
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: ORDINANCE: FINAL PLANNED UNIT DEVELOPMENT FOR SUGAR GROVE CENTER LOT 8
AGENDA: DECEMBER 17, 2024 VILLAGE BOARD MEETING
DATE: DECEMBER 10, 2024

ISSUE

Shall the Village Board approve an Ordinance for Final Planned Unit Development for Sugar Grove Center and Special Use for an Automobile Service Shop, Lot 9, 112 E Galena Boulevard.

DISCUSSION

At the December 3, 2024 Village Board Meeting the Village Board discussed the proposed Final PUD and Special Use for Lot 9 in Sugar Grove Center for the development of a new Jiffy Lube Service Center. Board members discussed the use, the overall site plan, landscaping and the architecture of the building. There were no concerns expressed with the use, overall site plan, and landscaping, however, the Board seemed to be split on the appearance of the building and requested that the applicant revise the proposed architecture to include more brick. The applicant has provided revised elevations incorporating more brick as requested and has also provided an updated landscape plan.

The Plan Commission discussed the proposed Final PUD at the November 20, 2024 meeting. Commissioners discussed if traffic would be an issue on Saturday mornings, oil spills, and if the proposed lighting would comply with the Sugar Grove Center PUD. They agreed that the Final PUD complies with the provisions in the Sugar Grove Center PUD and the Village Code. The Plan Commission made a recommendation that the Village Board approve the proposed PUD with the following conditions:

- The applicant will provide final signage plans prior to receiving Village Board approval.
- The applicant will provide revised final landscaping plans prior to receiving Village Board approval
- The applicant will be granted a deviation to not be required to install the required foundation plantings per the Village Code

The Plan Commission held the required public hearing for the Special Use permit on November 20, 2024. No objectors were present. The Commission discussed the proposed Special Use and overall did not have any concerns. The Plan Commission made a recommendation that the Village Board approve the proposed Special Use for an Automobile Service Shop and incorporate the Findings of Fact.

COSTS

All costs associated with the request are borne by the Applicant.

ATTACHMENTS

- Planning Commission Recommendation PC24-16
- Planning Commission Recommendation PC24-17
- An Ordinance Granting Approval of Final Planned Unit Development for Sugar Grove Center Lot 9
- Site Plan
- Revised Elevations
- An Ordinance Granting Approval of a Special Use Permit for an Automobile Service Shop for Sugar Grove Center Lot 9

RECOMMENDATION

That the Village Board approve the Ordinance granting Final Planned Unit Development approval for Sugar Grove Center Lot 9 with the following conditions:

- The applicant will be granted a deviation to not be required to install the required foundation plantings per the Village Code and landscaping be provided per the approved landscape plan.
- Subject to Village Engineer Approval.

That the Village Board approve the Ordinance granting a Special Use Permit for an Automobile Service Shop for Sugar Grove Center Lot 9.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michaels

Michael Schomas

James F. White

R E C O M M E N D A T I O N

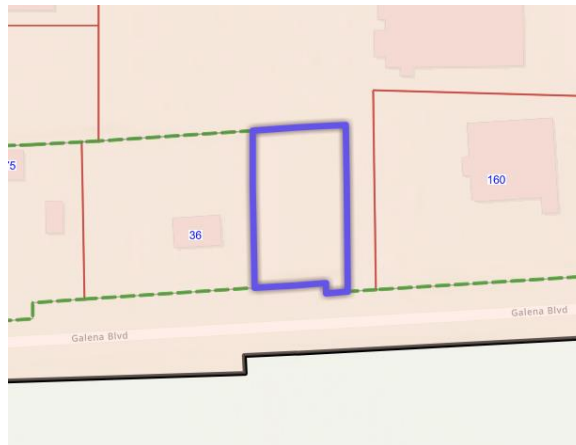
PC24-16

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of December 3, 2024
PETITION: 24-019 Final PUD Lot 9 Sugar Grove Center

PROPOSAL

Guggenheim Development Services is applying for a Final PUD for Lot 9 (112 E Galena Blvd) in Sugar Grove Center.

LOCATION MAP



BACKGROUND & HISTORY

The subject property is part of Sugar Grove Center, the preliminary Planned Unit Development (PUD) for this property was approved as part of the Sugar Grove Center PUD on September 21, 2004, Ordinance 2004-0921C. The Sugar Grove Center PUD included the Jewel-Osco building, a couple inline buildings and several out lots. This property is one of the remaining outlots left to be developed. The applicant is requesting approval of a Final PUD for Lot 9. This property has been vacant since Jewel-Osco and the other stores opened in 2006.

The subject property is .08 acres and is zoned B-3 PUD Regional Business District. It is located east of FNBO bank and west of Ace Hardware on Galena Blvd. The applicant proposes to build a new Jiffy Lube automotive service center on the property. The proposed development will include a 3,098 square foot, single-story building, with a detached trash enclosure and 10 onsite parking spaces. There will be three service bays in the building and approximately 30 vehicles will be serviced per day. Store hours will be 8 am to 7 pm Monday through Friday, 8 am to 5 pm on Saturday, and 10 am to 4 pm on Sunday. The store will employ one manager, two assistant managers, and six to eight additional employees. There will be one oil product delivery each week during regular business hours. Circulation on the property will be connected to the shopping center circulation roadway. The exterior appearance of the building, including the maroon, white, and dark brick color scheme will mimic existing Jiffy Lube service centers in other locations.

DISCUSSION

The Planning Commission discussed the proposed Final PUD. Commissioners discussed if traffic would be an issue on Saturday morning, oil spills, and if the proposed lighting would comply with the Sugar Grove Center PUD. They agreed that the Final PUD complies with provisions in the Sugar Grove Center PUD and the Village Code.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Final PUD for Lot 9 in Sugar Grove Center and incorporate the findings of facts with the following conditions:

- 1) The applicant will provide final signage plans prior to receiving Village Board approval;
- 2) The applicant will provide final landscaping plans prior to receiving Village Board approval;
- 3) The applicant will be granted a deviation to not be required to install eight linear feet of foundation landscaping around the building.

AYES: Guddendorf, Coia, Bieritz, Speciale, Jones

NAYES: None

ABSENT: Ochenschlager, Sabo

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



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R E C O M M E N D A T I O N

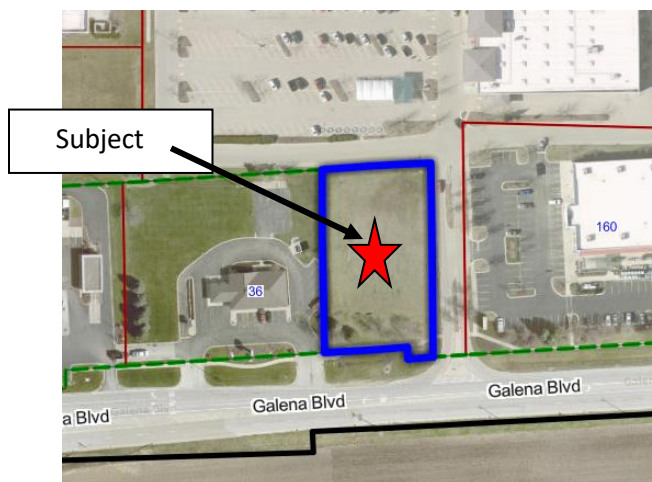
PC24-17

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of December 3, 2024
PETITION: 24-020 Jiffy Lube Special Use Permit for an Automobile Service Shop

PROPOSAL

The applicant is requesting approval of a Special Use Permit for an Automobile Service Shop in the B-3 Planned Unit Development (PUD) Regional Business District, pursuant to Section 11-4-22 of the Sugar Grove Zoning Ordinance.

LOCATION MAP



BACKGROUND & HISTORY

Jiffy Lube recently acquired the above-mentioned property and has contracted Guggenheim Development Services, a development firm, to construct a new Jiffy Lube service center at the subject property. The subject property is part of Sugar Grove Center, the preliminary PUD for this property was approved as part of the Sugar Grove Center PUD on September 21, 2004, Ordinance 2004-0921C. This property has remained vacant since that approval. The applicant is requesting approval of a Special Use Permit for an Automobile Service Shop in the B-3 PUD Regional Business District. The applicant proposes to build a new Jiffy Lube automotive service center on the property. The proposed development will include a 3,098 square foot, single-story building, with a detached trash enclosure and 10 onsite parking spaces. There will be three service bays in the building and approximately 30 vehicles will be serviced per day. Store hours will be 8 am to 7 pm Monday through Friday, 8 am to 5 pm on Saturday, and 10 am to 4 pm on Sunday. The store will employ one manager, two assistant managers, and six to eight additional employees. There will be one oil product delivery each week during regular business hours. Circulation on the property will be connected to the shopping center circulation roadway. The exterior appearance of the building, including the maroon, white, and dark brick color scheme will mimic existing Jiffy Lube service centers in other locations.

DISCUSSION

Commissioners discussed the proposal and had no concerns.

FINDINGS OF FACT

When considering special use requests, the Zoning Ordinance provides certain standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

The proposed Jiffy Lube automobile service shop use conforms to the Comprehensive Land Use Plan Commercial designation and also conforms to all applicable regulations of the Zoning Ordinance.

- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

The proposed Jiffy Lube automobile service shop will fit into this existing commercial development area. The building and site will blend in with and enhance the character of the area. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained.

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.

The proposed Jiffy Lube automobile service shop will not endanger the public health, safety, or general welfare of any portion of the community as demonstrated in the site plan, building plans, and photometric plan. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The proposed Jiffy Lube automobile service shop development is located on a vacant parcel in a commercial development. Essential services are established in the area and are available to the development. Municipal storm sewer, sanitary sewer, and water area available to the site along with dry utilities.

- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

The proposed Jiffy Lube automobile service shop will not create additional public costs or be detrimental to the economic welfare of the Village.

- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The proposed Jiffy Lube automobile service shop will not involve any activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

The (2) curb openings have been designed to meet Village of Sugar Grove standards. The (2) driveways are located in the proposed locations on interior development access roads and shall not create interference with surrounding public thoroughfares.

- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

The proposed Jiffy Lube automobile service shop will not increase flood potential. Stormwater will be conveyed via existing storm network to a regional pond.

- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

The proposed Jiffy Lube automobile service shop will not result in destruction or loss to scenic or historic features of the Village. The development is located on a vacant parcel in a commercial development.

EVALUATION

The Jiffy Lube service center would be a welcomed addition to the Village; it would help complete the Sugar Grove Center development. With the completion of Lot 9, only one undeveloped outlot remains in the development. The proposed Special Use Permit for an Automobile Service Shop would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas. The proposed site plan meets the Village's requirements for an Automobile Service Shop.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use/General – The proposed use remains consistent with the Comprehensive Plan and the Zoning on the property.

2. Existing Conditions – The property is currently vacant, and the proposed use is a permitted use within the Sugar Grove Center PUD.

3. Lots & Buildings – The building and parking lot dimensions comply with the Village Code and the Standards found within the Sugar Grove Center PUD.

4. Parking – Parking requirements will be met.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on November 20, 2024. No objectors were present.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Special Use Permit for an Automobile Service Shop and incorporate the findings of facts.

AYES: Jones, Guddendorf, Bieritz, Speciale, Coia

NAYES: None

ABSENT: Ochenschlager, Sabo



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2024-1217CD1

**An Ordinance Granting Approval of a Final Planned Unit Development for Sugar Grove Center
Lot 9
(112 E Galena Boulevard)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 17th day of December 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 17th day of December 2024

VILLAGE OF SUGAR GROVE
ORDINANCE NO. 2024-1217CD1

**An Ordinance Granting Approval of a Final Planned Unit Development for Sugar Grove Center
Lot 9
(112 E. Galena Boulevard)**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses, including planned unit developments; and,

WHEREAS, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which establishes a process for the approval of planned unit developments and final plans related thereto; and,

WHEREAS, Guggenheim Development Services, LLC (“Applicant”), has requested approval of Final Planned Unit Development Plan for Sugar Grove Center Lot 9 (“Final PUD”), with the subject property legally described in Exhibit “A”, attached hereto and incorporated herein by reference (“Property”); and,

WHEREAS, the Planning Commission/Zoning Board of Appeals held a meeting on November 20, 2024, to consider the Final PUD, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the Final PUD as described in their report PC Recommendation 24-16; and,

WHEREAS, the Village Board has reviewed the request and has deemed that Final PUD complies with the standards as set forth in the Zoning Ordinance of the Village of Sugar Grove and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals..

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

SECTION TWO: APPROVAL OF FINAL PLANNED UNIT DEVELOPMENT PLAN

Pursuant to Section 11-11-6-D of the Village of Sugar Grove Zoning Ordinance, Planning Commission/Zoning Board of Appeals has confirmed that the final plan submittals are in conformity with

the preliminary plan development ordinance. Accordingly, the Village Board hereby establishes that the Final PUD, attached hereto as Exhibit “B” and made a part hereof by this reference, is hereby approved on the Property, subject to the following additional conditions:

1. Development of the Property shall be in general accordance with the plans and elevations herein approved, including deviations granted for the landscape plan.
2. Subject to final Village Engineer approval.

SECTION THREE: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 17th day of December 2024.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James White	___	___	___	___

Exhibit A

(Legal Description)

LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439, IN KANE COUNTY, ILLINOIS.

Exhibit B

(Final PUD)

PROJECT INFORMATION

C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. CONTRACTOR TO FIELD TELEVIEW ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVIEWING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVIEWING.
- C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NOTED DURING CONSTRUCTION.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. REFER TO GEOTECHNICAL REPORT ON SHEETS C0.3 & C0.4 FOR EXCAVATION & FILL RECOMMENDATIONS.
- E. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- F. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- G. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
- H. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
- I. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- J. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- K. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
- L. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- M. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- N. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PARTNER ENGINEERING AND SCIENCE, INC.
- O. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK TESTS FOR FILL TESTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- P. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- Q. IF THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS, SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ILR10 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NPDES PERMIT NO. ILR10. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.25" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 7 DAYS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
- D. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ILLINOIS URBAN MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE NATIONAL ENGINEERING HANDBOOK SECTION 20 (NEH-20) AND STATE INTERIM SPECIFICATIONS SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 500.
2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 805 AND 814.
3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE (DOT CA-1, CA-2, CA-3, OR CA-4 CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 6 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR IV DEPENDENT. THE TRACKING PAD SHOULD BE THE FULL WIDTH OF THE EGRESS POINT (14 MINIMUM), AND SHALL BE A MINIMUM OF 70 FEET LONG. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 930.
4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM. STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHALL BE IN CONFORMANCE

- WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 561 - SILT SAVER OR APPROVED EQUIVALENT.
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY ON TACKERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 825.
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. CONCRETE WASHOUT FACILITY SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 954.
8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARDS 880 OR 965 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
9. IF SITE DRAINAGING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 813.
10. ALL OFF-SITE SEDIMENTATION SHALL BE CONSTRUCTED WITHIN 15 FEET OF THE AREA OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- G. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
- H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE SWPPP, EROSION CONTROL CONSTRUCTION PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT.
- I. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.
- J. SEE EROSION CONTROL PLAN FOR SPECIFIC EROSION CONTROL NOTES.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRI/ GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION
2" SURFACE COURSE
TACK COAT (STAGED PAVING)
2-1/2" BINDER COURSE
10" OF 3/4" CRUSHED AGGREGATE

- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS AND TRAFFIC LANES. TRAFFIC ARROWS, SAFETY SQUARES AND STOP BARS SHALL ALSO BE WHITE PAINT.

32 20 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK/PATIO CONCRETE - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTOR JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. DUMPTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
- a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING:
- b. TIE BARS AT ALL CONSTRUCTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- c. DUMPTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1). CONTRACTOR SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
- 2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH WOOD PLACED AT 12' O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTEAK 9" SPEED DOWEL TUBES SHALL BE USED.
3. HEAVY DUTY CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE.
- a. CONCRETE SHALL BE REINFORCED WITH 4"x4" W5X5X55 WELDED WIRE MESH. WELDED WIRE MESH SHALL BE PLACED IN THE UPPER 1/3 TO 1/2 OF THE SLAB.
- b. HEAVY DUTY CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1). CONTRACTOR SAWCUT JOINTS - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 1 1/2" IN DEPTH.
- 2). TYPICAL POUR CONTROL JOINTS - POUR CONTROL JOINTS SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
4. SUMP SHALL BE 25" OR LESS FOR SUMP-FORMED CURB AND GUTTER
5. SUMP SHALL BE BETWEEN 15" TO 21" FOR SUMP SUMP-FORMED CURB AND GUTTER.
6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
7. MAXIMUM AGGREGATE SIZE FOR EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIREING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W/4 X W/4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD

REQUIREMENTS WITH RESPECTIVE CONTRACTOR.

- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD. BUT LESS THAN 25 CU. YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH COMPOSITE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO THE MANUFACTURERS INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER. READY-MIX PRODUCER AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSION STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
- N. CONTRACTOR TO PROVIDE DOUBLE COAT 4" WIDE YELLOW PAINTED STRIPING FOR H.C. TRUCK SYMBOL AND HANDICAP ACCESSIBLE NO PARKING AREAS PER VILLAGE REQUIREMENTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. RESIST SURFACE SOIL STOCKPILES ON SITE AND SUPPLEMENT WITH IMPORTED OR EXCAVATED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINISHED GRADE. LANDSCAPING SHALL BE COMPLETED PRIOR TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM ESTATE ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- B. EROSION MATTING
1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN 5150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- C. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE Viable SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAY. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.
- D. SODDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, Viable LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTURBANCE. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD, TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKES FOR TREES AS REQUIRED.
- G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- H. ORGANIC MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- I. PLANTING EDDING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDDING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDDING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- J. LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE

SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER.

POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBER SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. CONTRACTOR TO FIELD TELEVIEW ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVIEWING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVIEWING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVIEWING.
- C. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET.
- D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A TURN (2-1474) N. HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE CLEANOUT ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 5/8" MINIMUM COVER SHALL BE PROVIDED OVER WATER PIPING UNLESS OTHERWISE SPECIFIED.
- F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A. ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY AND STORM SERVICE TO A POINT WHICH IS A MINIMUM OF 1' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS' CURRENT EDITION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO INSTALL WATER, SANITARY, AND STORM SEWER.
- K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	Type K Copper-Soft	ASTM B-88	ASTM B16.22, ASTM B16.29	ASTM B32 AWS A5.8 BCup Silver Braze
Sanitary Sewer	SDR 26 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM FB91	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	RRCP-Class V	ASTM C14, ASTM C76, AASHTO M170		ASTM C443 Rubber Gasket
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM FB91	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL JULIE AT A MINIMUM OF 2 DAYS PRIOR TO CONSTRUCTION. 2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES. 3. CONTRACTOR TO MAKE SURE THE REGIONAL STORMWATER POND IS IN PLACE BEFORE CONSTRUCTION CAN BEGIN. 4. PLACE ALL SILT FENCE AND INLET PROTECTION. 5. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED. 6. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS. 7. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. 8. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. 7. SOD ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. SOD ALL OTHER DISTURBED AREAS.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE



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SUGAR GROVE, IL
NEC OF RT 47 & E GALENA BLVD.

NO.	DATE:	ISSUE:	OWNER REVIEW - PERMIT SET	CITY RESUBMITTAL
	12-10-24			

CIVIL SPECIFICATIONS

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C0.3

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- ## PARTNER

PARTNER

- ## PARTNER

PARTNER

PARTNER

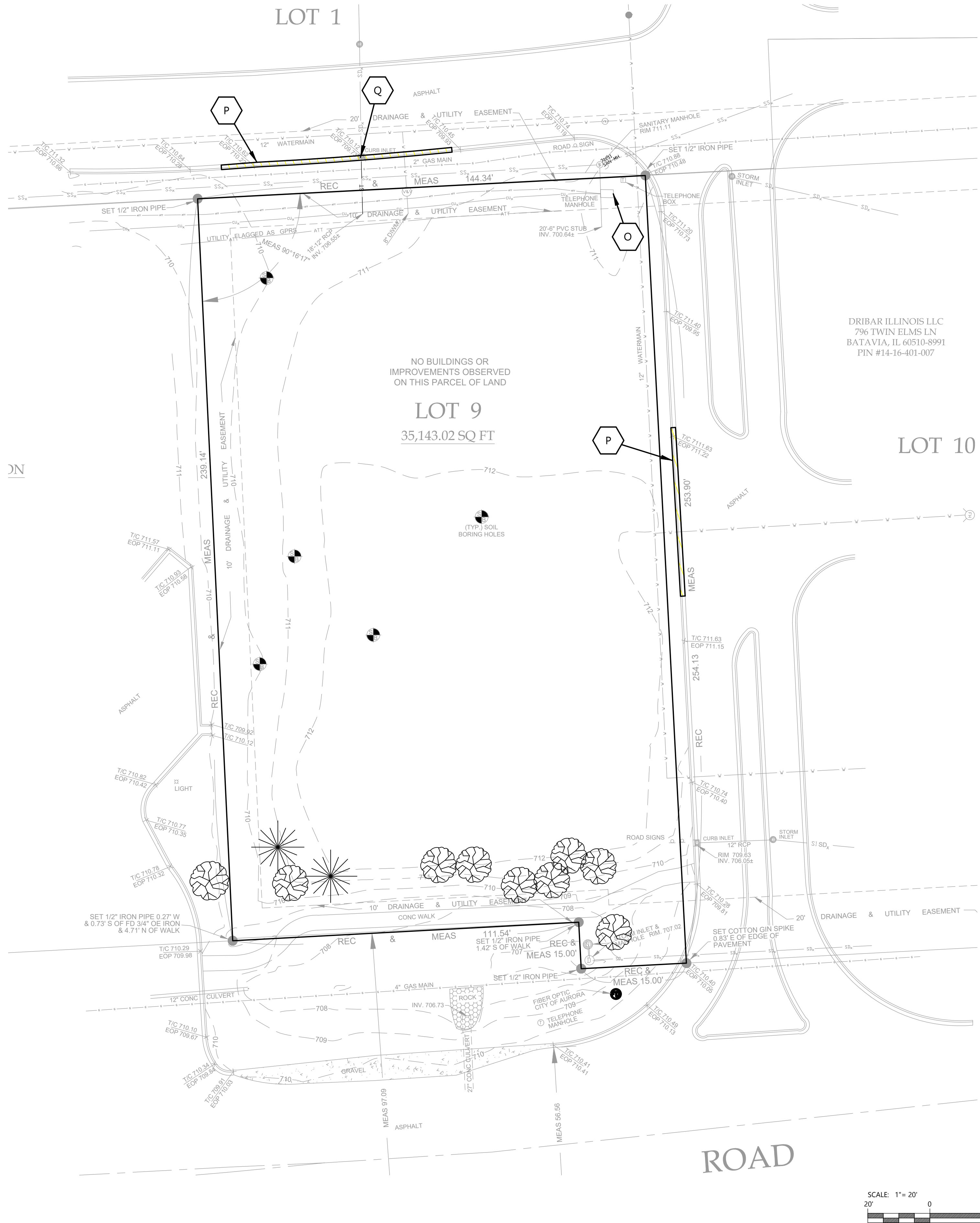
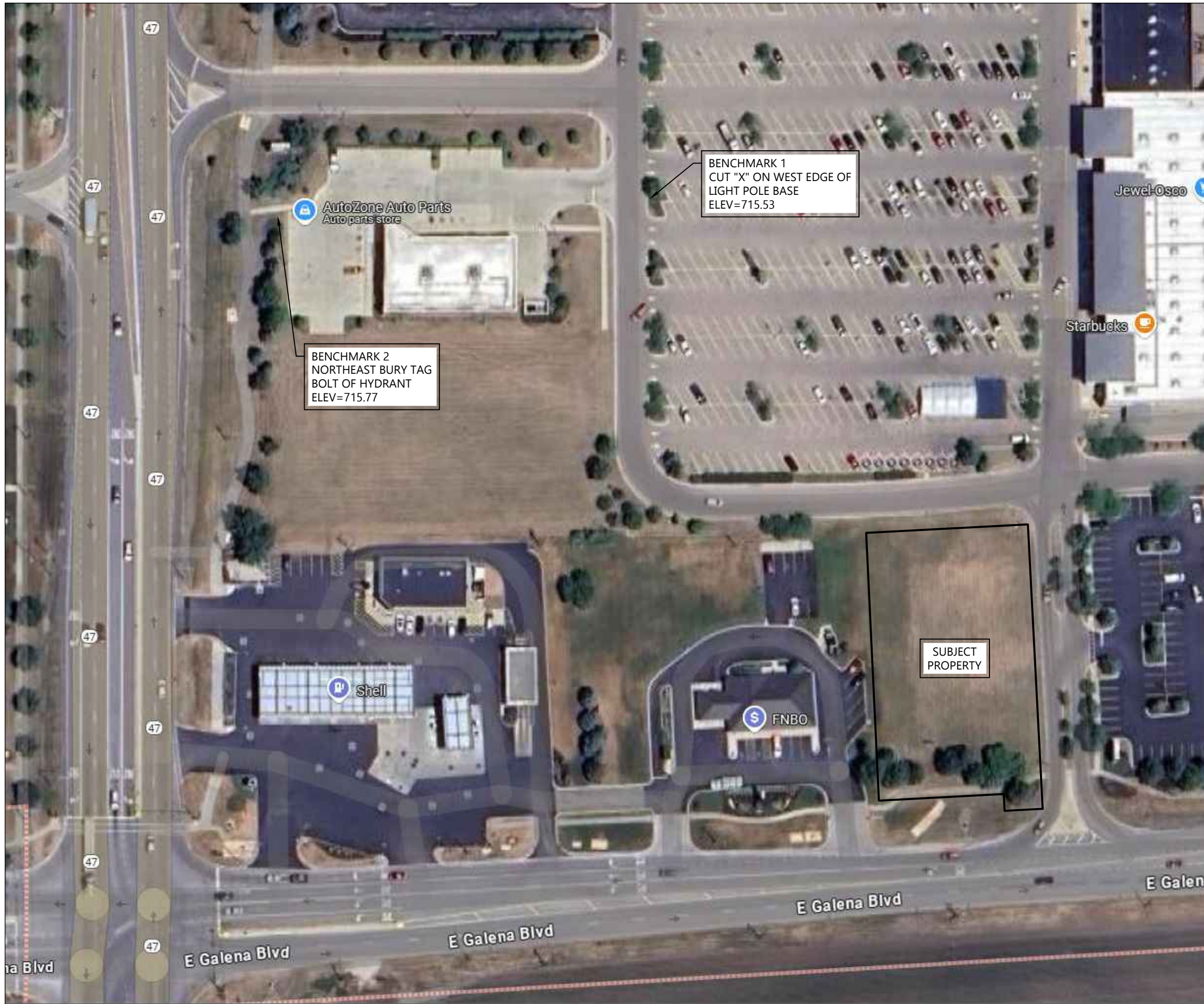
* Reinforced concrete should consist of 4,000 psi concrete with #3 reinforcing steel placed 18 inches on center each direction

PARTNER

NEC OF RT 47 & E GALENA BLVD.

[illegible]

C0.4



GENERAL NOTES:

- EXISTING CONDITIONS SURVEY PROVIDED BY RONALD BAUER WITH RB & ASSOCIATES CONSULTING, INC. APRIL 9, 2024.

KEYNOTES

- O ADJUST TELEPHONE MANHOLE, COORDINATE WITH UTILITY COMPANY
- P SAWCUT CURB HEAD BY APPROVED CONTRACTOR (NO HAND SAWING) OR REMOVE AND REPLACE
- Q REMOVE CURB INLET FRAME AND GRATE - TO BE REPLACED



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SUGAR GROVE, IL
NEC OF RT 47 & E GALENA BLVD.

NO.	DATE:	ISSUE:
	10-22-24	OWNER REVIEW - PERMIT SET
	12-10-24	CITY RESUBMITTAL

EXISTING SITE AND
DEMOLITION PLAN










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SHEET NO:

C1.0

LOT 2
PS 66 RESUBDIVISION

GALENA

ROAD

LEGEND:			
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
7	18" CONCRETE CURB & GUTTER. SEE DETAIL ON SHEET C2.0
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	POLE FOR TRANSFORMER BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	BUILDING MOUNTED HANDICAP SIGN PER STATE CODE. SEE DETAIL ON SHEET C2.1
13	HANDICAP STALL & STRIPING PER STATE/VILLAGE CODE. SEE DETAIL ON SHEET C2.1
14	PRECAST CONCRETE WHEEL STOP (TYP.)
15	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
18	STOP SIGN. SEE DETAIL ON SHEET C2.1
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
23	4" WIDE WHITE PAINT STRIPING (TYP.)
25	5.5" THICK CONCRETE EQUIPMENT PAD
27	SUMP PUMP (SEE PLBG FOR DETAILS)
28	OIL SEPARATOR (SEE PLBG FOR DETAILS)
29	12" WIDE WHITE PAINT "STOP BAR"
30	SAFETY SQUARE (SEE ARCH FOR DETAILS)
31	SINGLE LOOP BIKE RACK ON 6"x4" CONCRETE PAD. SEE DETAIL ON SHEET C2.0



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JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

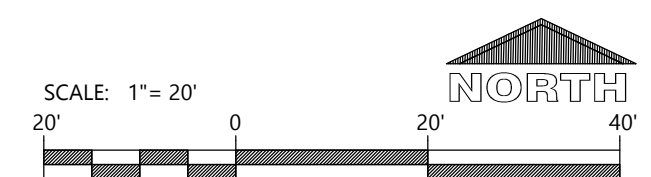
SUGAR GROVE, IL
NEC OF RT 78 & E GALENA BLVD.

NO.	DATE:	ISSUE:
	10-22-24	OWNER REVIEW - PERMIT SET
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SITE PLAN

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SHEET NO:	

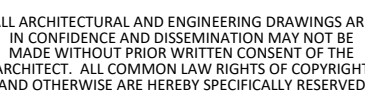
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- SEE SHEET CD.1 FOR BENCHMARK INFORMATION.
- HANDICAP STAIRS AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50% IN ANY DIRECTION. HANDICAP STAIRS & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50% AND RUNNING SLOPE OF 4:50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLET & CATCH BASINS ON- AND OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES	
EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT



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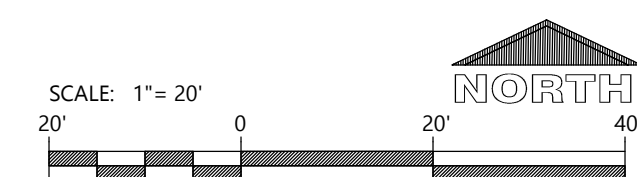
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JIFFY LUBE PROTOTYPE WITH STONEBRILL OPTIONS

SUGAR GROVE, IL

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TIONAL BANK OF OMAHA
DODGE ST STOP 3120
1AHA, NE 68197-3120
PIN #14-16-401-005

GALENA

LANDSCAPE AND
RESTORATION PLAN

- CONTRACTOR TO PROVIDE SODDED LAWN FOR ALL DISTURBED AREAS OUTSIDE PAVEMENT AND NOT SCHEDULED FOR MULCH.
- CONTRACTOR TO PROVIDE NON WOVEN WEED BARRIER FABRIC UNDER ALL MULCH AREAS.
- CONTRACTOR TO PROVIDE PLASTIC EDGING AT ALL PLANTER BEDS ADJACENT TO LAWN AREAS. SEE SHEET C0.1

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 ORGANIC MULCH

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2.5"	9
	Shadeblow Serviceberry	Amelanchier canadensis	2.5"	5
	EXISTING DECIDUOUS TREE		8"+	8
	Jack Flowering Pear	Pyrus calleryana 'Jazzman'	2"	3
	Redmond Linden	Tilia americana	2.5"	3
	Swamp White Oak	Quercus bicolor	2.5"	5
EVERGREEN TREES				
	EXISTING EVERGREEN TREE		8"+	2
	White Spruce	Picea glauca	2.5"	4
DECIDUOUS SHRUBS				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	24"	18
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	24"	16
	Rhododendron	Rhododendron haaga	24"	9
	Compact Amur Maple	Acer ginnala 'Compactum'	24"	3
EVERGREEN SHRUBS				
	Sargent Juniper	Juniperus chinensis 'Sargentii'	24"	43
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	24"	12
	Tauntonia Yew	Tauntonia	24"	6
	Wintergreen Boxwood	Buxus sinica var Insularis 'Wintergreen'	24"	17
PERENNIALS				
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	35
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	30
	Kobold Liatris	Liatris spicata 'Kobold'	1 gal pot	12

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U.S. OF 37-42 & CANADA, B.V.

[illegible]LANDSCAPE AND
RESTORATION PLAN

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C1.4



1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



NOT TO SCALE



1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. BLACK COLOR & FINISH
3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
4. MANUFACTURED BY MADRAX; PRODUCT: U238-IG (SF); 'U' BIKE RACK 2 BIKE

SINGLE LOOP BIKE RACK

NOT TO SCALE



NOT TO SCALE



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MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

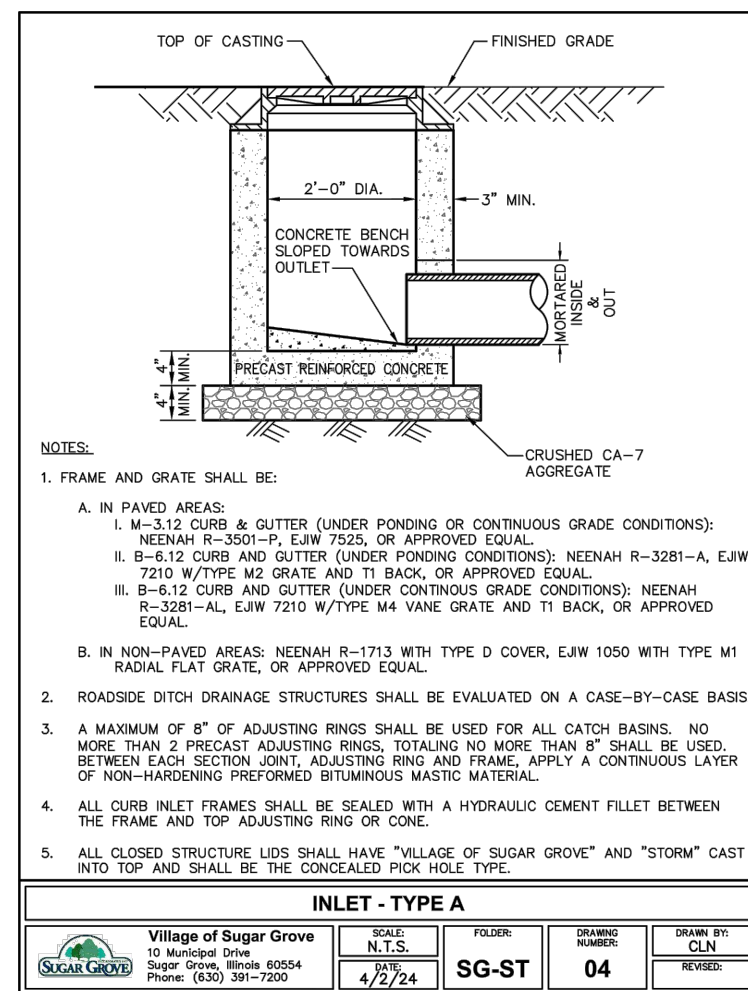
SUGAR GROVE. IL

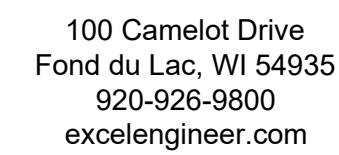
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DETAILS

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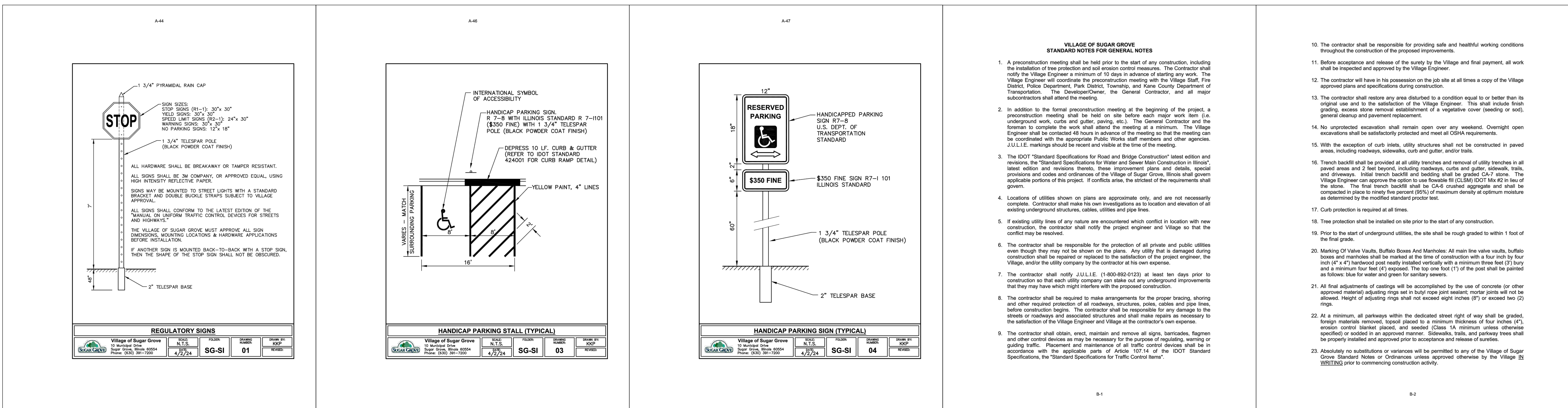
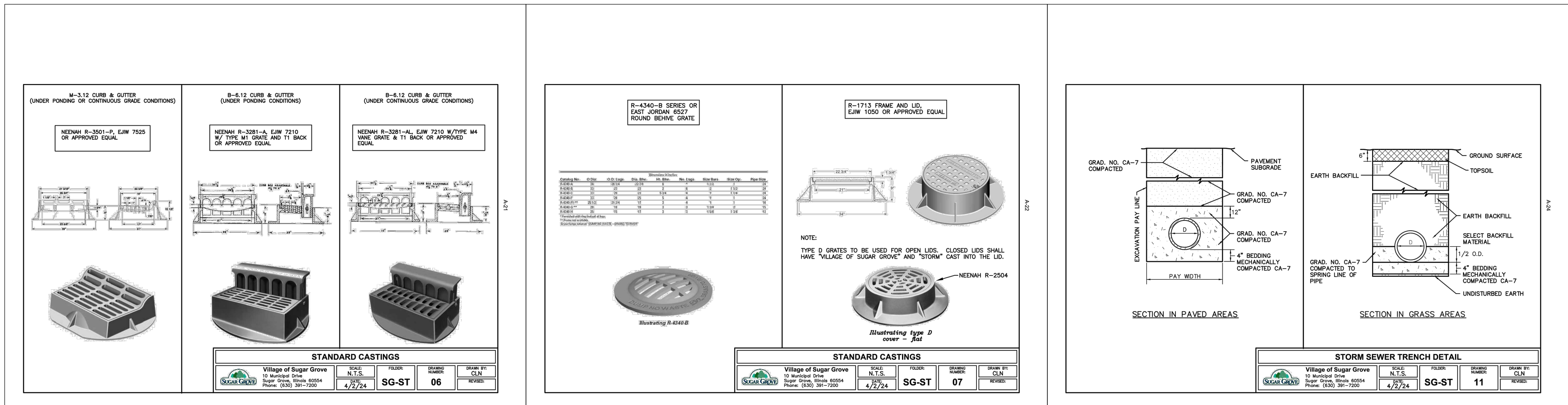
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	12-10-24	CITY RESUBMITTAL

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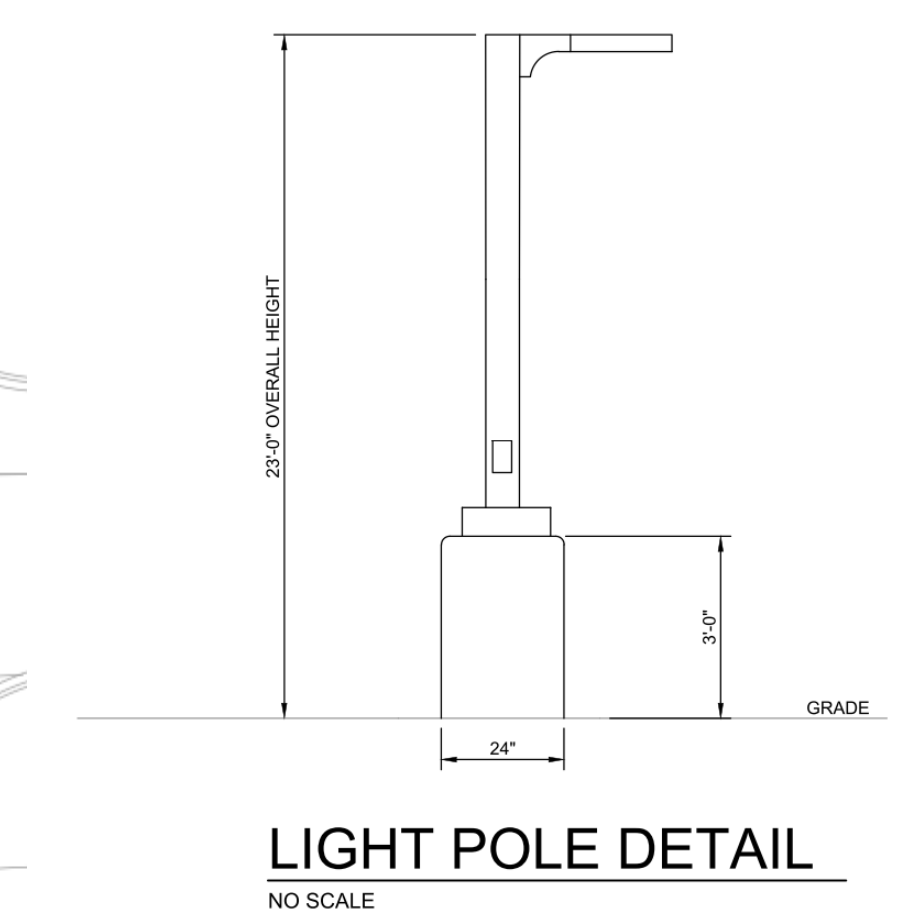
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LOT 1

LOT 2

CASTLE BANK NATIONAL ASSOC
FIRST NATIONAL BANK OF OMAHA
1620 DODGE ST STOP 3120
OMAHA, NE 68197-3120
PIN #14-16-401-005



LOT 10

[illegible]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Pakring Lot	✗	1.9 fc	3.8 fc	0.5 fc	7.6:1	3.8:1
Calc Zone #1	+	0.5 fc	3.9 fc	0.0 fc	N/A	N/A

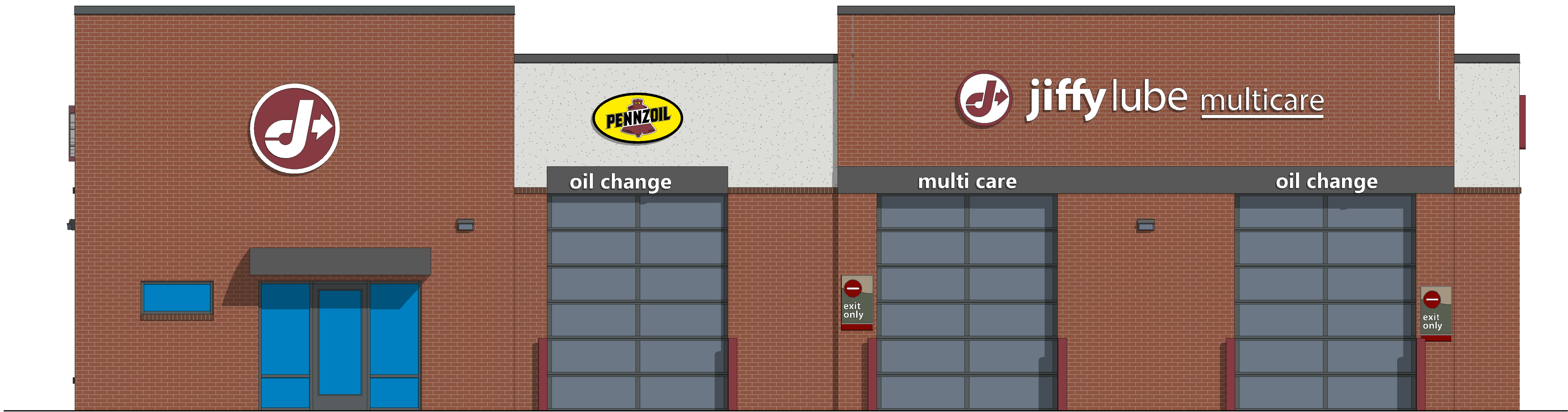


MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE WITH STONEBRIAR OPTIONS

SUGAR GROVE, IL
NEC OF RT 47 & E GALENA BLVD.

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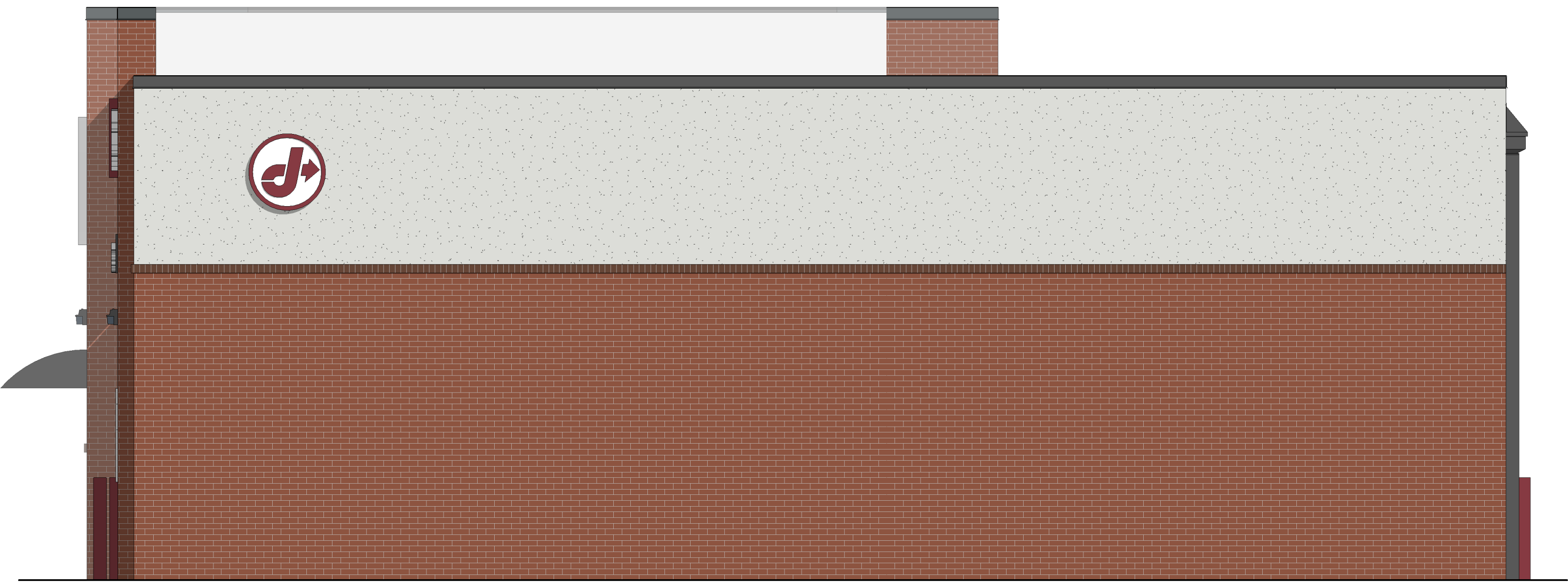
C3.1



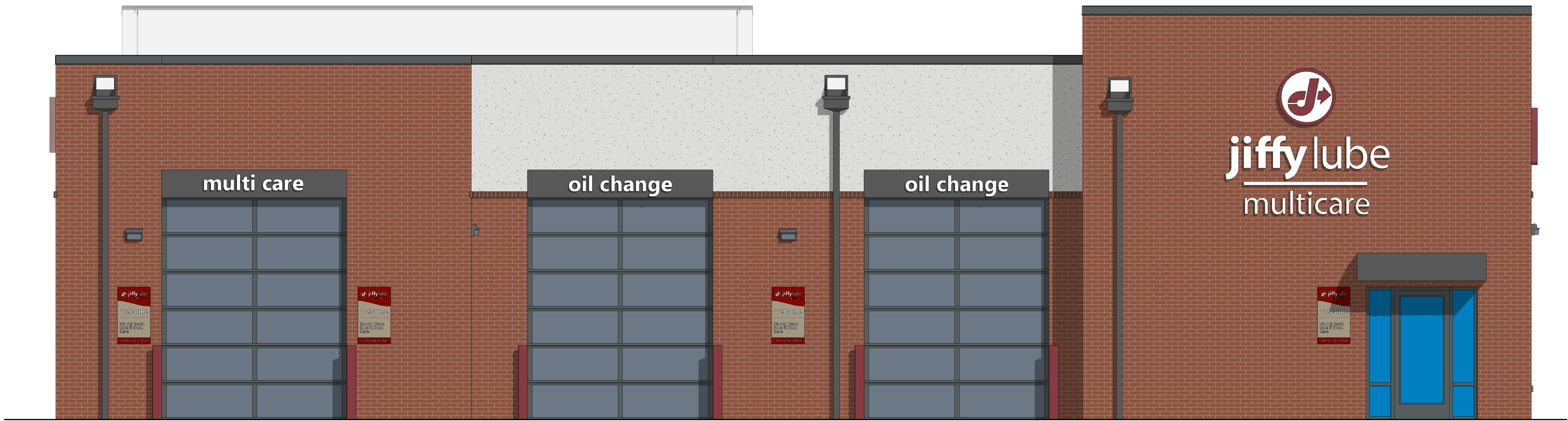
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)
2. APPLY CLEAR COAT OVER "LUXURIOUS RED" ON EXTERIOR APPLICATIONS.
3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.

EXTERIOR FINISH KEY

	PREFINISHED METAL CORING / FASCIA MFR: FIRESTONE UNA-CLAD COLOR: WHITE
	ALUMINUM STOREFRONT MFR: KAWNEER 1" INSULATED GLASS FRAMES: CLEAR ANODIZED
	BRICK VENEER MFR: GLEN-GERY COLOR: COLOR TO COMPLIMENT JEWEL-OSCO BRICK COLOR MORTAR: WESTERN LIME CORP W-11
	EIPS SYSTEM MFR:STO COLOR:SW7666 FLUER DE SEL



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2024-1217CD2

**An Ordinance Granting a Special Use Permit for an Automobile Service Shop
(Jiffy Lube – Sugar Grove Center Lot 9 – 112 E Galena Boulevard)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 17th day of December 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 17th day of December 2024

VILLAGE OF SUGAR GROVE
ORDINANCE NO. 2024-1217CD2

**An Ordinance Granting a Special Use Permit for an Automobile Service Shop
(Jiffy Lube – Sugar Grove Center Lot 9 – 112 E. Galena Boulevard)**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

WHEREAS, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which provides from the classification of special uses; and,

WHEREAS, Guggenheim Development Services, LLC (“Applicant”), is duly authorized to make application for a Special Use Permit for an automobile service shop on the property located on Lot 9 of Sugar Grove Center and legally described in **Exhibit “A”** (“Property”); and,

WHEREAS, the Applicant has made application to request to grant a Special Use Permit for an automobile service station on the Property; and,

WHEREAS, after due notice and opportunity to be heard, the Village’s Planning Commission/Zoning Board of Appeals held a public hearing on November 20, 2024, to consider the request to grant a Special Use Permit for an automobile service shop and no objectors were present; and

WHEREAS, the Planning Commission/ Zoning Board of Appeals made its findings of fact and recommendation in Planning Commission Recommendation PC24-17 that the Village Board grant the Special Use Permit; and,

WHEREAS, the Village Board has found that the requested Special Use Permit complies with the standards as set forth in the Zoning Ordinance and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USE

The Village Board hereby adopt the findings of fact for the Special Use as determined by the Planning Commission/Zoning Board of Appeals set forth on **Exhibit “B”**, and summarized below:

1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village’s Zoning Ordinance.
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
3. That the Special Use will not be hazardous or disturbing to exiting or future neighborhood uses.
4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

SECTION THREE: GRANTING A SPECIAL USE PERMIT

1. That a special use for an automobile service shop is **HEREBY GRANTED** as follows:
 - a. That a Special Use Permit for an automobile service shop is hereby granted on the Property, commonly known as Lot 9 of Sugar Grove Center and legally described in **Exhibit “A”**, attached hereto and made a part hereof by this reference. The special use shall be in substantial accordance with **Exhibit “C”**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

SECTION FOUR: CONDITIONS

That the Special Use is hereby granted upon the following conditions and restrictions pursuant to Section 11-13 of the Zoning Ordinance and as otherwise imposed by the Village Board in granting this application.

1. The special use shall, in all respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified, in each instance, by the Village Board, pursuant to the recommendations of the Planning Commission/Zoning Board of Appeals.
2. The Special Use Permit approval will lapse and have no further effect twelve (12) months following the date of this Ordinance, unless: (1) a building permit has been issued (if required); or, (2) the use or structure has been lawfully established. A Special Use Permit also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the Special Use.

SECTION FIVE: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 17th day of December 2024.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James White	___	___	___	___

Exhibit A

(Legal Description)

LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439, IN KANE COUNTY, ILLINOIS.