motorized Vehicles
____ Trespassing ____ Other _____

Are there HOA Controlled Roadway OR Parking Areas? ____ Yes __X__ No

Ample Parking on Site? __X__ Yes ____ No

Are there other City Ordinance Concerns? ____ Yes __X__ No

____ Noise Ordinance ____ Parking Ordinances ____ Alarm Ordinance

Security

Will security cameras be in use during construction? ____ Yes ____ No

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Fax: 630-553-1141

Will security cameras be in use during normal business hours? ____ Yes ____ No

Access to the building will be membership only controlled. Will the police department have access to the building for emergencies? ____ Yes ____ No

Comments: **Police access during emergencies would be required.**

What are the business Hours of Operation?		
	Monday – Friday	10:00a.m – 8:30p.m
	Saturday	9:30a.m – 7:00p.m
	Sunday	9:30a.m – 7:00p.m
	Fuel Station	6:00a.m – 9:30p.m

Will the building be alarmed? ____ Yes ____ No

Will you provide Floor Plans/Maps to the police department to be used for emergency purposes only? ____ Yes ____ No

Comments: **We would request a copy of the floor plans to be used for emergency purposes only.**

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.

December 5, 2024

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

Re: Costco
Preliminary Engineering – 1st Submittal
United City of Yorkville

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Preliminary Engineering Plans (5 sheets) dated November 13, 2024, and prepared by V3 Companies
- Final Plat of Subdivision (2 sheets) dated October 29, 2024, and prepared by V3 Companies.
- Photometric Plan dated July 22, 2024, and prepared by T.E. Inc.
- Preliminary Stormwater Management Report dated November 13, 2024, and prepared by V3 Companies
- Traffic Impact Study dated November 13, 2024, and prepared by V3 Companies
- Preliminary Landscape Plan dated November 15, 2024, and prepared by Kimley-Horn
- 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 during final engineering 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.
    - IEPA Water and Sanitary Sewer Permits
    - Yorkville Bristol Sanitary District (YBSD) approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
    - IDOT for the connection to U.S. Route 34
    - United City of Yorkville Stormwater Management Permit

2. The following will need to be submitted with final engineering:
    a. An engineer's estimate needs to be provided and must include all public improvements within the ROW including all public utilities and connections, all soil erosion and sediment control items, and all permitted stormwater items. This cost estimate will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
    b. Truck turning exhibits for delivery and emergency vehicles

3. Additional forms and information can be found at https://www.yorkville.il.us/333/Engineering-Department.

4. The comments in the attached review letter from the City's landscaping consultant must be addressed and a revised landscaping plan submitted with final engineering.

Preliminary Engineering Plans

We have completed a cursory review of the preliminary engineering plans and stormwater management report. A detailed review will be completed with the submittal of final engineering. The following comments should be considered when developing final engineering.

C0.0 - Cover Sheet

5. The plans should be signed and sealed by a Professional Engineer prior to final approval.

6. The JULIE logo or contact information should be included on the cover sheet.

7. Include contact information for the City and YBSD on the cover sheet.

C2.0 - Layout Plan

8. The City should confirm that the number of parking spaces is adequate.

C3.0 – Preliminary Grading Plan

9. Additional grading should be shown in the fueling area.

10. Include 1-ft contours in the non-paved area to the west (where the future employee parking will be).

C4.0 – Preliminary Utility Plan

11. All utility conflicts will need to be shown.

12. Water valves should be included on the water main.

13. Provide details of the water main connections.

14. The storm structures should be labeled with unique identifiers and the type of structure, frame, and lids/grates.

Photometric Plan

15. The photometric plan should include a summary table that includes average, average to minimum, and maximum to minimum light intensity data to confirm that the lighting plan meets the requirements of the Ordinance.

16. Light intensity shall be zero-foot candles at all property lines.

17. Light fixtures should be fully cut off and conform to the dark sky concept.

Preliminary Stormwater Management Report

18. A City of Yorkville Stormwater Permit Application should be submitted with Final Engineering.

19. The stormwater management report should be signed and sealed by a Professional Engineer prior to final approval.

20. Confirm that the detention basin design accounts for the future development of the fueling station and employee parking lot that is indicated on the plans.

21. The report includes a requirement to control the outlet to 0.08 cfs/acre for a 25-year storm. It has been determined that this will not be required for this project.

22. A full report with calculations, modeling, and exhibits as indicated in the permit application should be included with final engineering.

23. A certified wetland determination will need to be included with final engineering.

24. Confirm that the existing storm sewer that goes to the existing detention basin is installed.

25. Calculations for the drawdown time of the detention basin will be required due to the 5.8' bounce.

Traffic Study

The following roadway-related improvements are anticipated to accommodate the new development based on the submitted traffic study:

- A new full-access driveway on US 34 that aligns with Tuma Road.
    a. Eastbound dedicated left turn lane into Costco.
    b. Westbound dedicated right turn lane into Costco.
- Two new full-access driveways on McHugh Road.
    c. Restriping the existing two-way left turn lane into a dedicated left turn lane into the proposed Costco gas station.
    d. Widening McHugh Road near US 34 for a dedicated right-turn lane into the proposed Costco gas station.
- A new full-access driveway on Countryside Parkway that aligns with Crimson Lane.
    e. Restriping the unused, existing left turn lane in the paved, westbound Countryside Parkway median area.
- A new full-access driveway on Countryside Parkway.
    f. Removal of the existing landscaped and curbed median area.
    g. Adding dedicated left turn lane into the proposed Costco parking lot.
- A new Right-In Right-Out driveway on Countryside Parkway.

26. The traffic impact study should be submitted to IDOT for review. The City should be copied on all correspondence with IDOT.

27. IDOT should comment on the proposed mitigations at US 34 and Countryside. Note that the capacity analysis indicated an inadequate level of service without the proposed mitigations. Storage lengths were also exceeded in this area.

28. The storage length for the southbound Countryside Parkway at US 34 should meet the proposed mitigation queue length and avoid blocking the exit of Driveway 3.

29. The existing traffic volumes displayed in Figure 5 along McHugh Road do not balance with the volumes entering the intersections of US 34 / McHugh Road and McHugh Road / Countryside Parkway.

30. The existing traffic volumes displayed in Figure 5 along Countryside Parkway do not balance with those entering the intersections of US 34 / Countryside Parkway and Countryside Parkway / Crimson Lane.

31. The pages from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, should be included in the Appendix.

32. The size utilized in Table 1 for trip generation of the Gasoline/Service Station does not account for the future expansion of the gas station.

33. A traffic signal warrant analysis at the intersection of US 34/Veterans Parkway and Costco Driveway 4/Tuma Road found the installation of a traffic signal to be unwarranted. It is noted that an inadequate Level of Service at US 34 / Tuma Road / Driveway 4 is expected. A proposed mitigation plan should be provided.

    The safety of the eastbound left turn into Driveway 4 is of concern.

34. A traffic signal warrant analysis should be performed for McHugh Road and Countryside Parkway with the anticipated project traffic volumes.

35. The taper length for the left turn at Driveway 2 should meet minimum IDOT Bureau of Local Roads and Streets (BLRS) design requirements.

36. The shifting of driveway 5 further north should be considered. Ideally, the taper length for the southbound left turn at US 34 is extended as it should meet minimum IDOT BLRS design requirements.

    This would also allow the shifting of the dedicated right-turn lane for driveway 5 away from the intersection at US 34.

Final Plat of Subdivision

37. The legal description is the surveyor's certificate must describe the measured boundary.

38. The chord length should be added to all curve dimensions.

39. All easements must be dimensioned.

40. The water main easement should be changed to a C.U.E.

41. The S.S.E. should be changed to C.U.E.

42. Cross-access easements are needed over all lots.

43. The Public Utility Easement Provisions and the stand-alone Nicor Gas provisions should be removed.

44. The stormwater management easement and City Utility Easement C.U.E. provisions should be added.

45. The building setback line on the west line of Lot 1 needs to be labeled.

46. The area table must match the areas on the plat.

47. All fire hydrants, valves and emergency shut off must be inside the C.U.E.

48. The concrete monument symbols do not match the location labels on the plat.

49. Note 2 on the IDOT access notes contradicts the site plan.

The plans should be resubmitted for further review. 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. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Stephen Cross, Costco (via email)
Mr. Dan Free, V3 (via email)
TNP, PGW2, EEI (via e-mail)

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 835
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

December 5, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AO

Re: Landscape Plan Review
Costco

Dear Pamela:

We have completed our first landscape plan review of the proposed Costco development located southwest of McHugh Road and East Countryside Parkway in Yorkville.

Landscape Plan – NOT RECOMMENDED FOR APPROVAL

Because it is preliminary and lacks sufficient detail, and based upon comments 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

A Building Foundation Landscape Zone, consisting of 5 square feet of landscape area per linear foot of building frontage, is required along front and side yards. No foundation landscaping is shown on the east and west sides of the building. Requirements are not met.

Parking Area Perimeter Landscape Zone

Requirements appear to be met and will be confirmed later after more detailed plans have been submitted. The City may require Parking Lot Perimeter Landscape along the southern edge of the main parking lot if Outlots 1 and 2 are to remain vacant.

Parking Area Interior Landscape Zone

Parking area medians are required every third bay of parking in front or side of building. Parking area islands spaced not more than 10 continuous spaces apart are also required . Requirements are not met.

Transition Zone

Requirements appear to be met and will be confirmed later after more detailed plans have been submitted.

Species Diversity Requirements

Compliance with species diversity requirements cannot be assessed at this time due to lack of information on the plan. Requirements are not met.

Minimum Plant Size Requirements

Compliance with minimum plant size requirements cannot be assessed at this time due to lack of information on the plan. Requirements are not met.

Tree Preservation and Removal

A review of Google Earth and Google Streetview imagery suggests there are a few parkway trees on the subject property, which are shown to be preserved. Requirements appear to be met and will be confirmed later after more detailed plans have been submitted

Street Trees

A minimum of 1 canopy tree is required per every 40 linear feet of parkway. Requirements are not met.

Wetlands

A review of Google Earth and Google Streetview imagery suggests there are no wetlands on the subject property.

SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Landscape Plans, 7 sheets, prepared by Kimley-Horn, most recently dated 11/15/2024

Let us know if there are any questions or comments.

Sincerely,

Tim Pollowy, RLA (IL & WI)
Senior Landscape Architect

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

8755 W. Higgins Road, Suite 835
Chicago, Illinois 60631
Phone (773) 693-9200
Fax (773) 693-9200

December 10, 2024

Pamela Whitfield, PE, CFM
Senior Project Engineer II
Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, IL 60554

Project No.: 21-0275 AO

Re: Landscape Plan Review
Costco

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Wetlands

A review of Google Earth and Google Streetview imagery suggests there are no wetlands on the subject property.

The following comments on the landscape plan were provided by Public Works, and also must be addressed.

General Question

- You show new plantings in the median on Countryside Parkway, are you planning on maintaining the median?

Sheet L1.1

- Please locate the existing streetlights on McHugh Rd. and incorporate them into the landscape drawing. The proposed trees may interfere with the streetlights and street cuts.

- No parkway trees should be planted in medians that are less than 10’ wide. We have had trees planted in these areas in the past and they do not survive.

Sheet L1.2

- The city is planning on removing the existing pear trees and reshaping the median on East Countryside Parkway to allow better site lines and make it safer to mow. Perhaps we can work together to come up with a solution since you are cutting in a turn lane on East Countryside Parkway.

- Please locate the existing streetlights on Countryside parkway and incorporate them into the landscape drawing. The proposed trees may interfere with the streetlights.

SUMMARY

This review was based upon the following documents, pursuant to relevant landscape requirements of the City's Unified Development Ordinance and Wetland Regulations.

- Landscape Plans, 7 sheets, prepared by Kimley-Horn, most recently dated 11/15/2024

Let us know if there are any questions or comments.

Sincerely,



Tim Pollowy, RLA (IL & WI)
Senior Landscape Architect

Order ID: 7739822

* Agency Commission not included

GROSS PRICE * : **$923.67**

PACKAGE NAME: IL Govt Legal Aurora Beacon

Product(s): SubTrib_Aurora Beacon News, Publicnotices.com
AdSize(s): 2 Column
Run Date(s): Monday, December 16, 2024
Zone: Full Run
Color Spec. B/W

Preview

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISSION
PZC 2024-33

NOTICE IS HEREBY GIVEN THAT Stephen Cross, an authorized representative of Costco, has submitted applications to the City of Yorkville, Kendall County, Illinois, on behalf of Costco Wholesale Corporation, the contract purchaser and petitioner, and Joda Land Holding, LLC, the property owner. The applications request an amendment to the Yorkville Crossing Planned Unit Development (PUD) Agreement to facilitate the development of an approximately 160,000-square- foot members-only retail store. Additionally, the petitioner seeks special use authorization to construct and operate a freestanding fueling facility, as well as final plat approval to resubdivide the existing two (2) parcels, totaling nearly 34 acres, into three (3) new parcels. The petitioner is also requesting deviations from the Unified Development Ordinance, including Section 10-5-3 regarding Landscape regulations; Section 10-5-1 regarding Off-Street Parking and Loading regulations for the maximum number of parking stalls and the minimum number of electric vehicle charging stations; Section 10-5-7 regarding Outdoor Lighting standards for the maximum pole height of light fixtures; and Section 10-5-8 regarding Appearance Standards related to the use of masonry products or precast concrete on building facades. The subject property is located at the northwest corner of Veterans Parkway (US 34) and Countryside Parkway.
The legal description is as follows:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 34 PER DOCUMENT NUMBERS 2002-00008973 AND 2002-00007755; THENCE SOUTH 12 DEGREES 50 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. ROUTE NO. 34, 77.16 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 976.51 FEET; THENCE WESTERLY

GROSS PRICE * : **$923.67**

PACKAGE NAME: IL Govt Legal Aurora Beacon

ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.00'; AND A CHORD BEARING OF SOUTH 67 DEGREES 53 MINUTES 14 SECONDS WEST, AN ARC LENGTH OF 616.39 FEET; THENCE NORTH 67 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 97.31 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCHUGH ROAD PER PLAT OF DEDICATION DOCUMENT NO. 2000-00009655; THENCE NORTH 04 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.64 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 03 DEGREES 01 MINUTES 21 SECONDS EAST, AN ARC LENGTH OF 114.80 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 300.40 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE LEFT
WITH A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 38 MINUTES 51 SECONDS EAST, AN ARC LENGTH OF 309.47 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 250.39 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET AND A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, AN ARC LENGTH OF 87.86 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 226.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 49 DEGREES 04 MINUTES 00 SECONDS EAST, AN ARC LENGTH OF 39.27 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTRYSIDE PARKWAY; THENCE SOUTH 85 DEGREES 56 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 338.21 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1390.03 FEET AND CHORD BEARING OF SOUTH 60 DEGREES 21 MINUTES 36 SECONDS EAST, AN ARC LENGTH OF 1240.81 FEET TO A POINT DRAWN NORTH 34 DEGREES 47 MINUTES 13 SECONDS WEST, 54.08 FEET FROM THE POINT OF BEGINNING;
THENCE SOUTH 34 DEGREES 47 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY
RIGHT OF WAY LINE, 54.08 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL
COUNTY, ILLINOIS.
EXCEPTING THEREFROM: THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 15-ED-10, CIRCUIT COURT OF KENDALL COUNTY, ILLINOIS, RECORDED OCTOBER 28, 2015 AS

Order ID: 7739822

* Agency Commission not included

GROSS PRICE * : **$923.67**

PACKAGE NAME: IL Govt Legal Aurora Beacon

DOCUMENT NO. 201500016982.
PINs: 02-28-227-002 and 02-27-101-003
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, January 8, 2025 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. For more project information, please scan the QR code below.
By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.
JORI BEHLAND
City Clerk



12/16/24 - 7739822