



PUBLIC MEETING NOTICE AND AGENDA  
COMMITTEE OF THE WHOLE MEETING

SEPTEMBER 12, 2024  
7:30 P.M.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Audience Participation  
The public is invited to make an issue-oriented comment on any matter of public concern. The public comment may be no longer than 3 minutes in duration.
4. Staff Presentations
  - A. Administration
    1. Waiver of Section 43.09, "Noise", of the Lake in the Hills Municipal Code and waiver of Sign Regulations and Enforcement for Club 400
  - B. Finance
    1. Agreement for Actuarial Valuation Services for FY24 to FY27
  - C. Community Development
    1. Ordinance Granting Conditional Uses and a Development Plan for a Planned Development for the Outdoor Storage of Vehicles at 8907 S. Route 31
5. Board of Trustees
6. Village President
7. Adjournment

MEETING LOCATION  
Lake in the Hills Village Hall  
600 Harvest Gate  
Lake in the Hills, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (847) 960-7400 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



# REQUEST FOR BOARD ACTION

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**MEETING DATE:** September 12, 2024

**DEPARTMENT:** Administration

**SUBJECT:** Request waiver of Section 43.09, "Noise", of the Lake in the Hills Municipal Code and waiver of Sign Regulations & Enforcement for Club 400

## EXECUTIVE SUMMARY

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Attached please find a letter from Stewart McVicar, with Club 400, requesting enforcement activities be suspended to allow the placement of temporary signage on Henry Lane. He has also requested a waiver of the provisions of Section 43.09, Noise, of the Municipal Code to allow music to be played from 4:30pm until 9:30pm on Saturday, September 28, 2024, from 11am until 4pm on Sunday, September 29, 2024 and from 5:30pm until 10:30pm on Saturday, December 7, 2024 for events being held by Club 400 at 3090 Henry Lane. Finally, he requests that parking be allowed on the following streets for approximately 100-300 guests:

- Northside of Gladstone
- Eastside of Henry Lane
- Southside of Gateway
- Eastside of Albrecht

Accordingly, signage will be placed restricting parking to only one side of the street during the events. This will alleviate street congestion and allow for better traffic flow for residents and emergency vehicle access if necessary.

Club 400 will also be applying for a one-day Event Permit Liquor License for each of the events.

Mr. McVicar will be present at the September 10, 2024 Committee of the Whole meeting.

## FINANCIAL IMPACT

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None.

## ATTACHMENTS

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1. Club 400 Letter

## RECOMMENDED MOTION

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Motion to waive the provisions of Section 43.09, "Noise" from 4:30pm until 9:30pm on September 28, 2024, from 11am until 4pm on September 29, 2024, and from 5:30pm until 10:30pm on Saturday, December 7, 2024, and suspend enforcement activities to allow the requested on-street parking for the event.



Nancy Sujet  
Village of Lake in the Hills  
600 Harvest Gate  
Lake in the Hills, IL 60156  
Via Email to: Nancy Sujet, nsujet@lith.org

September 1, 2024

Dear Nancy,

Club 400 and Stewart McVicar request a waiver of enforcement for noise, posting temporary signage, and parking ordinance requirements for the following dates and times:

1. Saturday, September 28, 2024, from 4:30 PM until 9:30 PM. Attendance 300.
2. Sunday, September 29, 2024, from 11:00 AM until 4:00 PM. Attendance 150.
3. Saturday, December 7, 2024, from 5:30 PM until 10:30 PM. Attendance 100.

Collectively, we are seeking approval to host these 3 charity events at 3090 Henry Lane, LITH with the following provisions:

- Each event will have with volunteers arriving early for set-up and staying late for clean-up. Temporary signs will be placed on the property at 3090 Henry Lane, LITH, which is fenced on 3-sides with only one entrance in and out of the property.
- Food permits will be in place by the McHenry County Health Department. There will be off-duty police officers present to check IDs and hand out wristbands to attendees aged 21 years and older. All servers will have a Bassett certification. We will obtain a special event certification of insurance for general liability, which includes host liquor for the event, for each date listed above.
- Parking will be restricted to one side of the street to ensure emergency vehicle access to the surrounding areas. We will post "NO PARKING" signs on the opposite side of the streets: north side of Gladstone, east side of Henry Lane, south side of Gateway and east side of Albrecht. In addition, a shuttle service will be operating to take attendees from the parking lots near Red Tail Golf Course to the event.

These events will feature Chicago Cubs players (such as Sammy Sosa and Ferdie Jenkins) to benefit multiple families in need as well as other 501 (c)3 organizations, LITH FD and PD charities, and many more. Each event ticket includes food, drink, a meet-and-greet with the celebrities, outdoor music and entertainment, and a live auction of donated Chicago Cubs memorabilia.

The applications for Event Permits from the Village will be sent off as soon as we receive our insurance certificate. We do not anticipate any issues with insurance or securing the appropriate permits. We appreciate your consideration of these requests. If possible, we would like our requests placed on the agenda for an upcoming board meeting. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Stewart R. McVicar".

Stewart R. McVicar, President & Founder - Club 400



# REQUEST FOR BOARD ACTION

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**MEETING DATE:** September 12, 2024

**DEPARTMENT:** Finance

**SUBJECT:** Actuarial Valuation Services for FY24 to FY27

## EXECUTIVE SUMMARY

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Each year, the Village has three actuarial valuation reports performed, the results of which are incorporated into the Annual Comprehensive Financial Report and/or used to determine the recommended amount of contributions to be made into the Lake in the Hills Police Pension Fund. Those reports are:

- Village of Lake in the Hills Postretirement Health Plan Actuarial Valuation
- Lake in the Hills Police Pension Fund GASB 67/68 Report Actuarial Valuation
- Lake in the Hills Police Pension Fund Actuarial Funding Report Actuarial Valuation

The Postretirement Health Plan Actuarial Valuation details the costs of the Village's mandated postretirement health care costs which are comprised of the direct costs of prior employees receiving Public Safety Employee Benefits Act benefits (currently one) as well as the implicit subsidies all retirees receive by only having to contribute the same premium towards health insurance continuation coverage as active employees although retiree health care costs, in general, are more expensive. Both the direct costs and the implicit subsidies are required to be shown as liabilities on the Village's financial statements.

The Lake in the Hills Police Pension Fund GASB 67/68 Report Actuarial Valuation determines the funded status of the fund according to standards established by the Governmental Accounting Standard Board (GASB). Per state statutes, the fund is required to be 90% funded by the year 2040 although the Village has elected to maintain the prior funding policy of being 100% funded by the year 2033.

The final report, the Lake in the Hills Police Pension Fund Actuarial Funding Report Actuarial Valuation, determines the recommended annual contribution the Village should make in order to achieve its goal of a 100% funded status by the year 2030.

The current agreement with Lauterbach & Amen (L&A) to provide actuarial valuation services expired with the completion of the three reports for the Fiscal Year Ended December 31, 2023. L&A has provided a proposal to continue providing actuarial valuation services for the next four fiscal years.

## FINANCIAL IMPACT

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In prior years, a fourth service was provided at a separate cost namely the preparation of Police Active Member Statements. While this service will continue to be provided, there will no longer be a separate charge for this service, the cost of which will now be included as part of the charges for the three main reports outlined above.

Additionally, as a cost saving measure allowed by the GASB, the Postretirement Health Plan Actuarial Valuation will follow a biennial reporting cycle where a full-valuation is only required to be performed every other year with a limited actuarial valuation being performed in the off years. This method saves approximately 80% of the cost of a full-valuation every other year.

Therefore, comparing costs from one year to the next is not necessarily an apples-to-apples comparison. A more comparable approach is to compare the full four-year cost of the prior agreement (\$32,790) to the full four-year cost of the new proposal (\$36,670) which is an 11.8% total increase or less than a 3% increase per year over the four-year term.

It should also be noted that the Lake in the Hills Police Pension Fund shares equally in the cost of the two Police Pension Fund related actuarial valuations so \$12,215 of the total four-year cost would be paid by the Police Pension Fund with the Village being responsible for the remaining \$24,455 of the four-year cost.

## **ATTACHMENTS**

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1. Actuarial Valuation Services engagement letter from Lauterbach & Amen, LLP for FY24 to FY27.

## **RECOMMENDED MOTION**

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Motion to approve the actuarial services agreement with Lauterbach & Amen, LLP for the four-year period from the Fiscal Year Ending December 31, 2024 to the Fiscal Year Ending December 31, 2027 at a total cost of \$36,670.



July 8, 2024

Members of the Board of Trustees  
Village of Lake in the Hills  
600 Harvest Gate  
Lake in the Hills, Illinois 60156

We are pleased to confirm our acceptance and understanding of the services we will provide for the Village of Lake in the Hills for the fiscal years ending December 31, 2024 through December 31, 2027. It is our understanding that Lauterbach & Amen, LLP will prepare the Police Funding Actuarial Valuation, Police GASB 67/68 Actuarial Valuation, and GASB 74/75 Actuarial Valuation for the Village.

You agree to assume all management responsibilities for the actuarial services we provide; you will oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; you will evaluate the adequacy and results of the services and will accept responsibility for them.

Lauterbach & Amen, LLP does not assume any management responsibilities for the Village. These services cannot be relied upon to detect errors, irregularities, or illegal acts that may exist. However, we will inform you of any such matters that may come to our attention.

**Costs for our services are as follows:**

	Fiscal Year Ended 12/31/2024	Fiscal Year Ended 12/31/2025	Fiscal Year Ended 12/31/2026	Fiscal Year Ended 12/31/2027
<b>Annual Actuarial Reports</b>				
• Preparation of Police Funding Actuarial Valuation	\$3,180	\$3,310	\$3,440	\$3,580
• Preparation of Police GASB 67/68 Actuarial Valuation	\$2,570	\$2,670	\$2,780	\$2,900
• Preparation of GASB 74/75 Actuarial Valuation*	\$4,830	\$1,050	\$5,220	\$1,140
• Preparation of Audit Friendly Exhibits	Included	Included	Included	Included
• Attendance at Meeting to Present Results	Included	Included	Included	Included
<b>Total Annual Actuarial Reports</b>	<b>\$10,580</b>	<b>\$7,030</b>	<b>\$11,440</b>	<b>\$7,620</b>

The fees as depicted above include attendance for up to 2 meetings per year, as requested, to discuss actuarial results. Meeting attendance includes virtual and in-person attendance as mutually determined. Any meeting attendance required above and beyond the 2 included meetings will be billed at the rate of \$275 per meeting.

The fees as depicted above include one (1) True Cost calculation per Member as requested, for the purpose of reviewing or completing Portability. Any additional calculation request for the same member will be billed at a rate of \$300 per calculation.

\*All GASB 74/75 reporting will follow a biennial reporting cycle and for all fiscal year ends where a full-valuation is not required, we will prepare financial statement entries based on a limited actuarial report. The limited actuarial report will not require updating of participant or medical information but will be run at the most recently available discount rate required by the GASB 74/75 standards. If, for any reason, the Village or auditors require a full-valuation vs. the limited actuarial report, updating of all participant and medical information will be required and the fee for a full valuation will be charged.

**Out of Scope Services:**

Out of scope services will be billed on a time and charges basis. The hourly rate for out of scope services is \$275 per hour. We will provide an estimate of costs for any out of scope services when the service is requested and the scope is defined. You will not be charged any additional costs under this section unless written approval, including email confirmation, is provided ahead of time.

In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. Please be advised that we will charge interest on late invoices over sixty days.

Either party may terminate all or a portion of the services contemplated by this engagement at any time for any reason upon 30 days written notice to the other. Subcontracting will be disclosed to the Village's Board of Trustees prior to beginning work. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

We appreciate the opportunity to be of service to the Village of Lake in the Hills and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please indicate your acceptance by signing below and returning it to us.

Cordially,

*Lauterbach & Amen, LLP*

Lauterbach & Amen, LLP

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**RESPONSE:**

This letter correctly sets forth the understanding of the Village of Lake in the Hills:

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_



# REQUEST FOR BOARD ACTION

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**MEETING DATE:** September 12, 2024

**DEPARTMENT:** Community Development

**SUBJECT:** An Ordinance Granting Conditional Uses and a Development Plan for a Planned Development for the Outdoor Storage of Vehicles at 8907 S. Route 31

## EXECUTIVE SUMMARY

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Attorney Rich Guerard has submitted applications to the Village on behalf of Southwind Industries, Inc. to allow for the outdoor storage of vehicles on a group of parcels totaling 75.2 acres on the west side of Illinois Route 31, approximately one-quarter of a mile north of Trinity Drive. The owner, Southwind Industries, commonly operates the site under the name Bluff City Materials. Significant portions of the property have been mined for sand and gravel, and the owner has a permit from the Illinois EPA to fill the quarried areas with Clean Construction or Demolition Debris (CCDD). CCDD materials typically consist of broken concrete and asphalt. After filling of the quarry site, the property can be made ready for future development. However, in the interim, the owner wishes to lease portions of the property to individual tenants for outdoor truck and trailer storage to supplement the property owner's income. Available aerial photos indicate that the owner began allowing vehicle storage on the property in 2021 without the necessary zoning approvals and permits from the Village. Community Development Department staff became aware of the unauthorized vehicle storage earlier this year after the Police Department responded to the site multiple times for reports of burglary to motor vehicles and the theft of motor vehicles from the property. Therefore, Southwind Industries is now requesting the necessary zoning approvals to make the existing outdoor storage legal and to gain approval to expand the storage areas in the future as additional areas of the quarry are filled.

The subject property is within the M-1 Limited Manufacturing zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the "outdoor storage of vehicles as a principal use" is allowed in the M-1 zoning district only with the approval of a conditional use. Therefore, the applicant has requested approval of this conditional use.

As noted in the definition of "Planned Development" in Section 3 of the Zoning Code, if land is zoned for manufacturing and is greater than five (5) acres in size it shall be developed as a Planned Development. Therefore, the applicant has requested approval of a conditional use for a planned development on the subject property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant has also requested approval of a development plan. As allowed by Section 25.4 of the Zoning Code, the development will also require the approval of several exceptions from the Zoning Code regulations as part of the planned development.

Village staff reviewed the conditional uses and planned development according to the standards listed in the Zoning Code. In general, staff found that the development as proposed would not meet the



standards to be allowed as a permanent use. However, subject to compliance with a list of conditions, staff found that the development would meet the standards to be approved on a temporary basis. It should be noted that the Village recently approved a very similar request from Plote Properties to allow the outdoor storage of vehicles on a temporary basis at a vacant property about 700 feet to the north at 8525 S. Route 31. The proposed conditions for the subject property at 8907 S. Route 31 generally match the approved conditions for the property at 8525 S. Route 31. For example, one of the proposed conditions is that the approval would automatically be void one year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the property, which allows the Village to consider approval of the proposed outdoor storage use separately from any discussion regarding when to extend public water and sewer utilities to Route 31. Another proposed condition is that the uses shall be initially approved for a period not to exceed ten years, and the President and Board of Trustees may approve additional five-year extensions of the approvals without the need for additional public hearings. This proposed initial ten-year approval with optional additional five-year extensions matches the approval granted for the Plote property.

The Planning & Zoning Commission conducted a public hearing on July 15, 2024. The Commission recommended approval of the requests on a temporary basis by a vote of 7-0 with a list of conditions. The Commission essentially followed the list of conditions proposed by staff, but made one minor modification to the conditions. Specifically, staff proposed a condition similar to the previous Plote approvals that would require all tenants on the property to register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code. This condition would provide the Village with contact info for all of the tenants to aid in enforcing compliance with the conditions. The applicant stated during the public hearing that most of their month-to-month leases are held by small local truck owners, and it would be problematic to require those truck owners to register as businesses. As an alternative, the applicant indicated that the owner would be willing to provide the tenants' contact info to the Village on a monthly basis. The Commission agreed that such a revised condition would be acceptable. The attached draft Ordinance is presented for consideration by the Village President and Board of Trustees, and includes the conditions as recommended by the Commission.

## **FINANCIAL IMPACT**

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None.

## **ATTACHMENTS**

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1. Ordinance
2. PZC Staff Report
3. Applications
4. Zoning Map, Future Land Use Map, Aerial Photo and Site Photo

## **RECOMMENDED MOTION**

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Motion to approve an ordinance granting conditional uses and a development plan for a planned development for the outdoor storage of vehicles at 8907 S. Route 31.

VILLAGE OF LAKE IN THE HILLS

ORDINANCE NO. 2024 - \_\_\_\_

**An Ordinance Granting Conditional Uses and a Development Plan for  
a Planned Development for the Outdoor Storage of Vehicles  
at 8907 S. Route 31**

WHEREAS, the Village of Lake in the Hills, McHenry County, Illinois (the "Village"), is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions to regulate for the protection of the public health, safety, morals, and welfare, as granted in the Constitution of the State of Illinois; and

WHEREAS, Southwind Industries, Inc. ("Owner") is the record title owner of that certain property located in the M-1 Limited Manufacturing Zoning District ("M-1 District"), consisting of approximately 75.2 acres, commonly known as 8907 S. Route 31 in the Village, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (the "Property"); and

WHEREAS, the Property is currently used as a quarry and a Clean Construction or Demolition Debris fill operation; and

WHEREAS, the Owner desires to develop and maintain the outdoor storage of semi-trucks and semi-trailers on a portion of the Property (the "Proposed Development"); and

WHEREAS, Section 11 of the Lake in the Hills Zoning Code, as amended (the "Zoning Code"), prohibits the use of property in the M-1 District for the outdoor storage of vehicles as a principal use except upon the granting by the Board of Trustees of a conditional use therefor; and

WHEREAS, pursuant to the definition of Planned Development in Section 3 of the Zoning Code, land shall be developed as a planned development as regulated in Section 25 of the Zoning Code if the land is zoned for manufacturing and is greater than five acres in size; and

WHEREAS, pursuant to Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development; and

WHEREAS, in order to permit the Proposed Development on the Property, Attorney Rich Guerard (the "Applicant"), on behalf of the Owner, has filed applications for: (i) a conditional use for the outdoor storage of vehicles as a principal use; (ii) a conditional

use for a Planned Development; (iii) exceptions to the applicable bulk regulations of the Zoning Code within the boundaries of a Planned Development; and, (iv) approval of a Development Plan (collectively, the "Requested Relief"); and

WHEREAS, pursuant to Section 21.6 of the Zoning Code, a public hearing of the Village of Lake in the Hills Planning and Zoning Commission ("PZC") to consider approval of the Requested Relief was duly advertised in the Northwest Herald on June 27, 2024, and was held on July 15, 2024; and

WHEREAS, on July 15, 2024, after deliberation the PZC voted (7 aye, 0 nay, 0 absent, 0 abstain) to approve findings of fact and make a report and a recommendation to the President and Board of Trustees in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the President and Board of Trustees of the Village of Lake in the Hills have considered the findings of fact, the report, and the recommendation of the PZC, and have determined that the Requested Relief meets the standards for conditional uses as set forth in Section 24.6 of the Zoning Code, and for planned developments as set forth in Section 25 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Relief to the Owner, subject to the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees (together, the "Corporate Authorities") of the Village of Lake in the Hills, McHenry County, Illinois as follows:

SECTION 1: The Corporate Authorities find that the statements in the foregoing preambles are true, and the statements are incorporated into, and made a part of, this Ordinance as the findings of the Village President and Board of Trustees.

SECTION 2: The findings, report and recommendation of the PZC on the question of granting the Requested Relief is hereby accepted.

SECTION 3: APPROVAL OF CONDITIONAL USE. In accordance with and pursuant to Section 24.2 of the Zoning Code and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 6 of this Ordinance, the Village President and Board of Trustees hereby grant the approval of the conditional use to allow for the use of the Property for the outdoor storage of vehicles as a principal use.

SECTION 4: APPROVAL OF PLANNED DEVELOPMENT. In accordance with and pursuant to Section 25 of the Zoning Code and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 6 of this Ordinance, the Village President and Board of Trustees hereby grant the approval of a conditional use to allow for the use of Property for a planned development and the approval of a development plan to allow the Proposed Development on the Property.

SECTION 5: APPROVAL OF ZONING CODE EXCEPTIONS WITHIN A PLANNED DEVELOPMENT. In accordance with and pursuant to Section 25.4 of the Zoning Code and the home rule powers of the Village, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 6 of this Ordinance, the Village President and Board of Trustees hereby approve the following exceptions to the applicable bulk regulations of the Zoning Code:

- A. Exceptions from Sections 26.4-2 & Table 26.5 of the Zoning Code to reduce the required number of understory trees along Route 31 from 3 per 100 feet to zero, to reduce the required number of large shrubs along Route 31 from 9 per 100 feet to zero, and to reduce the required number of small shrubs along Route 31 from 6 per 100 feet to zero;
- B. An exception from Sections 26.7 of the Zoning Code to eliminate the required landscape screening along the north side lot line and rear lot line, and to allow existing preserved vegetation to meet the requirement for landscape screening along the south side lot line and the front lot line; and,
- C. An exception from Section 18.2-7 of the Zoning Code to increase the percentage of ground asphalt / broken concrete surface from ten percent to a maximum of 95 percent of the 14.2-acre project area on the Property as depicted on Sheet 1A of the Engineering Plans.

SECTION 6: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Sections 3, 4 and 5 of this Ordinance are hereby granted expressly and specifically subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions:

- A. COMPLIANCE WITH REGULATIONS. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Development and the Property must comply at all times with

all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. COMPLIANCE WITH PLANS. Except for minor modifications approved by the Director of Community Development in accordance with Section 25.8 of the Zoning Code, the development, use, operation, and maintenance of the Property must comply with the following plans (collectively, the "Plans"):

1. The final engineering plans, prepared by Mackie Consultants LLC, consisting of 7 sheets with a date of most recent revisions of July 30, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("Engineering Plans"); and
2. The landscape buffer plans, prepared by Gary R. Weber Associates, Inc, consisting of 2 sheets with a date of June 7, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit C ("Landscape Plans"); and
3. The lot lighting plans, prepared by Casey Electric Sales, Inc, consisting of 3 sheets with a date of August 1, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit D ("Lighting Plans"); and

C. TEMPORARY APPROVAL. The Proposed Development is approved on a temporary basis per the following conditions:

1. The approvals granted pursuant to Sections 3, 4 and 5 of this Ordinance shall be initially approved for a period not to exceed ten years, and the approvals shall automatically be void ten years after the approval of this Ordinance. However, upon the written request by the Owner, the President and Board of Trustees may approve additional five-year extensions of the approvals without the need for additional public hearings.
2. Notwithstanding the approval periods in Section 6.C.1 of this Ordinance, one year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the Property, the approvals granted pursuant to Sections 3, 4 and 5 of this Ordinance shall automatically be void, and all outdoor storage shall be removed from the entirety of the Property within said one-year period.

D. CONDITIONS OF OPERATION. The use, operation, and maintenance of the Proposed Development must comply with the following conditions:

1. The temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the Property, and the outdoor storage of any other vehicles shall not encompass more than 50 percent of the area of the Property.
2. The outdoor storage of semi-trucks, semi-trailers and other vehicles shall be limited to taking place within the 14.2-acre project area on the Property as depicted on Sheet 1A of the Engineering Plans.
3. Fuel storage tanks and fueling pumps shall be prohibited on the Property.
4. Any vehicles used to transport fuels or other hazardous materials shall be prohibited on the Property.
5. The repairing and servicing of vehicles and trailers shall be prohibited on the Property.
6. All vehicles and trailers with storage compartments must be empty while stored on the Property.
7. The dumping of landscape waste or other waste shall be prohibited on the Property.
8. The storage of mulch shall be prohibited on the Property.

E. RECORDS TO BE KEPT AND PROVIDED TO VILLAGE: The Owner shall have the duty to maintain complete and accurate books, records or accounts showing the name, mailing address, e-mail address and phone number of each and every tenant or lessee of any vehicle storage accommodation on the Property. On or before the last day of each calendar month, the Owner shall submit a copy of such books, records or accounts from the prior month to the Village Director of Community Development.

F. LANDSCAPING. All landscaping on the Property must be installed and maintained pursuant to final landscape details approved in advance by the Director of Community Development.

G. ENGINEERING IMPROVEMENTS. All engineering improvements on the Property must be constructed pursuant to final engineering plans approved in advance by the Director of Community Development, which must comply with the following:

1. The Engineering Plans must be revised to comply with all of the Village's engineering consultant's review comments prior to issuance of a building permit;
2. The traffic impact study must be revised to comply with all of the Village's engineering consultant's review comments prior to issuance of a building permit; and,
3. The Owner must provide written confirmation that the Property has a valid IDOT commercial access permit prior to issuance of a building permit.

H. COMMENCEMENT AND COMPLETION OF CONSTRUCTION. Pursuant to Section 25.9 of the Zoning Code, the approvals granted pursuant to this Ordinance will be automatically null and void if no substantial construction has begun or no use established within two years after the approval of this Ordinance.

I. CONTINUATION OF USE. Pursuant to Section 24.9 of the Zoning Code, the approvals granted pursuant to this Ordinance will be automatically null and void if the Proposed Development has been discontinued for a period of one year.

J. REIMBURSEMENT OF VILLAGE COSTS. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Owner and Applicant, jointly and severally, must pay to the Village, promptly upon presentation of a written demand or demands therefor, all legal fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Further, the Owner and Applicant are liable for, and must pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 7: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the McHenry County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inures solely to the benefit of, and is binding upon, the Owner and each of the Owner's respective heirs, representatives, successors, and assigns, except as provided in Sections 6.C and 6.H herein.

SECTION 8: FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this

Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 3, 4 and 5 of this Ordinance will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the President and Board of Trustees may not so revoke the approvals granted in Sections 3, 4 and 5 of this Ordinance unless it first provides the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the zoning district in which the Property is located, and only the previous approvals granted specific to the Property by the Village, prior to the adoption of this Ordinance and the applicable provisions of the Zoning Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Administrator and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstance.

SECTION 9: AMENDMENTS. Any amendments to the approvals granted in Sections 3, 4 and 5 of this Ordinance that may be requested by the Owner after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 10: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 11: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events, which are conditions precedent:

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form (which publication is hereby authorized) in the manner required by law; and
3. The filing by the Owner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit E attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.



B. In the event the Owner does not file a fully executed copy of the Unconditional Agreement and Consent, as required by Section 11.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Passed this 12th day of September, 2024 by roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Stephen Harlfinger	_____	_____	_____	_____
Trustee Bob Huckins	_____	_____	_____	_____
Trustee Bill Dustin	_____	_____	_____	_____
Trustee Suzette Bojarski	_____	_____	_____	_____
Trustee Diane Murphy	_____	_____	_____	_____
Trustee Wendy Anderson	_____	_____	_____	_____
President Ray Bogdanowski	_____	_____	_____	_____

APPROVED THIS 12TH DAY OF SEPTEMBER, 2024

\_\_\_\_\_  
Village President, Ray Bogdanowski

(SEAL)

ATTEST: \_\_\_\_\_  
Village Clerk, Shannon DuBeau

Published: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

PARCEL ONE: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 LYING NORTHEASTERLY OF THE CENTERLINE OF PUBLIC ROAD RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, IL.

PARCEL TWO: THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING EAST OF THE RIGHT OF WAY OF ILLINOIS ROUTE 31; ALSO EXCEPT THAT PART GRANTED TO THE LAWRENCE KRUEGER DECLARATION OF TRUST DATED MARCH 20, 2006 AS DOCUMENT 2006R0020061; ALSO EXCEPT THAT PART OF SAID SOUTHWEST QUARTER OF SECTION 15 GRANTED TO THE HARRIS BANK BARRINGTON, N.A. AS TRUSTEE UNDER TRUST NUMBER 1-5075 UNDER TRUST AGREEMENT DATED AUGUST 1, 1996 AS DOCUMENT 96R044849 AND DOCUMENT 96R044850; ALSO EXCEPT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY DEED DOCUMENT 2011R006951, RECORDED FEBRUARY 9, 2011, IN MCHENRY COUNTY, IL.

Commonly known as 8907 S. Route 31, Lake in the Hills, Illinois.

PINs: 19-15-300-002  
19-15-300-013

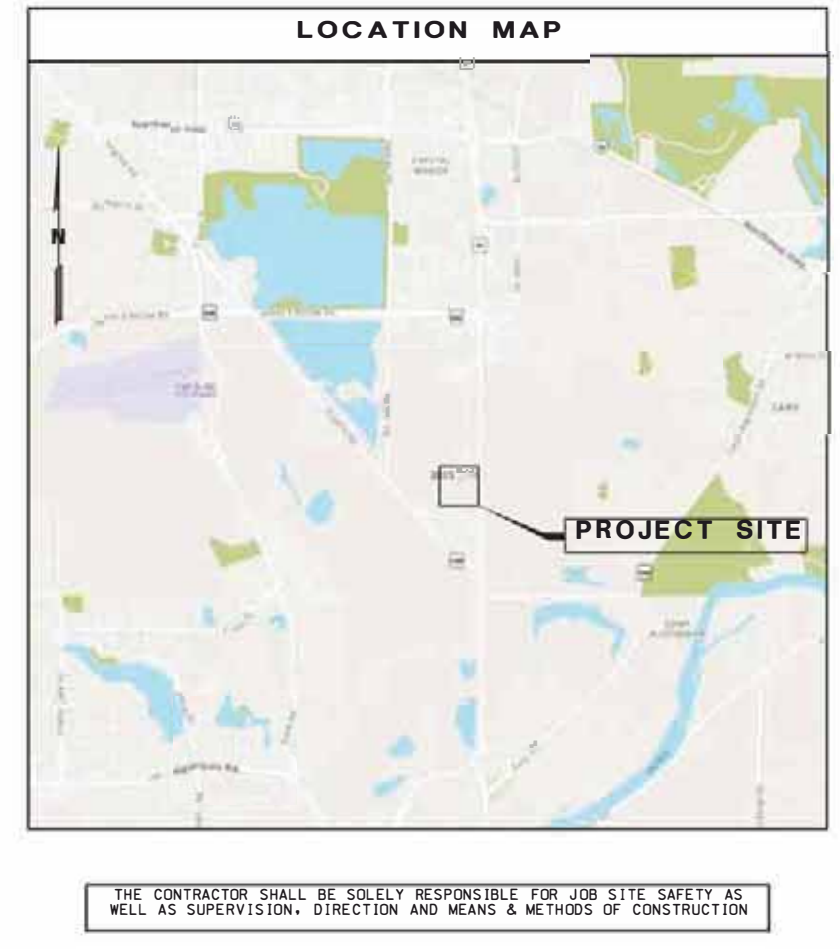
# FINAL ENGINEERING PLANS

## SOUTH LOT TRUCK PARKING

### LAKE IN THE HILLS, ILLINOIS

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER 8" PVC	8" PVC
FORCE MAIN 12" RCP	12" RCP
STORM SEWER UNDERDRAIN	
MANHOLE	
CATCH BASIN	
INLET	
CLEANOUT	
WATER MAIN	
VALVE VAULT	
VALVE BOX	
FIRE HYDRANT	
FLARED END SECTION	
COMBINED SEWER	
STREET LIGHT/PARKING LOT LIGHT	
POWER POLE	
STREET SIGN	
FENCE	
GAS MAIN	
OVERHEAD LINE	
TELEPHONE LINE	
ELECTRIC LINE	
CABLE TV LINE	
HIGH WATER LEVEL	HWL XXX
NORMAL WATER LEVEL	NWL XXX
CONTOUR LINE	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SPOT ELEVATION	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXX.XX
TOP OF FOUNDATION	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXX.XX
HIGH OR LOW POINT	⊙ = ⊙
OVERLAND FLOOD ROUTE	
PAVEMENT FLOW DIRECTION	2.0%
SWALE FLOW DIRECTION	
DEPRESSED CURB AND GUTTER	
REVERSE CURB AND GUTTER	

INDEX OF SHEETS	
1	COVER SHEET
1A	PROPERTY OVERVIEW
2	SITE PLAN
3	STORMWATER POLLUTION PREVENTION PLAN
4	SWPPP NOTES
5	CONSTRUCTION DETAILS
6	PROJECT SPECIFICATIONS



ABBREVIATIONS		
AC ACRE	HWL HIGH WATER ELEVATION	SAN SANITARY SEWER
BC BACK OF CURB	INL INLET	SMH SANITARY MANHOLE
BTM BOTTOM	INW INVERT	STA STATION
CB CATCH BASIN	LF LINEAL FEET/FOOT	STM STORM SEWER
CFS CUBIC FEET PER SECOND	LP LIGHT POLE	SY SQUARE YARD
CY CUBIC YARD	LT LEFT	SWPP STORMWATER POLLUTION PREVENTION PLAN
DIA DIAMETER	L/W LOWEST GRADE ADJACENT TO RETAINING WALL	TDC TOP OF DEPRESSED CURB
DIWM DUCTILE IRON WATER MAIN	MAX MAXIMUM	TC TOP OF CURB
EL ELEVATION	MH MAXIMUM MANHOLE	TF TOP OF FOUNDATION
EP EDGE OF PAVEMENT	MIN MINIMUM	T/W TOP OF RETAINING WALL
FF FINISHED FLOOR	NWL NORMAL WATER ELEVATION	TYP TYPICAL
FFL FLARED END SECTION	NWS NORMAL WATER SURFACE	VB VALVE BOX
FT FOOT/FEET	OCS OUTLET CONTROL STRUCTURE	VC VERTICAL CURVE
G GUTTER ELEVATION	PVC POLYVINYL CHLORIDE PIPE	VV VALVE VAULT
GF GRADE AT FOUNDATION	R RADIUS	W WALK ELEVATION
GR GRADE RING ELEVATION	RCP REINFORCED CONCRETE PIPE	WM WATER MAIN
HDPE HIGH DENSITY POLYETHYLENE PIPE	RIM RIM ELEVATION	VPI VERTICAL POINT OF INTERSECTION
HYD FIRE HYDRANT	RT RIGHT	
HMA HOT MIX ASPHALT	ROW RIGHT OF WAY	

BENCHMARKS	
BENCHMARKS ARE IN ACCORDANCE WITH NAVD83 DATUM	
BENCHMARK 1:	RAILROAD SPIKE IN THE EAST FACE OF UTILITY POLE AT THE NORTHEAST CORNER OF PROPERTY. ELEVATION = 877.15 FT.
BENCHMARK 2:	RAILROAD SPIKE IN THE EAST FACE OF UTILITY POLE OF SOUTH DRIVEWAY, WEST SIDE OF IL ROUTE 31. ELEVATION = 897.91 FT.



NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- VILLAGE CODE OF LAKE IN THE HILLS, ILLINOIS

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

**DRAINAGE CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS 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 AREA, 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 IMPROVEMENTS.

LICENSED ENGINEER \_\_\_\_\_ ENGINEER'S SEAL \_\_\_\_\_

7/30/2024 1:46:47 PM A:\2024\Engineering\Projects\LakeInTheHills\Drawings\1-01-Cover.dwg

**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
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 (847)696-1400  
 www.mackieconsult.com

CLIENT:  
**SOUTHWIND INDUSTRIES**  
 2250 SOUTHWIND BLVD  
 BARTLETT, IL 60103

DATE	DESCRIPTION OF REVISION	BY	SCALE
7/30/2024	REVISIONS BASED ON COMMENTS BY VILLAGE	JK	

DESIGNED SRK  
 DRAWN JK  
 APPROVED SRK  
 DATE 6/17/2024  
 SCALE N.T.S.

**COVER SHEET**  
 8813 IL ROUTE 31  
 LAKE IN THE HILLS, IL

SHEET  
**1 OF 6**  
 PROJECT NUMBER: 2152  
 © MACKIE CONSULTANTS LLC, 2024  
 ILLINOIS FIRM LICENSE 184-002694



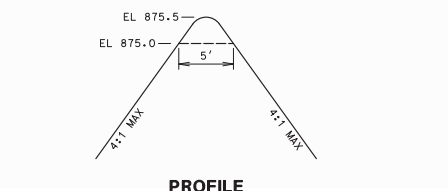
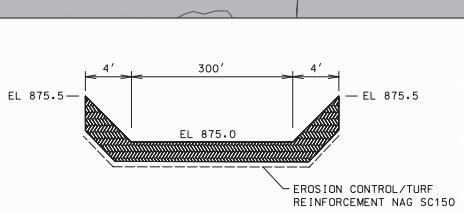
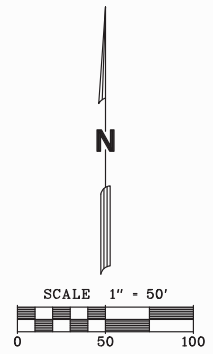
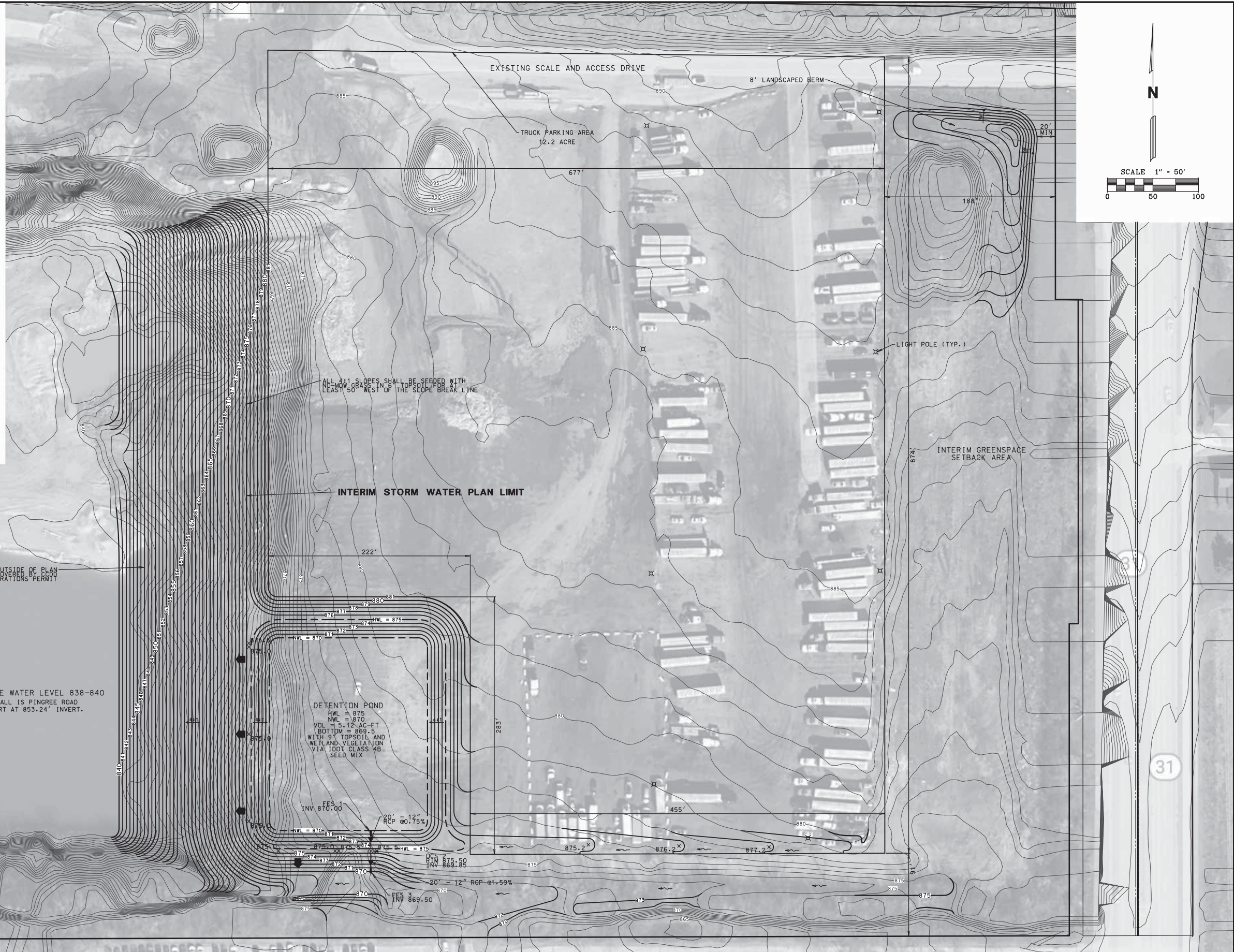
EXHIBIT B

UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE 40# RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
3. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
4. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
5. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
6. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
7. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
8. PROPOSED OUTLET CONTROL STRUCTURE REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 5/13/2024. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
5. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
6. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
7. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



NOTES:  
1. THE WEIR FOLLOWS THE SOUTHWEST CORNER OF THE DETENTION POND.

**OVERFLOW WEIR DETAIL**  
NOT TO SCALE

MINE LAKE WATER LEVEL 838-840  
OUTFALL IS PINGREE ROAD  
CULVERT AT 853.24' INVERT.

DETENTION POND  
HWL = 875  
NWL = 870  
VOL = 5.12 AC-FT  
BOTTOM = 869.5  
WITH 9\"/>

**Mackie Consultants, LLC**  
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CLIENT:  
**SOUTHWIND INDUSTRIES**  
2250 SOUTHWIND BLVD  
BARTLETT, IL 60103

DATE	REVISIONS BASED ON COMMENTS BY VILLAGE	DESCRIPTION OF REVISION	BY	SCALE
7/30/2024			JK	1" = 50'

DESIGNED	SRK
DRAWN	JK
APPROVED	SRK
DATE	6/17/2024
SCALE	1" = 50'

**SITE PLAN**  
**8813 IL ROUTE 31**  
**LAKE IN THE HILLS, IL**

SHEET  
**2 OF 6**

PROJECT NUMBER: 2152  
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ILLINOIS FIRM LICENSE 184-002694

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A:\2024\Engineering\Instruments Road and Parking Lot12 - Site Plan.dwg

# EXHIBIT B

**SWPPP LEGEND**

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- CONCRETE WASH-OUT
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP
- EROSION CONTROL BLANKET
- TREE PROTECTION FENCE
- TOPSOIL STOCKPILE

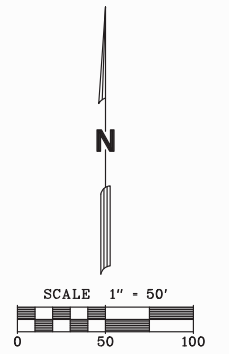
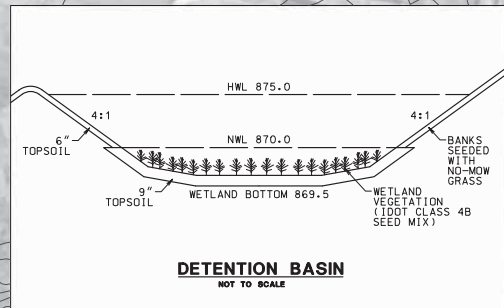
THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED:

- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 4.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 4 FOR THE FOLLOWING ACTIVITIES:

- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION



**GENERAL INFORMATION**

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE AUGUST 3, 2018.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

**SWPPP AVAILABILITY**  
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

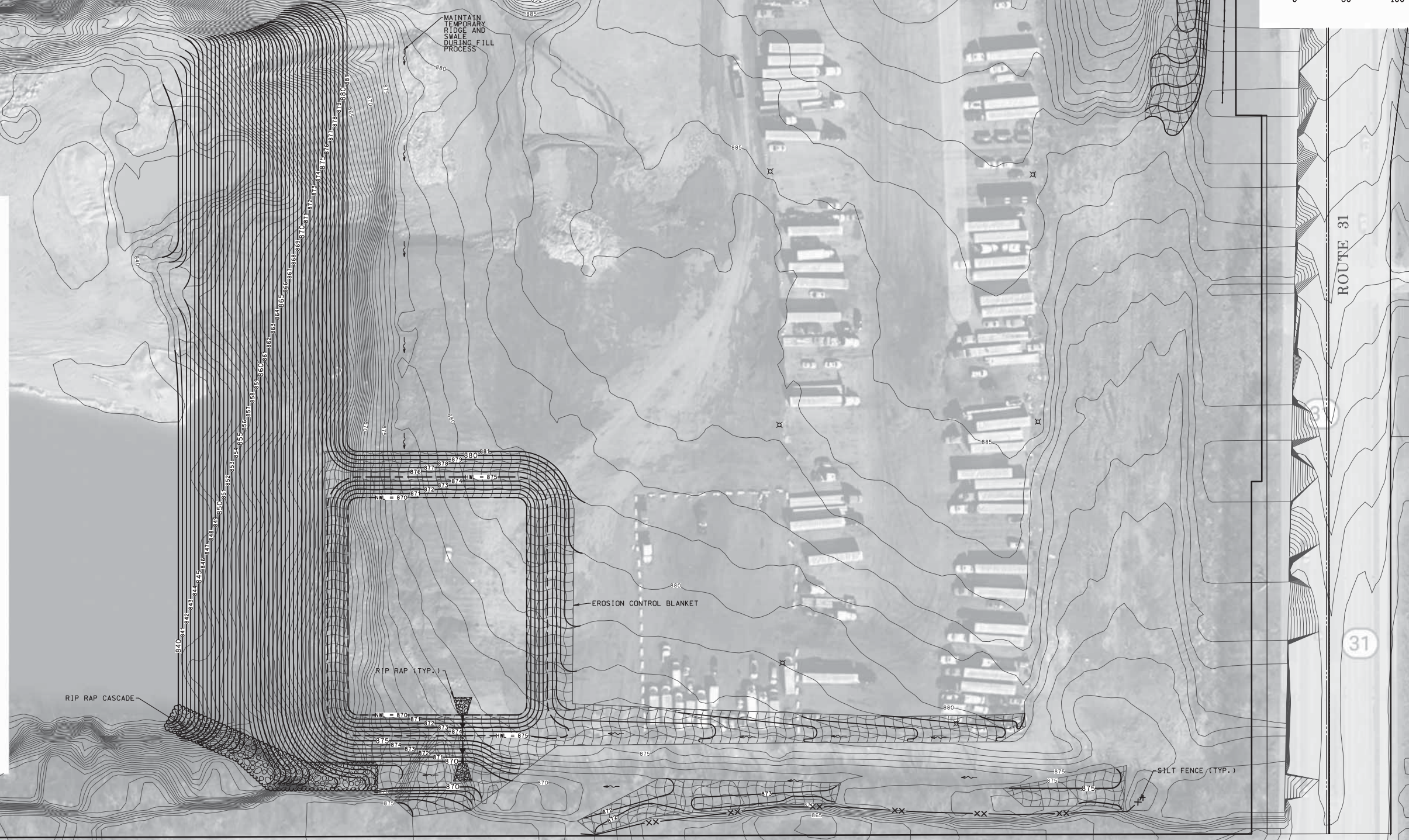
**KEEPING PLANS CURRENT**  
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

**RETENTION OF RECORDS**  
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

**ILR10 NOTICE OF TERMINATION GUIDANCE**  
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART 11.1.1-a (SIGNATORY REQUIREMENTS) OF THE PERMIT.

**BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT**  
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:

- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- VEGETATED SWALES WITH NATIVE PLANTINGS;
- VEGETATED SWALES WITH TURF GRASSES;
- INFILTRATION BASINS;
- RIP RAP AT STORMWATER DISCHARGE POINTS;



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**Mackie Consultants, LLC**  
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www.mackieconsult.com

CLIENT:  
**SOUTHWIND INDUSTRIES**  
2250 SOUTHWIND BLVD  
BARTLETT, IL 60103

DATE	DESCRIPTION OF REVISION	BY
7/30/2024	REVISIONS BASED ON COMMENTS BY VILLAGE	JK

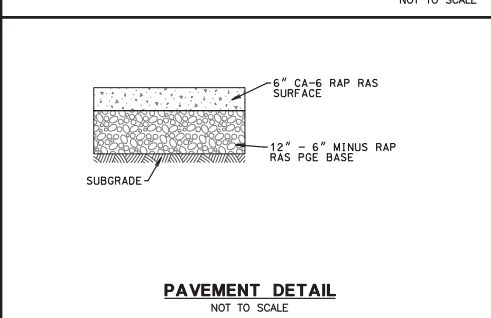
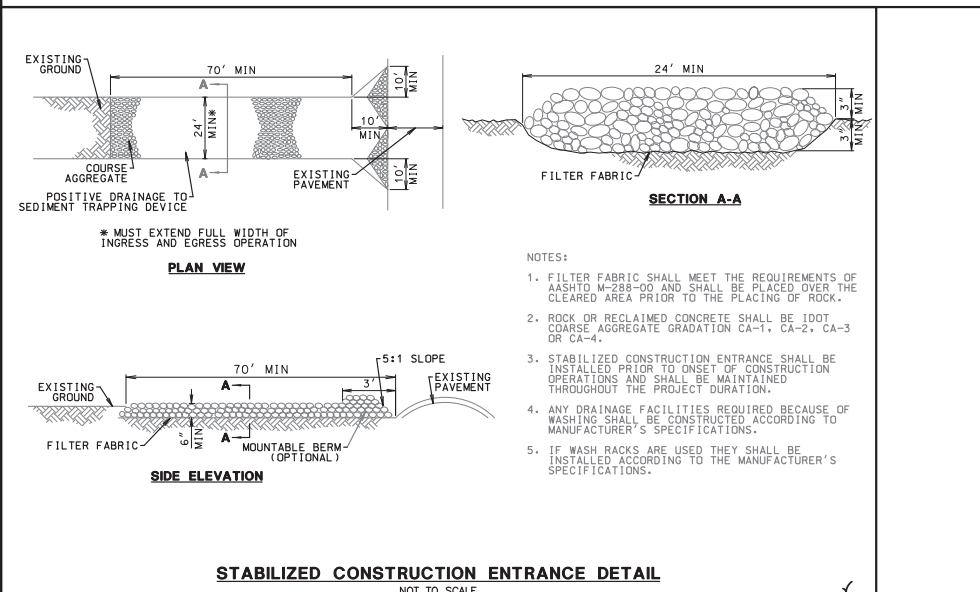
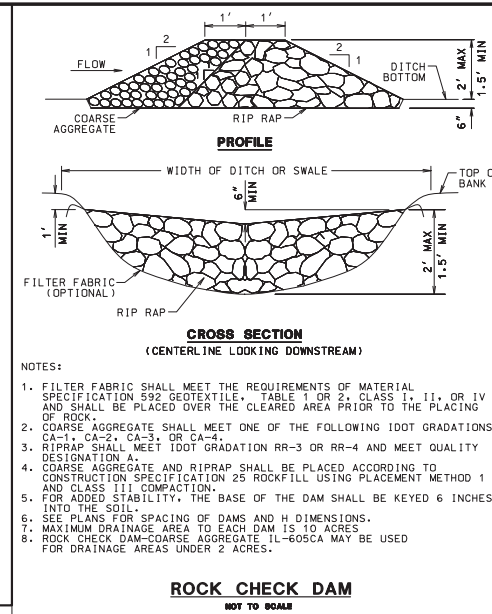
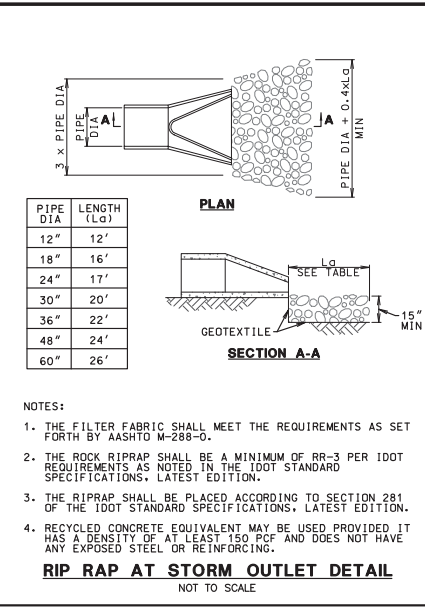
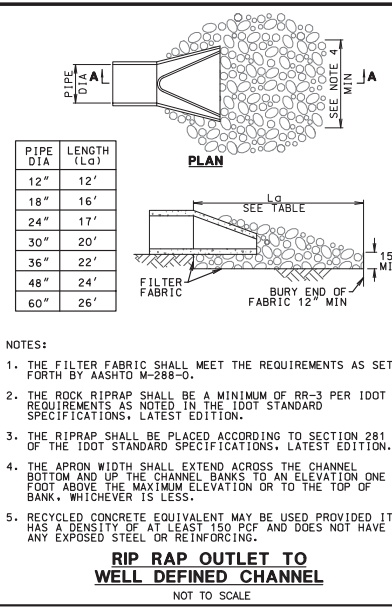
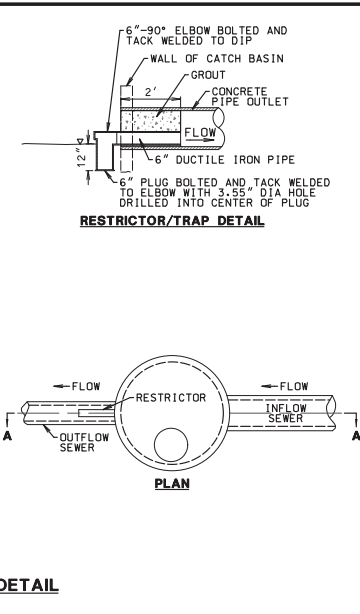
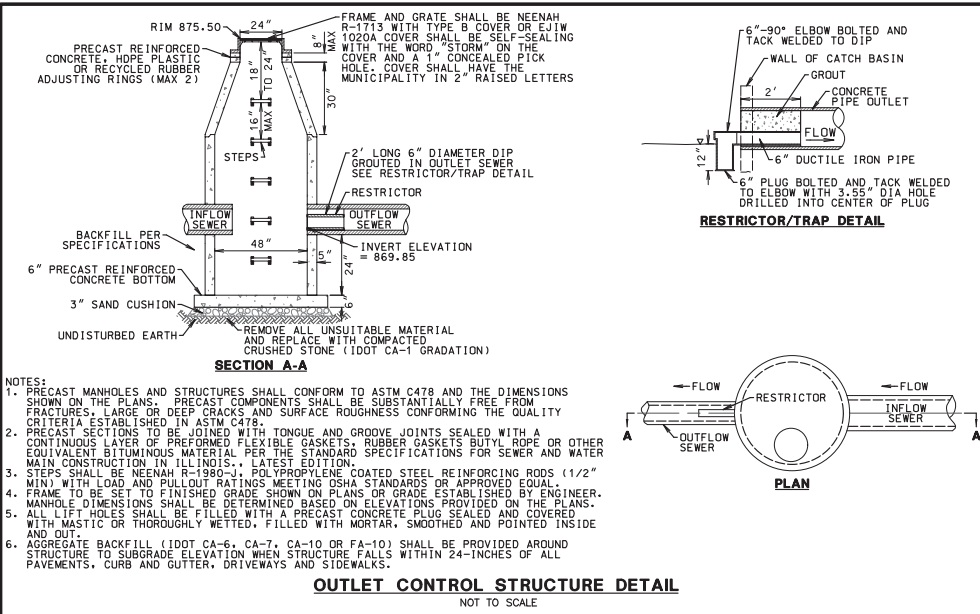
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**DRAWN** JK  
**APPROVED** SRK  
**DATE** 6/17/2024  
**SCALE** 1" = 50'

**STORMWATER POLLUTION PREVENTION PLAN**  
**8813 IL ROUTE 31**  
**LAKE IN THE HILLS, IL**

SHEET  
**3 OF 6**  
PROJECT NUMBER: 2152  
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EXHIBIT B



7/30/2024 2:46:17 PM A:\2024\Engineering\Inches\Library Road and Parking Lot15 - Details.dwg

<p><b>Mackie Consultants, LLC</b> 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com</p>	<p>CLIENT:</p> <p><b>SOUTHWIND INDUSTRIES</b></p> <p>2250 SOUTHWIND BLVD BARTLETT, IL 60103</p>	<table border="1"> <tr> <td>DESIGNED</td> <td>SRK</td> </tr> <tr> <td>DRAWN</td> <td>JK</td> </tr> <tr> <td>APPROVED</td> <td>SRK</td> </tr> <tr> <td>DATE</td> <td>6/17/2024</td> </tr> <tr> <td>7/30/2024</td> <td>REVISIONS BASED ON COMMENTS BY VILLAGE</td> </tr> <tr> <td>DATE</td> <td>DESCRIPTION OF REVISION</td> </tr> <tr> <td></td> <td>BY</td> </tr> <tr> <td></td> <td>SCALE</td> </tr> <tr> <td></td> <td>N.T.S.</td> </tr> </table>	DESIGNED	SRK	DRAWN	JK	APPROVED	SRK	DATE	6/17/2024	7/30/2024	REVISIONS BASED ON COMMENTS BY VILLAGE	DATE	DESCRIPTION OF REVISION		BY		SCALE		N.T.S.	<p><b>CONSTRUCTION DETAILS</b> 8813 IL ROUTE 31 LAKE IN THE HILLS, IL</p>	<p>SHEET</p> <p><b>5</b> OF <b>6</b></p> <p>PROJECT NUMBER: 2152 © MACKIE CONSULTANTS LLC, 2024 ILLINOIS FIRM LICENSE 184-002694</p>
	DESIGNED	SRK																				
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APPROVED	SRK																					
DATE	6/17/2024																					
7/30/2024	REVISIONS BASED ON COMMENTS BY VILLAGE																					
DATE	DESCRIPTION OF REVISION																					
	BY																					
	SCALE																					
	N.T.S.																					



GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
  - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
  - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION
  - MCHENRY COUNTY STORMWATER ORDINANCE
  - VILLAGE CODE OF LAKE IN THE HILLS, ILLINOIS

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- THE VILLAGE OF LAKE IN THE HILLS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

- THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND/OR SEWER DISTRICT.
- THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS S1.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
- TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

D. EXCAVATION AND SITE GRADING

- EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.
- BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY WITHIN (PUBLIC, PARKING LOT) PAVEMENT AREAS OR PUBLIC RIGHT-OF-WAYS.)

- COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.
- NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE IEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
- ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND (A.) DISC-DRIED AND RECOMPACTED, OR (B.) LIME OR CEMENT DRIED AND RECOMPACTED, OR (C.) REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION. ALL OPTIONS MEETING COMPACTION REQUIREMENTS AS SPECIFIED EARLIER IN THESE SPECIFICATIONS.
- ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

- THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.
- THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
- NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC. TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.
- ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
- PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK, AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- ALL PAVEMENT MARKINGS SHALL BE (PAINT, THERMOPLASTIC, PREFORMED PLASTIC).

H. STORM SEWER

- ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- STORM SEWERS SHALL BE:
  - REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS III WITH MASTIC JOINTS OR O-RING JOINTS IN ACCORDANCE TO ASTM C-443.
  - POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212;
  - HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M252 FOR THREE (3) INCHES TO TEN (10) INCHES AND AASHTO M294 FOR TWELVE (12) INCHES TO SIXTY (60) INCHES.
- GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6, CA-10 OR FA-10 AND SHALL BE INSTALLED PER ASTM D2321. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS OR SIDEWALKS.

I. LANDSCAPING

- ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 (SEEDING) OF THE IDOT SS. SEEDING MIXTURE SHALL BE CLASS 1 LAWN MIXTURE, UNLESS OTHERWISE INDICATED.
- EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS. EROSION CONTROL BLANKET SHALL BE EXCELSIOR 05-150 OR SC-150 DEPENDING ON THE INTENDED USE.

MCHENRY COUNTY STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES

- CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL UNLESS STATED OTHERWISE.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL STABILIZATION IS ACHIEVED.
- SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, DEVELOPMENT SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
- STABILIZATION BY SEEDING SHALL INCLUDE TOPSOIL PLACEMENT AND FERTILIZATION, AS NECESSARY.
- NATIVE SEED MIXTURES SHALL INCLUDE RAPID-GROWING ANNUAL GRASSES OR SMALL GRAINS TO PROVIDE INITIAL, TEMPORARY SOIL STABILIZATION.
- OFFSITE PROPERTY SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT CONCENTRATED DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL, AS NECESSARY TO PREVENT EROSION.
- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF TRIBUTARY AREAS.
- STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW:
  - WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
  - IN AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD MAY BE USED.
- DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH STAKED IN PLACE SOD, EROSION CONTROL BLANKET IN COMBINATION WITH SEEDING, OR AN EQUIVALENT CONTROL MEASURE.
- PERIMETER CONTROL MEASURES SHALL BE PROVIDED DOWNSLOPE AND PERPENDICULAR TO THE FLOW OF RUNOFF FROM DISTURBED AREAS, WHERE THE TRIBUTARY AREA IS GREATER THAN 5,000 SQUARE FEET, AND WHERE RUNOFF WILL FLOW IN A SHEET FLOW MANNER. PERIMETER EROSION CONTROL SHALL ALSO BE PROVIDED AT THE BASE OF SOIL STOCKPILES.
- THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DOWNSLOPE FROM DISTURBED AREAS. INLET PROTECTION THAT REDUCES SEDIMENT LOADING, WHILE ALLOWING RUNOFF TO ENTER THE INLET SHALL BE REQUIRED FOR ALL STORM SEWERS, CHECK DAMS, OR AN EQUIVALENT CONTROL MEASURE. SHALL BE REQUIRED FOR ALL CHANNELS. FILTER FABRIC INLET PROTECTION AND STRAW BALE DITCH CHECKS ARE NOT ACCEPTABLE CONTROL MEASURES.
- IF DEWATERING SERVICES ARE USED, DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP OR AN EQUIVALENT CONTROL MEASURE). THE ENFORCEMENT OFFICER SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OF THE DEVELOPMENT SITE IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NECESSARY. TRAPPED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
- STOCKPILED SOIL AND MATERIALS SHALL BE REMOVED FROM FLOOD HAZARD AREAS AT THE END OF EACH WORK DAY. SOIL AND MATERIALS STOCKPILED IN IWMC OR BUFFER AREAS SHALL BE PLACED ON TIMBER MATS, OR AN EQUIVALENT CONTROL MEASURE.
- EFFECTIVE CONTROL MEASURES SHALL BE UTILIZED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE DEVELOPMENT SITE. AT A MINIMUM, CONTROL MEASURES SHALL BE IMPLEMENTED IN ORDER TO:
  - MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
  - MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, VEHICLE FLUIDS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE DEVELOPMENT SITE TO PRECIPITATION AND TO STORMWATER.
- ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR THE DEPOSITING OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, OR IWMC. THE DEVELOPMENT SITE SHALL BE MAINTAINED FREE OF CONSTRUCTION MATERIAL DEBRIS.
- THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT SITE SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.

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2250 SOUTHWIND BLVD  
BARTLETT, IL 60103

	DESIGNED	SRK
	DRAWN	JK
	APPROVED	SRK
	DATE	6/17/2024
7/30/2024	REVISIONS BASED ON COMMENTS BY VILLAGE	JK
DATE	DESCRIPTION OF REVISION	BY
	SCALE	N.T.S.

**PROJECT SPECIFICATIONS**  
**8813 IL ROUTE 31**  
**LAKE IN THE HILLS, IL**

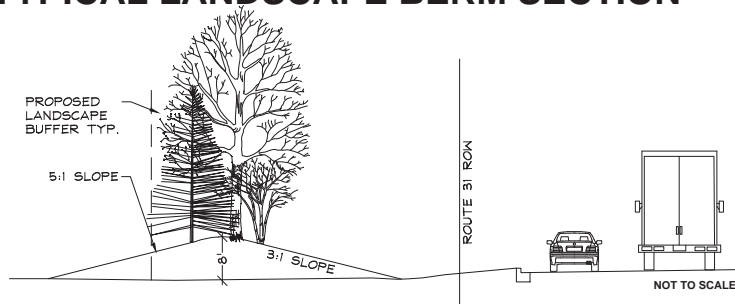
SHEET	
<b>6</b>	<b>OF 6</b>
PROJECT NUMBER:	2152
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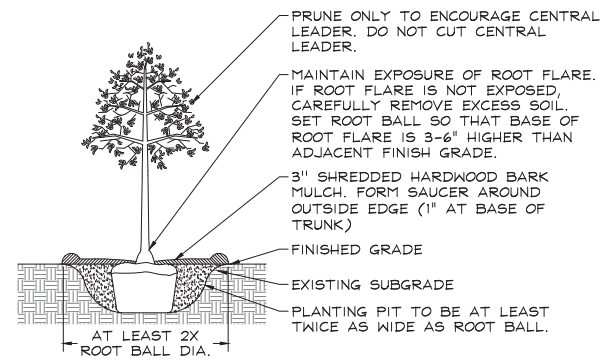
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NOT TO SCALE



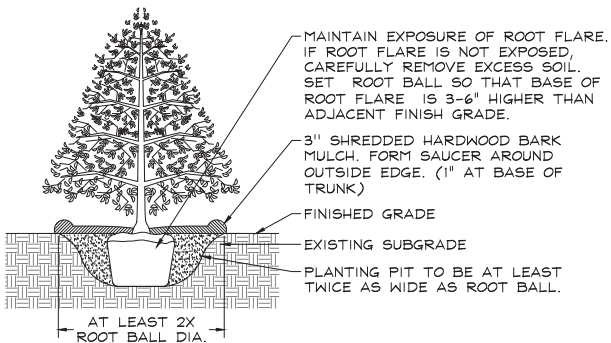
**TYPICAL LANDSCAPE BERM SECTION**



**PLANTING DETAILS**



**DECIDUOUS TREES**  
NOT TO SCALE



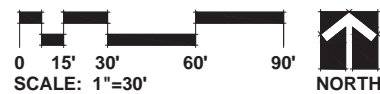
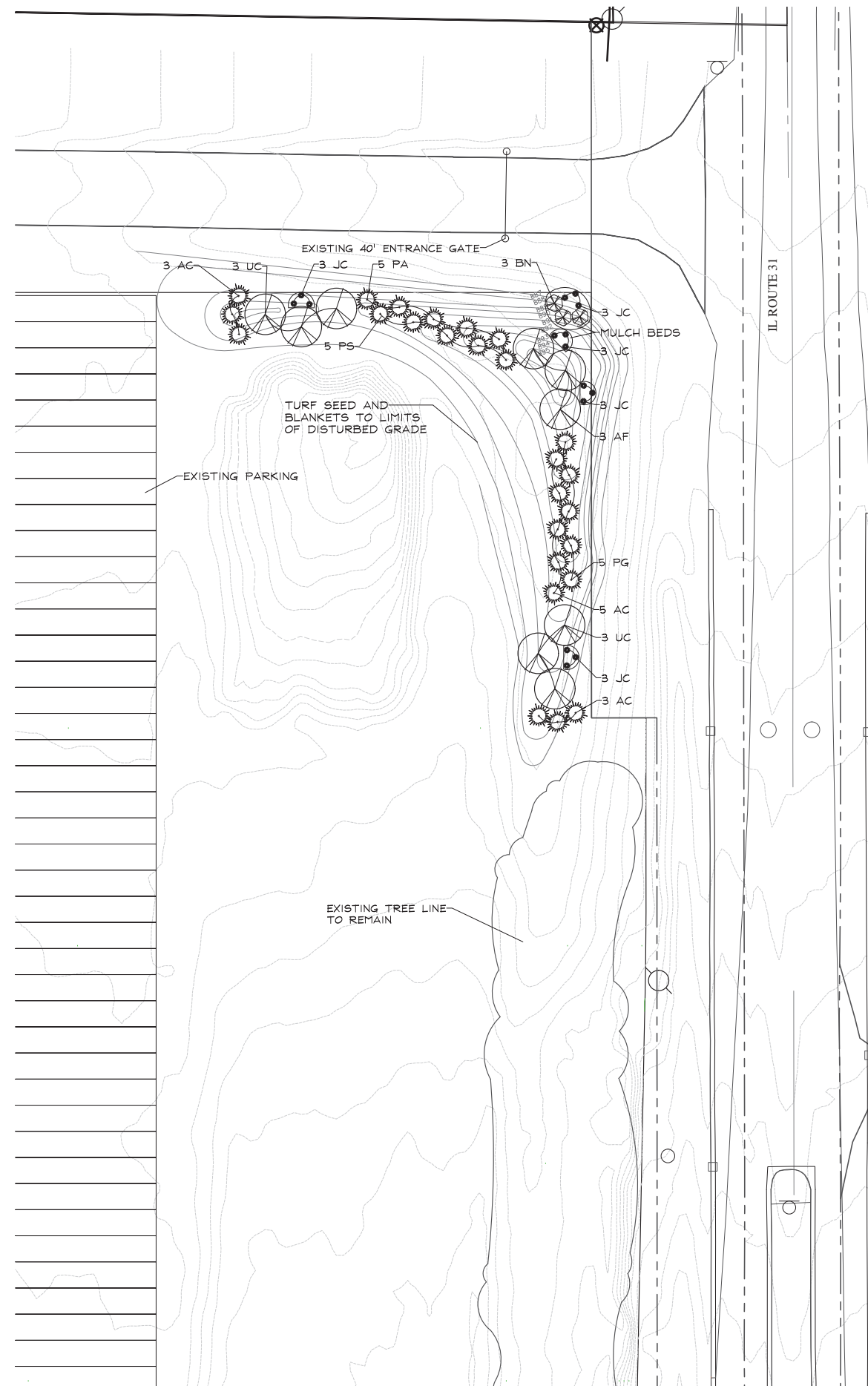
**EVERGREEN TREES**  
NOT TO SCALE

**PLANT LIST**

Key	Qty	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>				
AF	3	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
UC	6	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
<b>ORNAMENTAL TREES</b>				
BN	3	Betula nigra 'Cully' 6' Ht. HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
<b>EVERGREEN TREES</b>				
AC	11	Abies concolor WHITE FIR	8' Ht.	
PA	5	Picea abies NORWAY SPRUCE	8' Ht.	
PG	5	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PS	5	Pinus strobus EASTERN WHITE PINE	8' Ht.	
<b>EVERGREEN SHRUBS</b>				
JC	15	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
<b>MISC. MATERIALS</b>				
14		SHREDDED HARDWOOD MULCH	C.Y.	
0.3		TURF SEED & EROSION CONTROL BLANKET	AC.	

**GENERAL LANDSCAPE NOTES**

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



**GR WA**  
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**8909 ROUTE 31**  
LAKE IN THE HILLS, ILLINOIS  
**LANDSCAPE BUFFER PLAN**

REVISIONS

DATE 06.07.2024  
PROJECT NO. BF2403  
DRAWN ES  
CHECKED  
SHEET NO.  
**1 OF 2**



# EXHIBIT C

## LANDSCAPE WORK PART 1 - GENERAL

### 1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

### 1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

### 1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

### 1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

### 1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials 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 Installer's control.

## LANDSCAPE WORK PART 2 - PLANT MATERIALS

### 2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

### 2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.  
50% Kentucky Bluegrass 98/85  
15% Cutter Perennial Ryegrass  
10% Spartan Hard Fescue  
10% Edge Perennial Ryegrass  
10% Express Perennial Ryegrass  
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.  
40% Kentucky Bluegrass 98/85  
40% Perennial Ryegrass  
20% Annual Ryegrass

### 2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

### 2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

### 2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

### 2.6 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.

### 2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

## LANDSCAPE WORK PART 3 - EXECUTION

### 3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

### 3.2 PLANTINGS

A. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Comweb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

B. Groundcover and Perennial Beds

1. Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

### C. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

### 3.3 LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions.

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which

may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.

b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.

c. Fresh mulch should be applied to any bare spots in the planting beds.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup

a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.

b. All planting beds will have leaves and debris removed at the end of the season.

c. Perennials without winter interest shall be cut back.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

### 3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

### 3.5 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



GARY R. WEBER  
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BLUFF CITY MATERIALS  
8909 RT 31  
LAKE IN THE HILLS, IL

8909 ROUTE 31  
LAKE IN THE HILLS, ILLINOIS  
LANDSCAPE BUFFER PLAN

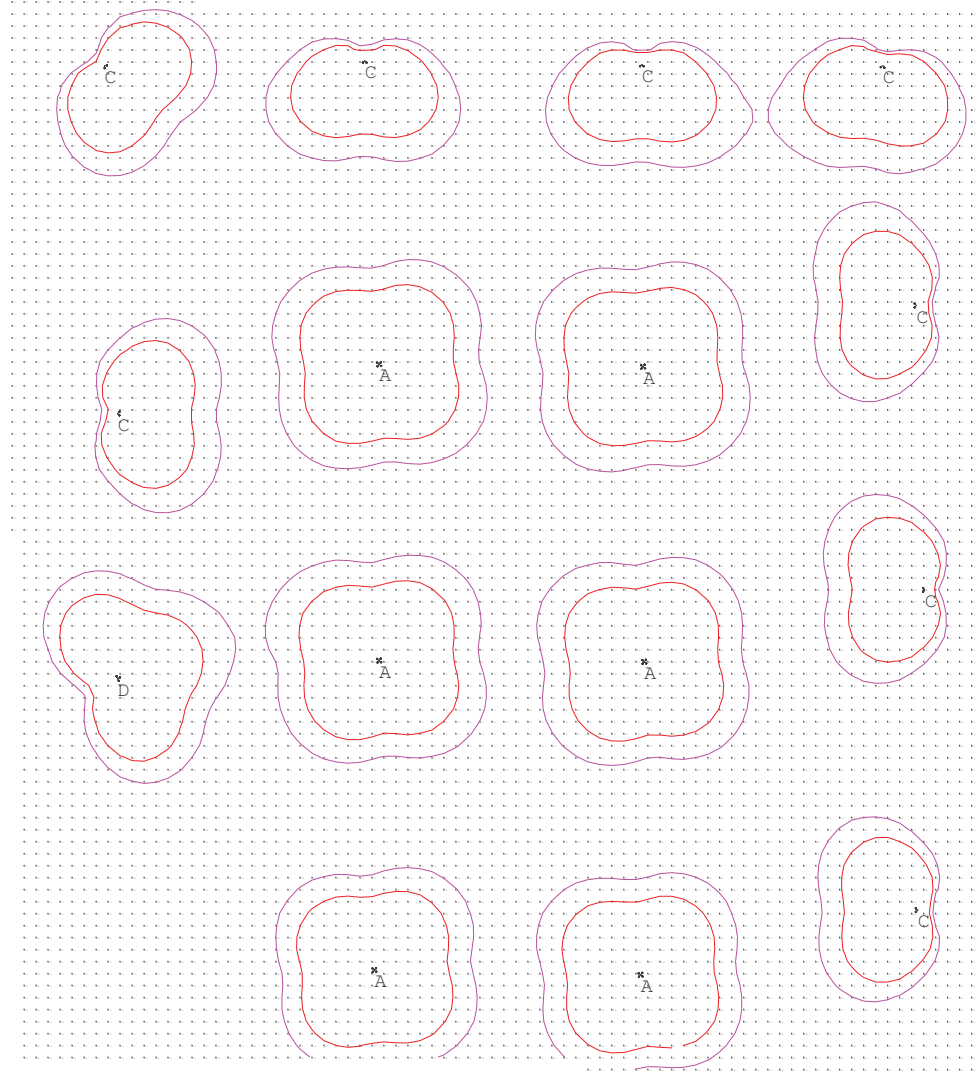
### REVISIONS

DATE 06.07.2024  
PROJECT NO. BF2403  
DRAWN ES  
CHECKED  
SHEET NO.



2 OF 2

# EXHIBIT D

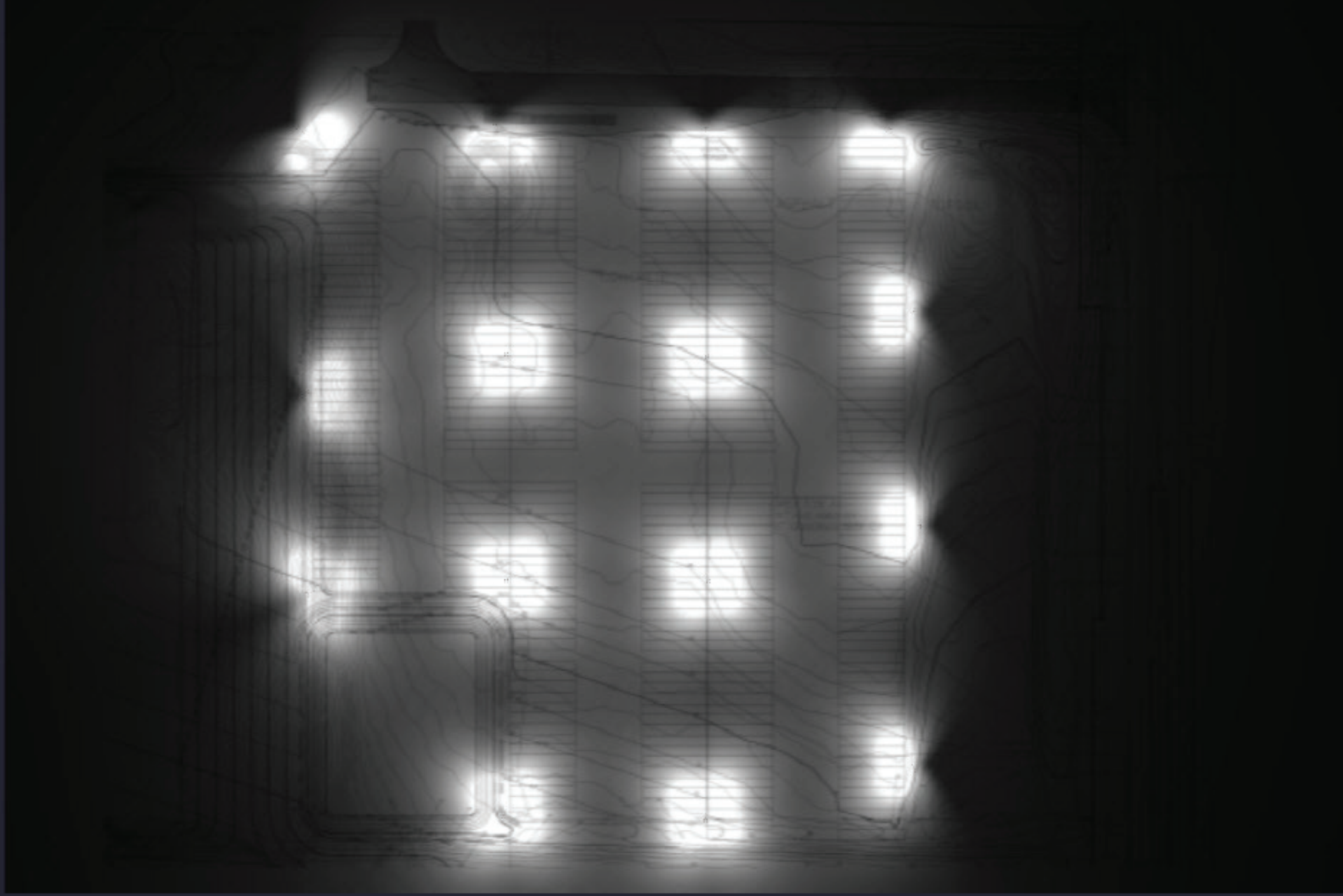


Not to Scale

Prepared By: Casey Electric Sales	Job Name: Lot Lighting	Scale: as noted	PROJECT #
	Lighting Layout Version B	Date: 8/1/2024	CASE #
Filename: C:\Users\mare\OneDrive\Pictures\Screenshots8909 Rt 31_AGI		Filename: 8909 Rt 31_AGI	
		Drawn By: Marie Smith	



EXHIBIT D



Prepared By:  
Casey Electric Sales

Job Name:  
Lot Lighting  
Lighting Layout  
Version B

Scale: as noted

Date: 8/1/2024

Filename: 8909 Rt 31.AGI

Drawn By: Marie Smith

PROJECT #

CASE #

Filename: C:\Users\mare\OneDrive\Pictures\Screenshots\8909 Rt 31\_AGI

# EXHIBIT D

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	2.12	21.8	0.0	N.A.	N.A.		10	10	Horizontal

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	6	A	x22-320_320 4 @ 90	4 @ 90 Degrees	43572	174288	1.000	X22-250 @ 320W_5000K_55jã	319.8	1279.2	7675.2	x22-320_320w_5000k_55deg_dlf2402107-42a_type-c.ies	B5-U0-G2
	9	C	x22-320_320 2 @90	2 @ 90 degrees	43572	87144	1.000	X22-250 @ 320W_5000K_55jã	319.8	639.6	5756.4	x22-320_320w_5000k_55deg_dlf2402107-42a_type-c.ies	B5-U0-G2
	1	D	x22-320_320 3 @ 90	3 @ 90 Degrees	43572	130716	1.000	X22-250 @ 320W_5000K_55jã	319.8	959.4	959.4	x22-320_320w_5000k_55deg_dlf2402107-42a_type-c.ies	B5-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
12	C	336.992	848.174	25	365	60
12	C	335.174	846.008	25	635	60
13	C	347.439	559.389	25	404	60
13	C	347.389	556.561	25	674	60
14	D	347.813	337.845	25	25	60
14	D	345.155	338.813	25	115	60
14	D	346.845	335.187	25	295	60
16	A	565.532	350.714	25	320	60
16	A	565.286	353.532	25	410	60
16	A	562.468	353.286	25	500	60
16	A	562.714	350.468	25	590	60
19	A	561.532	92.714	25	320	60
19	A	561.286	95.532	25	410	60
19	A	558.468	95.286	25	500	60
19	A	558.714	92.468	25	590	60
20	C	553.414	850.586	25	315	60
20	C	550.586	850.586	25	585	60
21	A	565.532	597.714	25	320	60
21	A	565.286	600.532	25	410	60
21	A	562.468	600.286	25	500	60
21	A	562.714	597.468	25	590	60
22	A	786.532	349.714	25	320	60
22	A	786.286	352.532	25	410	60
22	A	783.468	352.286	25	500	60
22	A	783.714	349.468	25	590	60
23	A	783.532	88.714	25	320	60
23	A	783.286	91.532	25	410	60
23	A	780.468	91.286	25	500	60
23	A	780.714	88.468	25	590	60
24	C	1598.414	1661.586	25	315	60
24	C	1595.586	1661.586	25	585	60
25	A	785.532	595.714	25	320	60
25	A	785.286	598.532	25	410	60
25	A	782.468	598.286	25	500	60
25	A	782.714	595.468	25	590	60
32	C	784.414	847.586	25	315	60
32	C	781.586	847.586	25	585	60
34	C	985.147	846.362	25	305	60
34	C	982.362	846.853	25	575	60
35	C	1017.586	409.586	25	225	60
35	C	1017.586	412.414	25	495	60
36	C	1011.586	142.586	25	225	60
36	C	1011.586	145.414	25	495	60
37	C	1010.586	646.586	25	225	60
37	C	1010.586	649.414	25	495	60
Total Quantity: 45						

**NOTES:**

\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Casey Electric Sales.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

\* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

\* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Casey Electric Sales lighting design model. Casey Electric Sales is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

PROJECT #	CASE #
Scale: as noted	Date: 8/1/2024
	Filename: 8909 Rt 31.AGI
	Drawn By: Marie Smith

Job Name: Lot Lighting	Lighting Layout Version B
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Prepared By: Casey Electric Sales
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Filename: C:\Users\marie\OneDrive\Pictures\Screenshots\8909 Rt 31 .AGI

**EXHIBIT E**

**UNCONDITIONAL AGREEMENT AND CONSENT**

TO: The Village of Lake in the Hills, Illinois ("Village"):

WHEREAS, Southwind Industries, Inc. ("Owner") is the record title owner of that certain property in the Village commonly known as 8907 S. Route 31 ("Property"); and

WHEREAS, Ordinance No. \_\_\_\_\_, adopted by the Village President and Board of Trustees on September 12, 2024 ("Ordinance"), grants conditional use permits and planned development approval to the Owner for the use of the Property for the outdoor storage of vehicles as a principal use; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner shall have filed, within 30 days following the passage of the Ordinance, the Owner's unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

NOW, THEREFORE, the Owner does hereby agree and covenant as follows:

1. The Owner does hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of conditional use permit and planned development approvals for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner does hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents,

representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting conditional use permit and planned development approvals for the Property.

Dated: \_\_\_\_\_ 2024

ATTEST:

**SOUTHWIND INDUSTRIES, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_



# REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** July 15, 2024

**DEPARTMENT:** Community Development

**SUBJECT:** Conditional Uses and Development Plan for the Outdoor Storage of Vehicles at 8907 S. IL Route 31

## EXECUTIVE SUMMARY

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### General Information

- Requested Action:*
- Conditional Use Permit to allow outdoor storage of vehicles as principal use.
  - Conditional Use Permit to allow a Planned Development, with exceptions
  - Development Plan for a Planned Development
- Owner:* Southwind Industries, Inc. (Creek Partners, L.L.C.)
- Applicant:* Rich Guerard, attorney at Guerard, Kalina & Butkus (on behalf of John Harris from Southwind Industries)
- Purpose:* To allow the temporary outdoor storage of vehicles on a temporary type of pavement without all required permanent landscaped screening.
- Location and Size:* 8907 IL Route 31. Approximately 75.2 acres.
- Zoning and Land Use:*
- |                  |   |
|------------------|---|
| Site:            | M-1 Limited Manufacturing. Clean Construction or Demolition Debris Fill Operation       |
| North:           | M-1 Limited Manufacturing. Recycled asphalt shingle plant / truck parking / auto repair |
| East:            | Village of Cary, B-2 Shopping Center. One homestead and farmland                        |
| South:           | Village of Cary, PO Park and Open Space. Crystal Lake Park District Racket Club         |
| West:            | M-1 Limited Manufacturing. Quarry lands   |
| Future Land Use: | Commercial  |

## Background

Attorney Rich Guerard has submitted applications to the Village on behalf of Southwind Industries, Inc. to allow for the outdoor storage of vehicles on a group of parcels totaling 75.2 acres on the west side of Illinois Route 31, approximately one-quarter of a mile north of Trinity Drive. The owner, Southwind Industries, commonly operates the site under the name Bluff City Materials. Significant portions of the property have been mined for sand and gravel, and the owner has a permit from the Illinois EPA to fill the quarried areas with Clean Construction or Demolition Debris (CCDD). CCDD materials typically consist of broken concrete and asphalt. After filling of the quarry site, the property can be made ready for future development. However, in the interim, the owner wishes to lease portions of the property to individual tenants for outdoor truck and trailer storage to supplement the property owner's income. Available aerial photos indicate that the owner began allowing vehicle storage on the property in 2021 without the necessary zoning approvals and permits from the Village. Community Development Department staff became aware of the unauthorized vehicle storage earlier this year after the Police Department responded to the site multiple times for reports of burglary to motor vehicles and the theft of motor vehicles from the property. Therefore, Southwind Industries is now requesting the necessary zoning approvals to make the existing outdoor storage legal and to gain approval to expand the storage areas in the future as additional areas of the quarry are filled.

The subject property is within the M-1 Limited Manufacturing zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the "outdoor storage of vehicles as a principal use" is allowed in the M-1 zoning district only with the approval of a conditional use. Therefore, the applicant has requested approval of this conditional use.

As noted in the definition of "Planned Development" in Section 3 of the Zoning Code, if land is zoned for manufacturing and is greater than five (5) acres in size it shall be developed as a Planned Development. Therefore, the applicant has requested approval of a conditional use for a planned development on the subject property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant has also requested approval of a development plan. As allowed by Section 25.4 of the Zoning Code, the development will also require the approval of several exceptions from the Zoning Code regulations as part of the planned development, as detailed below.

## Analysis - Conditional Uses

Per Section 24.6 of the Zoning Code, there are seven factors that shall be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional uses being requested. The applicant has indicated on their submitted application forms how they believe these factors are met for both of the requested conditional uses. Staff will provide a detailed analysis below of all factors for the two requests.

In the review of whether the proposed uses are necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare, the submitted application forms generally state that the proposed outdoor storage use and Planned Development will benefit the community because they will provide a local parking option for small businesses and residents who cannot store their commercial vehicles in residential areas. However, staff finds that the trend of development along Route 31 in the vicinity has been commercial

development, and that the current Comprehensive Plan indicates that the subject property is likely to be rezoned to a commercial zoning district when water and sanitary sewer utilities become available in the future regardless of whether the proposed outdoor storage use is approved. However, in consideration of the fact that water and sanitary sewer utilities are not yet available to the subject property, staff has examined whether the proposed uses might be necessary or desirable on a temporary basis.

Regarding the outdoor storage of vehicles as a principal use, staff finds that such a use might provide a public convenience if the vehicles were to be linked to some other principal use elsewhere in the Village. For example, if a manufacturing business in the Village determined that they needed extra space to store vehicles on a remote lot, such an outdoor vehicle storage lot would provide a convenience to that business and contribute to the welfare of the Village. In the case of the submitted applications, staff notes that semi-trucks and semi-trailers to be stored on the property are not known to be linked to any specific existing business in the Village and, therefore, would not likely provide any permanent convenience or benefit to the Village. Instead, staff anticipates that the need for the proposed semi-truck and semi-trailer storage would ebb and flow with the demand for shipping as the economy rises and falls. Specifically, vehicle storage is generally not needed during good economic times because most trucks and trailers are in regular use, but the vehicle storage need grows during economic down times when less products are being shipped. Essentially, staff finds that the proposed use is temporary and transient in nature, and would not benefit the Village as a permanent use. However, staff finds that the proposed truck and trailer storage use would at least be more beneficial than a vacant un-used property while the CCDD filling operation is ongoing, and that the proposed use might be acceptable on a temporary basis subject to certain conditions to ensure that the temporary uses are required be removed in the future when appropriate.

Regarding the requested conditional use for a Planned Development, staff notes that this is required by the Zoning Code based on the acreage of the property, and the Planned Development offers the Village the flexibility to approve the proposed storage use on a temporary basis.

Based on the above analysis, staff finds that the proposed outdoor storage use and Planned Development at the particular location requested are necessary and desirable to provide a service or a facility which is in the interest of public convenience and that will contribute to the general welfare of the neighborhood or community, subject to condition that the use only be allowed on a temporary basis. The Village made similar findings last year when it approved a temporary outdoor vehicle storage use on the 23.53-acre property owned by Plote located just to the north at 8525 S. Route 31. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include conditions similar to those for the property at 8525 S. Route 31, as listed below:

- The requested conditional uses shall be initially approved for a period not to exceed ten years, and the approval shall automatically be void after ten years. However, upon the written request by the applicant, the President and Board of Trustees may approve additional five-year extensions of the uses without the need for additional public hearings.
- One year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the subject property, the conditional use approval shall automatically be void, and all outdoor storage shall be removed from the entirety of the property within that one-year period.

- The temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the property, and the outdoor storage of any other vehicles shall not cover more than 50 percent of the area of the approved storage areas.

Next, staff has reviewed whether the proposed uses will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. The nearest occupied residential property is a farm homestead located on the east side of Route 31 direct east of the property. While trucks and trailers currently stored on the property are visible from the residence, the view is softened by an existing hedgerow along the front of the property, and the noise of traffic on Route 31 is louder than any anticipated noise from vehicles operating on the subject property. Therefore, staff finds that the proposed vehicle storage use is not likely to be detrimental to the welfare of people residing in this home. Otherwise, the next-nearest residences are located over 2000 feet away to the south and such residences would not be affected by the propose use. The properties directly to the north include an asphalt shingle recycling plant that involves regular truck traffic, a truck storage area that was approved by the Village at the same time as the shingle facility, and small automotive repair businesses. Workers at those facilities would be accustomed to seeing regular truck traffic similar to the trucks that would be stored on the subject property. The Crystal Lake Park District Racket Club is located directly to the south of the proposed storage area, but the storage use is screened from view by an existing dense row of trees and vegetation. Therefore, staff generally finds that the outdoor storage of empty semi-trucks and semi-trailers on the subject property would not be detrimental to the welfare of persons working in the adjacent areas. However, based on feedback received during the public hearing for the similar truck parking facility approved at 8525 S. Route 31, staff notes that some potential items to be stored on the property may have the potential to be detrimental to health and safety or injurious to property values. Specifically, since there will be no manned building on site and the driving surface is proposed to be a mixture of asphalt grindings and broken concrete without pavement striping, the storage may take place in a somewhat haphazard manner and lead to the potential for more accidents. Therefore, to mitigate the potential for the spilling of large quantities of hazardous materials, staff recommends that any approval of the uses be subject to the condition that fuel storage tanks and fueling pumps be prohibited on the property. Also, staff recommends the condition that no vehicles used to transport fuels or other hazard materials may be stored on the property.

Additionally, the Police Department has documented significant criminal activity that has taken place on the property over many months, and this activity would be detrimental to the safety and general welfare of the public if allowed to continue unchecked. The property owner has committed to monitor the site more closely than in the past, and requests for service from the Police have decreased since the filing of the subject zoning applications. Regardless, if the Planning and Zoning Commission recommends approval of the conditional uses, staff recommends that the approval include several additional conditions to discourage such activity, as detailed below.

In the last 12 months the Police Department has reported eight incidents of burglary from trucks and theft of trucks on the property. In many of these incidents, parts from trucks were stolen. Upon recent visits to the property, staff witnessed several crews performing what appeared to be large repairs to trucks and trailers. As the site is open to access by the public, there is no easy way to know if the repair work was authorized by the owners of the vehicles. Further, vehicle repair is likely to cause additional noise not associated with simple vehicle storage, and may also result in the spilling of vehicle fluids. Therefore, staff recommends a condition that the repairing and servicing of

vehicles and trailers be prohibited on the subject property. Staff notes that there are several existing truck repair businesses in brick-and-mortar buildings within Lake in the Hills, and vehicles needing repair can be driven or towed to those legitimate businesses.

At an incident in April the Police Department was called to the property to investigate a strong foul odor. The Police found a trailer full of rotting chicken meat, which would certainly be detrimental to the health and general welfare of persons residing or working in the vicinity. While this particular situation might be unusual, the storage of other items within trailers may also cause noxious odors. For example, landscape waste such as grass clippings and mulch piles tend to cause offensive odors if they are store for any period of time. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the following conditions:

- All trailers and vehicles with storage compartments must be empty while stored on the property.
- The dumping of landscape waste or other waste shall be prohibited on the property, and the bulk storage of mulch shall be prohibited.

While the property owner would ultimately be responsible for complying with all conditions of approval, staff notes that the owner is not likely to visit the property on a daily basis and from a practical standpoint the tenants may experience a lot of freedom to decide what specific vehicles and materials are stored on the property. In order to assist the Village in enforcing compliance with the above conditions, staff finds that it would be helpful for the Village to have contact info available for all of the tenants. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that all tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code, unless the tenant already has a valid business registration for a location elsewhere in the Village.

Third, staff has reviewed whether the establishment of the outdoor storage use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The property is within the M-1 Limited Manufacturing zoning district, and the surrounding properties to the north and west are also in the M-1 zoning district. Staff finds that the proposed storage use would not impede the development of other industrial uses on the adjacent properties. Due to the existing tree line and vegetation along the southern and eastern lot lines, and due to the proposed additional landscaped berm along Route 31, the proposed use is likely to have only a minimal impact on the development of properties to the east across Route 31. The property to the south is already fully developed with the Crystal Lake Park District Racket Club. Therefore, staff finds that the establishment of the proposed temporary uses will not impede the normal and orderly development and improvement of the surrounding property.

In the review of the extent to which the conditional uses are harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents, staff notes that the future land use map calls for commercial development on all properties in the Village along both sides of Route 31. Those commercial uses are anticipated to happen after public water and sanitary sewer service becomes available. The proposed outdoor storage use is industrial in nature, and staff finds that the proposed industrial use would not be compatible with the goals and objectives of the Village's comprehensive plan on a permanent basis. However, staff finds that the proposed uses

would not interfere with the goals of the plan if they were only allowed on a temporary basis subject to the conditions noted above.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the proposed conditional uses, as well as the extent and adequacy of pedestrian and vehicular access and circulation. As noted on the submitted application forms, tenants of the vehicle storage area will access the site from one existing vehicular access drive from Route 31, and the drive includes a permanent asphalt paving area that provides enough space for semi-trucks and trailers to stop without blocking traffic. Staff notes that the applicant has submitted a one-page statement from their design engineer that summarizes the existing conditions and the previous IDOT approval for the driveway. The Village's engineering consultant has reviewed the submitted traffic report and found that it does not include any analyses of existing, no-build, and proposed conditions, and recommends that a formal Traffic Impact Study be submitted for review that describe the impact the proposed redevelopment would have on adjacent roadways at full capacity. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that a formal traffic impact study must be submitted to the Village and be revised as needed to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.

Regarding the adequacy of pedestrian access, staff notes that no pedestrian improvements are proposed. When this area develops with commercial uses in the future, it will be important to provide sidewalk along the entire length of the frontage along Route 31 and to provide pedestrian connections between that sidewalk and the future developments. However, staff notes that pedestrian improvements would not be necessary for the temporary outdoor storage of vehicles as noted above.

In review of the extent that the conditional uses can be adequately served by essential public facilities and services and private utilities, the submitted application states that public utilities are not necessary for the proposed outdoor storage. Certainly, as no buildings are proposed to be constructed, sewer and water service is not needed. The proposed use is only for storage, which means that the tenants should only be visiting the site to drop off or pick up vehicles, and not working on the site for long periods of time. The applicant has not requested approval to allow outdoor repair of vehicles and staff has recommended that such repair work be prohibited, so there should not regularly be mechanics working on site. Therefore, staff finds that there is no need for bathroom facilities on site, and no need for sewer and water services. Further, staff notes that electric utility lines run along the east side of Route 31 across the front of the subject property, so electricity is available to power the lighting shown on the submitted plans.

Finally, staff has examined whether the proposed uses will comply with the regulations and conditions specified in the Zoning Code for such uses. The Zoning Code allows a maximum of ten percent of the areas in the M-1 or M-2 Manufacturing Districts used strictly for the outdoor storage of vehicles to be treated with gravel, ground asphalt, crushed limestone or other material as approved by the Community Development Department. However, the applicant has proposed to cover 100 percent of the surface of the storage areas with a composition of recycled asphalt and concrete pavements blended with recycled asphalt shingles. The applicant has requested approval through the Planned Development to allow the granting of an exception from the above code requirement. All of the specifics regarding this code exception are analyzed towards the end of this report in the section regarding the development plan for the Planned Development. If the Planning

and Zoning Commission recommends approval of the development plan, then staff would find that the proposed use would comply with the regulations and conditions specified in the Zoning Code for such uses.

### Findings - Summary, Conditional Uses

Based on the analysis noted above, staff offers draft findings that support the approval of the requested conditional uses on a temporary basis. The Planning and Zoning Commission's decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

### Findings - Detail, Conditional Uses

The commissioners shall arrive at findings relevant to the conditional use requests. There are seven review factors listed in the Zoning Code that need to be addressed by the applicant. Below are the seven criteria and staff findings for each based on the applications:

1. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community: *The requested conditional uses on the property at 8907 S. Route 31 are necessary or desirable only on a temporary basis to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, subject to the conditions: that the requested conditional uses shall be initially approved for a period not to exceed ten years and the approval shall automatically be void after five years, and upon the written request by the applicant the President and Board of Trustees may approve additional five-year extensions of the uses without the need for additional public hearings; that one year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the subject property, the conditional use approval shall automatically be void, and all outdoor storage shall be removed from the entirety of the property within that one-year period; and, that the temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the property, and the outdoor storage of any other vehicles shall not cover more than 50 percent of the approved storage areas on the property.*
2. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity: *If allowed only on a temporary basis, the requested conditional uses will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, in that the proposed outdoor storage use is similar in nature to the existing industrial business taking place on the adjacent properties to the north and west, that the proposed use will include landscaped screening along Route 31 to the east and will preserve existing vegetative screening along the eastern and southern lot lines, subject to the conditions that: fuel storage tanks and fueling pumps shall be prohibited on the subject property; any vehicles used to transport fuels or other hazardous materials shall be prohibited from being stored on the property; the repairing and servicing of vehicles and trailers shall be prohibited on the subject property; all trailers and vehicles with storage compartments must be empty while stored on the property; the dumping of landscape waste or other waste shall be prohibited on the subject property; the bulk storage of mulch shall be prohibited on the subject property; all vehicles used for landscaping*

*purposes must be empty while stored on the subject property; and, all tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code.*

3. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: *The requested conditional uses will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district in that the temporary industrial use is adjacent to similar industrial uses to the north and west, in that a landscaped berm and preserved vegetation along the west side of Route 31 will mitigate potential impacts to the properties on the east side of Route 31, and in that preserved vegetation along the southern lot line will mitigate potential impacts to the existing park district racket club on the property to the south.*
4. The Planning and Zoning Commission and the Board of Trustees shall consider the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents: *The requested conditional uses would not be harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents on a permanent basis in that the proposes uses are industrial in nature and the Future Land Use Map calls for commercial development on the subject property, but the proposed uses would not interfere with the goals of the comprehensive plan if they were only allowed on a temporary basis subject to certain conditions to ensure that the proposed uses are required to be removed in the future when appropriate.*
5. The Planning and Zoning Commission and the Board of Trustees shall consider the amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation: *The requested conditional uses are likely to include adequate measures so designed as to minimize traffic congestion, subject to the condition that a formal traffic impact study must be submitted to the Village and be revised as needed to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees. The requested conditional uses would not include adequate pedestrian access and circulation on a permanent basis, but lack of pedestrian access is sufficient for the proposed temporary outdoor storage uses subject to certain conditions to ensure that the proposed uses are required to be removed in the future when appropriate.*
6. The Planning and Zoning Commission and the Board of Trustees shall consider the extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities: *The requested temporary conditional uses do not require public water and sanitary sewer facilities and services, and the property is adequately served by private electrical utility service.*
7. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees: *The requested conditional uses will comply with the applicable regulations for outdoor storage in the district, subject to compliance with all of the recommended conditions and subject to the granting of exceptions from the Zoning Code through a Planned Development.*



## Analysis - Development Plan

The applicant has submitted engineering drawings along with landscaping plans to demonstrate the proposed design. As noted above, the property was previously used as a sand and gravel quarry, and the owner is currently filling the property with Clean Construction or Demolition Debris (CCDD). The oldest fill materials have been placed at the eastern end of the property near Route 31, and additional fill materials continue to be placed such that the ground level is raised up to grade moving from east to west. The submitted plans call for a rectangular "truck parking area" of approximately 12.2 acres. The area is not dimensioned on the plans, but appears to measure approximately 880 feet wide from north to south, and approximately 700 feet long from east to west. This 880-foot by 700-foot storage area is set back approximately 185 feet from the eastern lot line along Route 31, and is set back approximately 90 feet from the southern lot line adjacent to the Crystal Lake Park District Racket Club property. In the existing condition, the eastern approximately 250 feet of the 880-foot by 700-foot storage area has already been filled and covered with a surface of asphalt grindings and broken concrete, and is already being leased for truck and trailer storage. Vehicles access the storage area by driving along an existing east-west driveway along the northern property line that was constructed about ten years ago to accommodate the recycled asphalt shingle plant and the CCDD fill operations. The submitted plans show the proposed grading for the 12.2-acre storage area, which include the construction of a stormwater detention basin at the southwest corner of the storage area.

The proposed design, including the stormwater management design, has been reviewed by the Village's engineering consultant, Baxter & Woodman. The engineering review letter is attached to this report for review, which includes a list of 15 comments that need to be addressed before the Development Plan can be approved. While some of the comments address minor details, the stormwater management design requires significant additional details, and the landscape berm at the northeast corner of the property may need IDOT approval due to its proximity to Route 31. Staff finds that all of the review items must be addressed. Therefore, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation include the condition that the engineering plans must be revised to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.

The submitted plans show eight light poles to be installed on the site, with a row of four light poles along the eastern edge of the storage area, and a second row of four light poles to the west of the existing westernmost row of trucks. The submitted photometric plan demonstrates that the proposed lighting levels will comply with the code requirements, and appears to show that necessary illumination will be provide for the existing vehicles stored on the property. However, the applicant has not provided any details about the lighting for the remaining portions of the 12.2-acre storage area to the west of the existing storage. Therefore, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation include the condition that the applicant must submit photometric site plans to demonstrate the proposed lighting for the full extent of the requested outdoor storage area prior to consideration of the proposed uses by the Board of Trustees.

In accordance with Section 25.4 of the Zoning Code, the Village may authorize exceptions to the applicable bulk regulations of the Zoning Code within the boundaries of the subject property as part

of the Planned Development. The proposed design would require the approval of several code exceptions, as detailed below.

Along the southern property line adjacent to Crystal Lake Park District Racket Club, and along the front (eastern) property line adjacent to Route 31, the plans call for preservation of existing rows of trees and brush to screen the view of the storage area. Sections 26.7 of the Zoning Code requires landscape screening along these lot lines with a specific number of overstory trees, understory trees, evergreen trees, and shrubs (large and small) per every 100 lineal feet. Therefore, the development requires approval of an exception from Sections 26.7 to allow the existing preserved vegetation to meet the requirement for landscape screening along the south side lot line and the front lot line. Staff supports this request, as the existing landscape is dense and provides substantial screening.

There is an existing gap in the landscaping at the northeast corner of the site, and the plans show the installation of a landscaped berm to fill in the screening. The landscaping on the berm generally complies with the intent of the screening requirements in Sections 26.4-2 & Table 26.5 of the Zoning Code, but does not match the specific number of required understory trees and shrubs. Instead, the plan includes a much larger number of evergreen trees. Therefore, the development requires approval of an exception from Sections 26.4-2 & Table 26.5 to reduce the required number of understory trees and shrubs along Route 31 in exchange for an increase number of evergreen trees. Staff recommends the approval of the exception.

Per Section 18.2-7 of the Zoning Code, areas in the M-1 Manufacturing District used strictly for the outdoor storage of equipment or vehicles that are treated with ground asphalt or concrete must not exceed ten percent of the total storage area. The development requires approval of an exception to increase the percentage of ground asphalt and broken concrete from ten percent to 100 percent of the 12.2-acre storage area. Staff finds the proposed surface is certainly strong enough to support the weight of semi-trucks if they are properly installed with the correct thickness, but it has been the Village's experience that they cause dust issues similar to gravel pavements. Therefore, staff finds that covering 100 percent of the storage area with asphalt grindings would not be appropriate on a permanent basis, as the dust would interfere with the future development of commercial properties in the vicinity. However, staff recommends the approval of the exception subject to the conditions noted above that the use be temporary in duration.

## **ATTACHMENTS**

1. Exhibits
2. Applications and Narrative
3. Engineering review letter
4. Engineering plans
5. Landscape plans
6. Photometric plan
7. Traffic letter

## **RECOMMENDED ACTION**

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Staff recommends that the Planning and Zoning Commission (PZC) review, deliberate, and make the following motion:

A motion to recommend approval of the requested Conditional Use Permit to allow outdoor storage of vehicles as a principal use, approval of the requested Conditional Use Permit to allow a Planned Development, and approval of the requested development plan, all on the property at 8907 S. Route 31, per the findings in the staff report dated July 15, 2024, and subject to the 13 conditions and with the granting of the three exceptions noted in the staff report dated July 15, 2024.

Staff recommends that the approvals noted above be subject to compliance with the following 13 conditions:

1. The requested conditional uses shall be initially approved for a period not to exceed ten years, and the approval shall automatically be void after ten years. However, upon the written request by the applicant, the President and Board of Trustees may approve additional five-year extensions of the uses without the need for additional public hearings.
2. One year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the boundaries of the subject property, the conditional use approval shall automatically be void, and all outdoor storage shall be removed from the entirety of the property within that one-year period.
3. The temporary outdoor storage of semi-trucks and semi-trailers shall be the principal use of the property, and the outdoor storage of any other vehicles shall not cover more than 50 percent of the approved storage areas on the property.
4. Fuel storage tanks and fueling pumps shall be prohibited on the subject property.
5. Any vehicles used to transport fuels or other hazardous materials shall be prohibited from being stored on the property.
6. The repairing and servicing of vehicles and trailers shall be prohibited on the subject property.
7. All trailers and vehicles with storage compartments must be empty while stored on the property.
8. The dumping of landscape waste or other waste shall be prohibited on the subject property.
9. The bulk storage of mulch shall be prohibited on the subject property.
10. All tenants on the property must register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code, unless the tenant already has a valid business registration for a location elsewhere in the Village.
11. A formal traffic impact study must be submitted to the Village and be revised as needed to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.
12. Final engineering plans shall be submitted to the Village for review and must be revised to comply with the all of the Village's engineering consultant's review comments prior to consideration of the proposed uses by the Board of Trustees.
13. The applicant must submit photometric site plans to demonstrate the proposed lighting for the full extent of the requested outdoor storage area prior to consideration of the proposed uses by the Board of Trustees.

Staff recommends that the approval of the requested conditional use for a Planned Development include the granting of the following exceptions from the applicable bulk regulations of the Zoning Code:

1. Exceptions from Sections 26.4-2 & Table 26.5 of the Zoning Code to reduce the required number of understory trees and shrubs along Route 31 in exchange for an increase number of evergreen trees.
2. An exception from Sections 26.7 of the Zoning Code to eliminate the required landscape screening along the north side lot line and rear lot line, and to allow existing preserved vegetation to meet the requirement for landscape screening along the south side lot line and the front lot line.
3. An exception from Section 18.2-7 of the Zoning Code to allow the percentage of ground asphalt / broken concrete to exceed ten percent of the storage area.



## PLANNING & ZONING APPLICATION

### Property Information

**Common street address: 8813 Illinois Route 31**

PIN (Property Index Number): 19-15-300-013, 19-15-300-002

Current Zoning: M-1

Proposed Zoning: M-1

Current Use: Mining

Proposed Use: Outdoor Storage of Vehicles

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: 75.2 +/- If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): See attached

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### Property Owner Information

Name(s): John Harris

Business/Firm Name (if applicable): Southwind Industries, Inc.

Address: 2250 Southwind Boulevard

City/State/Zip: Bartlett, IL 60103

Phone Number: 630-497-8700

Email: jharris@grp7.com

### Applicant Information

Name(s): Rich Guerard

Business/Firm Name (if applicable): Guerard, Kalina & Butkus

Address: 310 S. County Farm Road, Suite H

City/State/Zip: Wheaton, IL 60187


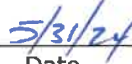
Phone Number: 630-698-4700

Email: rich@wypd.com

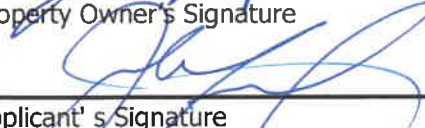

**PLANNING & ZONING APPLICATION**  
**Page Two**

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use	*	\$500 + \$10/ac over 2 ac	I	Yes	\$1,250.00
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review	*	\$500 + \$10/ac	M	No	\$1,250.00
<b>Total Fees – add column 6 (Separate Check)</b>					\$2,500.00
<b>Additional Fees</b>					
Stormwater Permit Application Fee to be paid at time of permit issuance ( <b>Separate Check</b> )					
Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required <b>Appendix B</b> = \$2,000 + \$100/acre for every acre over 5 acres ( <b>Separate Check</b> )					\$9020.00

*If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until payment is received.*


 Property Owner's Signature
 

 Date
 

**If Owner/Applicant is a School District please, fill out and submit Appendix N**


 Applicant's Signature
 

 Date

**All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.**

## Appendix I Conditional Use

Complete and submit the following information along with the Development and Zoning Application. For more information, refer to the Village's published municipal and zoning codes at:

<http://www.lith.org/administration/page/municipal-code-zoning>

1. Read Appendix A regarding public notice and hearing requirements
2. Plat of Survey
3. Current Deed to verify property ownership
4. Development Plans (if applicable) that comply with the Zoning Ordinance and all other Village ordinances to include:
  - a. Existing Conditions Plan
  - b. Site Plan
  - c. Utility Plan
  - d. Grading Plan
  - e. Landscape Plan
  - f. Lighting Plan
  - g. Color Building Elevations
  - h. Sign Plan
  - i. Detail Page
5. Appendix C -- Stormwater Application and associated reports, if applicable.
6. List of property owners within 250 feet in all directions (list parcel identification number, name, and street address) submitted. List of owners may be obtained from the Township Assessors Office. The number for Algonquin Township is (847) 639-2700 with offices at 3702 U.S. Highway 14, Crystal Lake. Grafton Township's phone number is (847) 669-3383 and its office is at 10109 North Vine Street, Huntley.
7. All documents and information necessary to comply with Village Ordinances.
8. Appendix B —Escrow (Reimbursement of Fees Agreement)  
At the public hearing, please provide the Affidavit of Notice Certification of Newspaper Publication

Submit 1 printout of each report and a PDF of each report.

Submit 1 Full Size (minimum 24" x 36") hard copy and a full size PDF of each required plan.

Appendix I  
Conditional Use

Conditional Use Applying For: Outdoor Storage of Vehicles as a Principal Use, Planned Development

**Standards and Findings of Facts  
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

**The proposed outdoor vehicle storage provides a local parking and storage option for small businesses and residents who may not be permitted to store commercial vehicles in residential communities.**

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

**The site is located in an industrial area where the predominant uses are mining. Vehicular access to the property will be direct to and from a state highway. Revenues from the parking will directly benefit the ongoing reclamation and future redevelopment.**

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

**The majority of surrounding properties are either active mining operations or have been previously approved for similar outdoor storage and vehicle parking. The parking revenue is a vital component to the reclamation and future re-development.**



Appendix I  
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

**This property is currently zoned M-1 with a Mining Use. This Conditional Use is a vital step toward redevelopment of the property potentially increasing the potential tax revenue.**

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

**The property access is direct to IL 31, IDOT recently completed a widening improvement project which included a turn lane and driveway improvements, we do not believe there will be an adverse effects.**

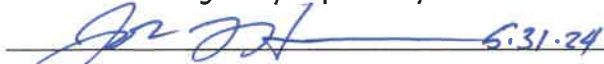
6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

**No needs for additional public facilities or services are anticipated, there are no sanitary or water services available and limited access to other utilities.**

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

**This use will comply with the zoning code with the stipulations proposed, we currently operate other compliant facilities in Lake in the Hills as well as other communities. We have the business structure and staff available to manage the site.**

8. The Village may impose any other criteria as identified in the Zoning Code.

  
Property Owner Signature                      5.31.24  
Date

  
Applicant Signature                      MAY 31. 2024  
Date



## Bluff City Materials, Inc.

May 31, 2024

### Bluff City Materials Proposed Development Plans and Progression Schedule

Bluff City's mining and reclamation operations are directly dependent on seasonal and regional construction projects, defining a progression schedule is somewhat difficult. However if we use historical trends weighted against customer forecasts we can anticipate that approximately 4.5 acres of quarry area reach restoration grades annually. The progression plan developed includes reclaiming the mined area from east to west in an effort to establish sufficient area for the interim parking use and to preserve the remaining aggregate reserves that are primarily in the west central region of the property. This progression also allows for a more economical means of accessing a greater quantity of aggregates.

Existing trees and perimeter vegetation have been preserved for the dual purposes of aesthetic screening and as a deterrent to pedestrian or small vehicle access. The topographical design will be completed in stages using the concept grading plan associated with our CCDD permits. This design relies on an inward gradient and limited discharge to assure that adequate monitoring and containment of potential sediment or contaminants. Once the CCDD design has been achieved and the permit closure final development plans will be completed and submitted.

Based on the anticipated reclamation rate operations will continue through 2032 before reaching a level of substantial completion allowing a practical preparation of a full scope development plan. It is our intention that the proposed interim use for outdoor storage and vehicle parking will continue until such time that the full scope development is available.

The parking site is available for immediate use. Plans are in development for the creation of a secondary stormwater basin, additional pavement construction and site lighting. Upon approval construction may begin immediately. The construction activities will have varying durations, however we would anticipate that the first phase of site development, lighting and landscape work could be completed within 120 days from plan approval. Additional development would progress as fill operations allow with completion expected by July 2026.



## Bluff City Materials, Inc.

May 31, 2024

### Overview of Bluff City Materials Lake in the Hills Mining and Reclamation Operation

Bluff City Materials operates within the business model of full cycle mining. This includes the initial mining and gravel processing operations, but also includes the reclamation and redevelopment of the quarried properties. During the mining process, as mineral reserves have been depleted in a region of the quarry, Bluff City coordinates the import of clean-fill materials under an approved EPA CC/DD Permit. Clay soil fill materials are placed to reclaim the excavated quarry in an effort to ready the property for future development. Bluff City has successfully completed, or is in process of completing, more than twelve of these full cycle mining operations in Cook and Kane Counties. The end result is more than 1,150 acres of formerly surfaced mined real estate has been redeveloped into productive commercial, industrial or residential properties.

Bluff City Materials acquired the subject property in 2014. At the time of the purchase a significant portion of the sand and gravel had been previously mined. Bluff City Materials purchased the property to supplement existing operations and facilities, and to broaden our mining operations by expanding to new regional markets. Sand and gravel mining operations continue on the property, however the recovery and processing costs are significant relative to the market value of the finished products.

In addition to mining virgin aggregates, Bluff City also recycles broken concrete and asphalt. There is a considerable demand for recycled aggregates, but conversely there is significant competition for the raw broken concrete in this market. The mining and material recycling operations generate revenue, however each are seasonally cyclical and the materials are only economically practical for local construction projects.

In an effort to utilize reclaimed portions of the mined property, and to provide a more consistent year round revenue source to support the mining operation, Bluff City Materials constructs and operates commercial parking and outdoor storage lots. These lots operate as an interim use for those portions of the property until such time that overall operations have been substantially completed and marketable redevelopment is possible.

Clay fill materials are densified as they are placed into the excavation, however as a practical matter these materials are not immediately able to support common infrastructure such as storm sewers, sidewalks and pavement. Depending on multiple factors; including seasonal moisture, material composition and fill depth, it may take several years for the soils to reach an adequate stability necessary to construct upon them.

Bluff City's parking facilities provide a distinct benefit to their communities by affording a regional location for small businesses and owner operators to park their commercial trucks and equipment in an industrial area. Municipalities and private homeowner's associations have limitations on what types of vehicles and equipment can be parked or stored in residential neighborhoods or on public streets. These parking facilities provide an affordable alternative for these businesses and residents. Bluff City's parking facilities operate on a parking space license agreements, each agreement has a 30 day minimum term and there are specific restrictions regarding types of equipment or activities that can be on property.

Considering these parking facilities are intended to provide an interim use for portions of a property during the reclamation, and considering the fill materials are not immediately suitable for permanent construction, there are some limitations to the installation of permanent infrastructure. As an example, in anticipation of irregular ground settlement it would be impractical to construct underground storm sewers, other utilities or pavements which may be damaged or displaced. Additionally, design standards or changing market conditions may render infrastructure elements incompatible with future redevelopment.

Bluff City Materials parking sites employ grading designs that alleviate the need for underground conveyance pipes, and there is little need for permanent utility services. Bluff City uses a composition of recycled asphalt and concrete pavements blended with recycled asphalt roof shingles to construct the parking surfaces. The combination of materials provides a solid support surface while maintaining some permeability, and the recycled shingles add a dust mitigation component. This product has been approved for use and installed at parking facilities in Elgin, Bartlett, Lyons and Thornton.

The duration of the site restoration process is difficult to define. Multiple factors including the amount or scope of regional construction projects with surplus clay soils, the net volume of materials removed, and market competition all play a factor. It is reasonable to expect that a quarry of this size and depth may take fifteen years or more to fully reclaim. During the initial restoration operation, a concept plan for the future development is contemplated to help strategize the restoration process. This development plan strives to anticipate future needs of the community and how the property will integrate with the surrounding properties. Provided the amount of time that is involved, the concept plan needs to be flexible to adapt to changing market and regulatory conditions.

Specific to this site, based on the annual sales averages, the restoration operations will continue for eight to ten years. This property does not have immediate access to public utilities and it is difficult to anticipate when connection would be available. Based on these and other factors, it is impractical to commit to a full development plan at this early stage in the restoration process. Bluff City has prepared and submitted a closure plan specific to the permitted CCDD fill operations. This plan addresses the proposed elevations and topography of the completed project, the on-site stormwater management, and post fill site closure plans which include landscape and surfacing materials. Once the site restoration reaches substantial completion such that a projected timeline for re-development can be established, a full scope site development plan can be prepared to supplement and eventually replace the existing closure plan.

Bluff City Materials submits this statement to supplement the Development and Zoning Applications with the intention of providing a better understanding of our co-dependent business operations but also to provide an understanding of why at this time a conventional development, stormwater or landscape plans may be premature. Our application requests include a conditional use permitting for the outdoor storage of vehicles as a principal use and specific deviations from the planned development standards. This use would have an initial term of ten years with an option to extend for an additional five years. The use would be specific to an identified 12.2 acre region of the property which will be isolated from other ongoing functions. The requested development standard deviations include; the use of blended recycled aggregates as the primary paving materials, limiting landscape improvements specifically intended to provide vision screening where voids in the existing tree line exist adjacent to the IL31 right of way, and the acceptance of a progressive stormwater management plan by which capacity is added in tandem with the progression of the reclamation. The interim development plan includes appropriate fencing and or physical barriers to control vehicular access, security camera coverage of access points and general lighting, each of which will be expanded as development progresses.

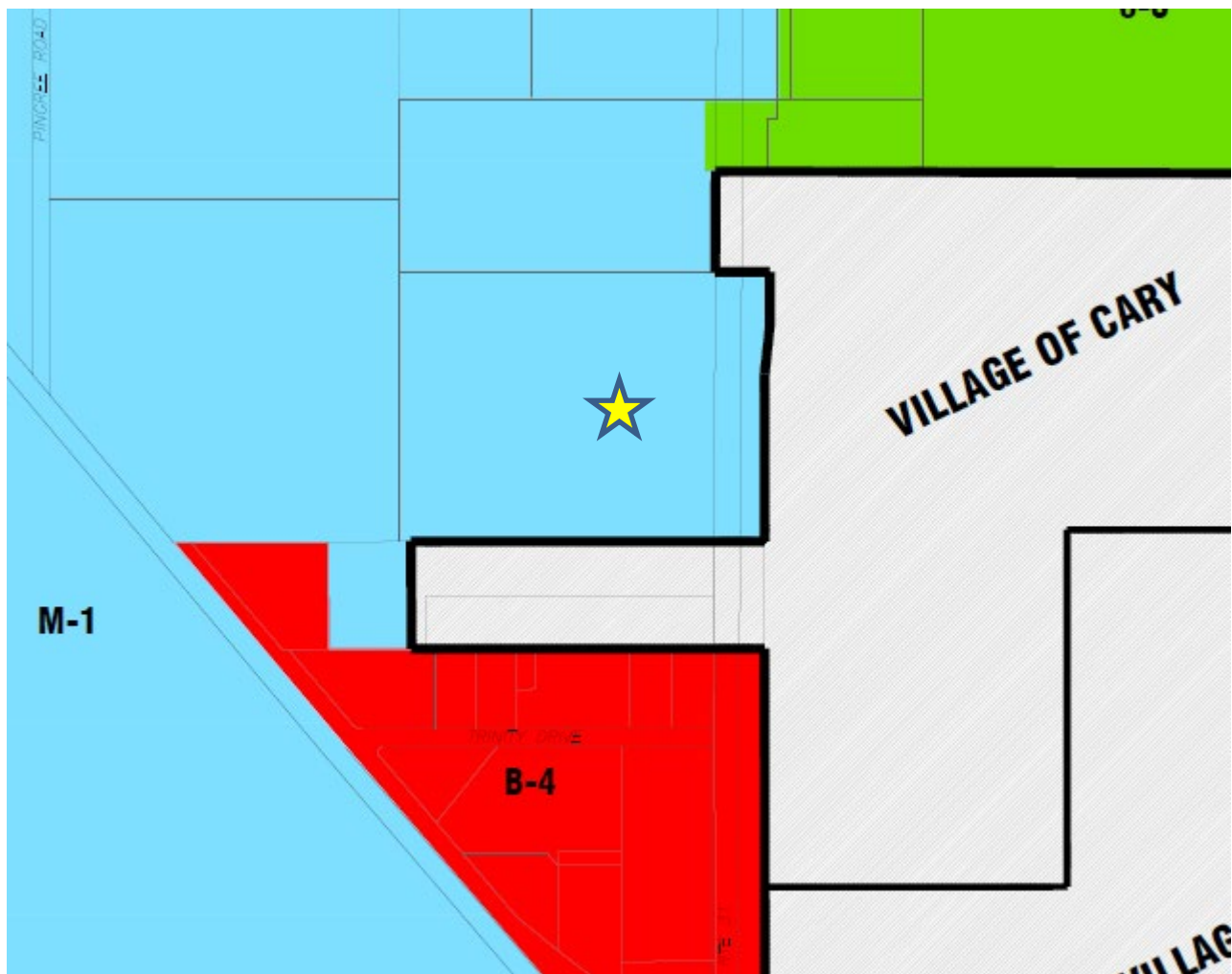
# Conditional Uses and Development Plan for the Outdoor Storage of Vehicles at 8907 S. IL Route 31



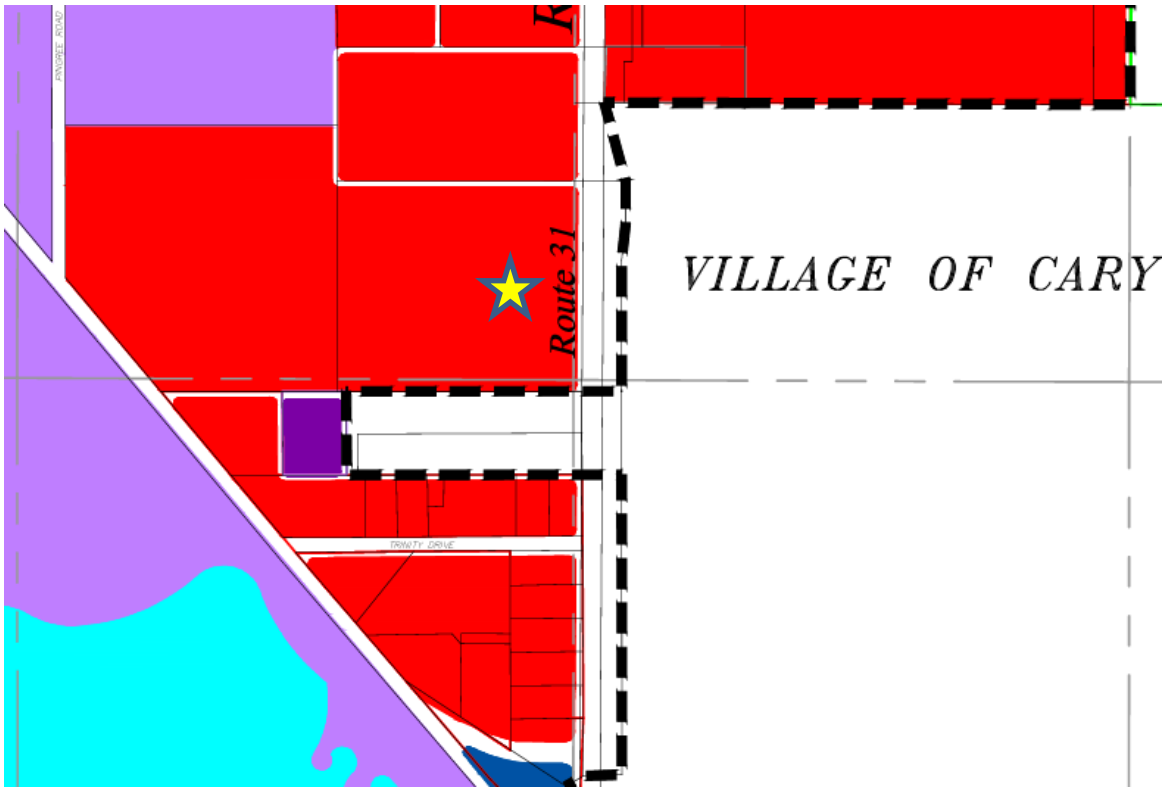
## 1. EXHIBITS

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### ZONING MAP



### FUTURE LAND USE MAP



AERIAL PHOTO



SITE PHOTOS



View of existing storage, looking south from northern lot line.



View of property from homestead on east side of Route 31 (nearest residence)





View of repair work  
taking place on the  
property

