



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Tuesday, July 08, 2025 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Motion to approve Planning and Zoning Meeting minutes from November 21, 2024

PUBLIC COMMENTS: *(General Comments)*

NEW BUSINESS

2. **Case 2025-01** Special Use/Planned Development Amendment – To develop a fifty-lot subdivision of hangar homes at the Poplar Grove Airport located at 11619 Illinois Route 76, Poplar Grove.

2025-01A - The proposed annexation of approximately 3.438 acres of territory, being a portion of PIN 05-01-200-017 into the Village of Poplar Grove, Illinois. Filed by Bel Air Estates, LTD.

2025-01B - An amendment to the existing Special Use/Planned Community Development with Special Use Permit Number 2108-03, regarding the property at 11619 Illinois Route 76, Poplar Grove, Illinois 61065 (commonly known as the Poplar Grove Airport), with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010 to allow for the development of fifty (50) residential/Hangar (known as hangar homes) lots per section 8-5-8 of the Village of Poplar Grove Zoning Code. Filed by Bel Air Estates, LTD.

2025-01C - A Map Amendment per section 8-5-5 of the Poplar Grove Zoning Code to change the existing zoning of GB (General Business District) and AG (Agricultural District)

to R-2 Single Family Residential two (2) District for a portion of the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport) and with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010. Filed by Bel Air Estates, LTD.

2025-01D - Consider a preliminary and final plat of subdivision per the Village of Poplar Grove Subdivision Ordinance 9-3-3-1 and 9-3-4-1 regarding the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport). Filed by Bel Air Estates, LTD.

3. **Case 2025-02** The applicant, Inkberry Solar, LLC, PO Box 310, Highland Park, IL 60035 on behalf of the property owner Tahoe Trading Company, LLC 1610 Candlewick Drive SW, Poplar Grove, IL 61065 is requesting a Special Use Permit to install non-building ground mounted solar collectors on the real property with PIN 03-23-200-014 and PIN 03-23-200-017. The property is zoned LI (Light Industrial) and requires a Special Use Permit per section 8-6-11 and 8-5-7 of the Poplar Grove Zoning Code.

ADJOURNMENT



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

PLANNING & ZONING COMMISSION

Thursday, November 21, 2024 - 6:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

MINUTES

CALL TO ORDER

The meeting was called to order by Chairwomen Jessica Roberts at 6:00pm

ROLL CALL

PRESENT

Chairwomen Jessica Roberts
Commissioner David Allgood
Commissioner Amy Ekberg
Commissioner Kim Krawczk
Commissioner Nate Sroka
Commissioner Darrell McFarlin
Clerk Karri Miller
Attorney Richard Burin
Zoning Official Ken Garrett

ABSENT

Commissioner Melissa Robinson

APPROVAL OF AGENDA

Motion made by Commissioner Allgood, Seconded by Commissioner Sroka. Motion passed via voice vote

APPROVAL OF MINUTES

1. Motion to approve minutes from October 30, 2024 Planning and Zoning Commission Meeting
Motion made by Commissioner McFarlin, Seconded by Commissioner Sroka. Motion passed via voice vote.

PUBLIC COMMENTS: *(General Comments)*

none

NEW BUSINESS

2. Case 2024-03 a Special Use Permit to allow an Agricultural Building to be placed at 13714 Poplar Grove Road. The property is Zoned RE (Residential Estate).

Ken Garrett read the staff report into the record.

Commissioners asked questions

Luke Cavil (Applicant) was sworn in at 6:13 pm and answered questions from the commissioners.

Suzane Savites was sworn in at 6:17 pm and asked questions about the size of the barn.

Motion made by Commissioner Allgood, Seconded by Commissioner Krawczk to approve the findings of fact.

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka to approve the special use with the 3 conditions as present by staff

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

Ken Garrett read the staff report into the record for the variance case v2024-01
commissioners asked questions related to the variance

Motion made by Commissioner Allgood, Seconded by Commissioner Ekberg to approve the finding of facts for the variance V2024-01.

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

Motion made by Commissioner McFarlin, Seconded by Commissioner Sroka to approve the variance V2024-01.

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

Ken Garrett read the findings of fact into the record for the variance V2024-02
no questions from the commissioners

Motion made by Commissioner Allgood, Seconded by Commissioner McFarlin to approve the findings of fact for the variance V2024-02.

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

Motion made by Commissioner Krawczk, Seconded by Commissioner Ekberg to approve variance V2024-02.

Voting Yea: Chairwomen Roberts, Commissioner Allgood, Commissioner Ekberg, Commissioner Krawczk, Commissioner Sroka, Commissioner McFarlin

ADJOURNMENT

Motion made by Commissioner Krawczk, Seconded by Commissioner Sroka. Motion passed by voice vote.

The meeting adjourned at 6:30pm

**NOTICE OF PUBLIC HEARING
POPLAR GROVE PLANNING AND ZONING COMMISSION**

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Tuesday, July 8th, 2025 at 6:00 pm in the Village Board Room, 200 North Hill Street, Poplar Grove, Illinois, 61065 for the purpose of considering the following items:

1. The proposed annexation of approximately 3.438 acres of territory, being a portion of PIN 05-01-200-017 into the Village of Poplar Grove, Illinois. Filed by Bel Air Estates, LTD.
2. An amendment to the existing Special Use/Planned Community Development with Special Use Permit Number 2108-03, regarding the property at 11619 Illinois Route 76, Poplar Grove, Illinois 61065 (commonly known as the Poplar Grove Airport), with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010 to allow for the development of fifty (50) residential/Hangar (known as hangar homes) lots per section 8-5-8 of the Village of Poplar Grove Zoning Code. Filed by Bel Air Estates, LTD.
3. A Map Amendment per section 8-5-5 of the Poplar Grove Zoning Code to change the existing zoning of GB (General Business District) and AG (Agricultural District) to R-2 Single Family Residential two (2) District for a portion of the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport) and with PINS: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006 and 05-01-101-010. Filed by Bel Air Estates, LTD.
4. Consider a preliminary and final plat of subdivision per the Village of Poplar Grove Subdivision Ordinance 9-3-3-1 and 9-3-4-1 regarding the property at 11619 Illinois Route 76, Poplar Grove, IL 61065, (commonly known as the Poplar Grove Airport). Filed by Bel Air Estates, LTD.



June 30, 2025

Mr. Ken Garrett
Building and Zoning Official
B&F Construction Code Services Inc.
2400 Vantage Drive
Elgin, IL 60124

Via Email Only

Re: *Bel Air North Subdivision
Annexation & Planned Unit Development Application Review*

Dear Ken:

Please allow this to acknowledge receipt of the following:

- Annexation for petition, dated 6/13/25.
- Annexation plat, prepared by Arc Design Resources dated 5/22/25.
- Special Use Application filed by Mr. Steve Thomas, dated 6/13/25.
- Application for a zoning map amendment filed by Mr. Steve Thomas dated 6/13/2025.
- Final Plat of Bel Air North, prepared by Arc Design Resources dated 6/03/25.
- Plans, Stormwater Management Report, PUD Plan, Water & Sewer Permits.

We have reviewed the same as pertinent to the PUD application and zoning petition. This review is not an "in depth" review of the plan/stormwater management report documents, rather our comments are focused upon the overall layout and general conformance with code. Detailed plan/permit review comments will be supplied to the Village on or before 7/12/25.

Annexation Petition

- We have reviewed the documents and offer no comments at this time.

Annexation Plat

- The Surveyor of Record should sign and seal the plat. No other comments at this time.

Special Use Application

- See reference to the NRI under the review of the final plat.
- Please provide evidence of the EcoCat consultation as outlined in the application.
- We wanted to point out that, as written, the special use application is applicable only to the parcel that will be annexed as a detention facility.

Zoning Map Amendment & Request for Code Variations

- It should be noted that the Developer is making improvements in lieu of providing sidewalks and park space. Specifically, the water main along Travel Air Way will be upsized from 8" to 12", and the water main will be extended to the east property line of the tract. The Developer has also agreed to provide a water main easement along the east property line of PIN number 05-01-100, the north side of PIN number 05-01-300-14 and the west side of PIN number 05-01-400-10. These water main easements will allow for the connection of the Village's west water distribution system with the south distribution system. Once connected, the south system will have a reliable, redundant source of supply from the west system. We recommend that the easement documents be developed and executed concurrently with the construction of the improvements in Bel Air North, and that the documents be recorded as a condition of final acceptance of the subdivision improvements of Bel Air North. Finally, it should be recognized that, unless development occurs requiring a water main extension, the Village will be responsible for the construction of the future main improvements south of Bel Air North subdivision. For the record, it is our opinion that that upsizing improvements and easements are of benefit to the Village and the Village should waive the sidewalk/park space requirements in lieu of the water main/easement.

Final Plat of Bel Air North Subdivision

- A preliminary plat is required by code. The Developer has provided preliminary layout drawings, and since the subdivision is being completed through the PUD process we recommend that the requirement for a preliminary plat be waived as it offers little value to either the Developer or the Village.
- The maintenance responsibilities for the detention facility should be clearly identified. We assume that the owner of the property will be responsible for the maintenance of the pond.
- The code requires a soils investigation to be completed by the Boone County Soil and Water Conservation District. The procedures outlined by code are geared towards evaluation necessary for private sanitary sewer facilities (i.e., septic systems), and determinations if hydric soils exist, or if conditions are conducive to hydric soil formation. We don't want to discount the importance of these types of tests, but this subdivision will be serviced by public sewer so we think that the testing outlined by code should be eliminated, and in its place we suggest that the Village require a geotechnical report appropriate for the proposed improvements be conducted in its place. We do think it is important to obtain soil data at or below the proposed building foundations, and data should be provided for the deepest utility (most likely sanitary sewer).
- Section 9-3-2 (C) requires an NRI to be filed with the Village. We recall that an NRI was completed at or about the time that the property was rezoned or shortly before. Nothing on or surrounding the property has substantially changed since the time that the hangars along Orth Road were constructed. If there was an NRI completed in the past 10 years, we think it could be used to satisfy the code requirement.
- Water main easements need to be added to the plat. See attached red line drawing.
- There is a 20' front building setback line proposed for most of the lots. There are no sidewalks planned for the subdivision so any vehicles parked in the driveway will not block sidewalks. The Village should be aware that there is roughly 35' +/- between the back of curb and building setback line which is not enough room to stack vehicles two deep on most lots.

- Lots 40 and 41 have 12' front building set back lines proposed which appear to be necessary due to the cul-de-sac. The driveways for these lots are not impacted by the smaller BSL, however the BSL should be shown on the plat.
- Section 9-4-2 (N) limits the length of cul-de-sacs to 600'. A variance is needed for the length of the proposed cul-de-sacs. We want to note that the driveways and front yards for lots 12-19 will be heavily impacted by snow removal operations and we strongly recommend that the buyers of these properties understand that there will be considerable snow that will be stored at the end of the cul-de-sac.
- Section 9-4-5 (B) limits the block length to 1,000'. Again, a variance is needed as technically the block length exceeds the limit prescribed by code.

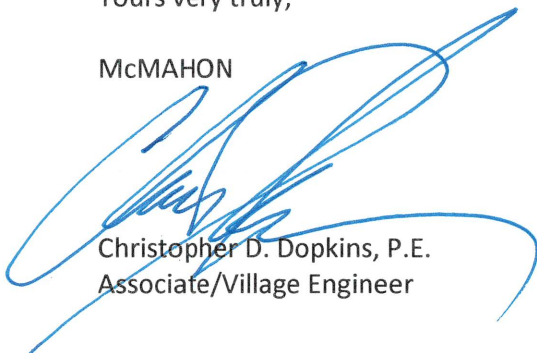
Plans

- Section 9-5-9 of the code requires sidewalks, and a variance to this section of code is needed as the subdivision does not have sidewalks.
- Section 9-5-8 and section 9-6-9 has requirements for street lighting. We didn't see references to street lighting in the plan set. We do recommend that a light be placed at the Cobblestone/Orth intersection.
- The thru lanes of the Orth Road/Cobblestone Trail should align with each other. There isn't enough of Cobblestone Trail shown on the plans to determine if the thru lanes align. The alignment should be a condition outlined in the PUD.

Please do not hesitate to contact me at (815) 636-9590 with any questions, or if I may be of further assistance.

Yours very truly,

McMAHON



Christopher D. Dopkins, P.E.
Associate/Village Engineer

Cc: Ms. Kristi Richardson, Village President
Mr. David Howe, Director of Public Works
Mr. Aaron Szeto, Village Attorney
File

BEL AIR NORTH SUBDIVISION

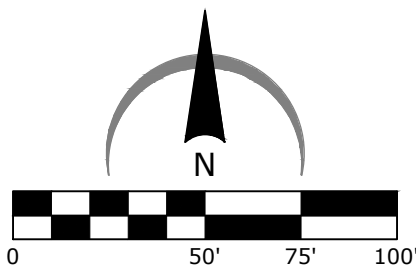
OF

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334



Bearings are based upon G.P.S.
observations and referenced to the
Illinois State Plane Coordinate System
East Zone (NAD 83)

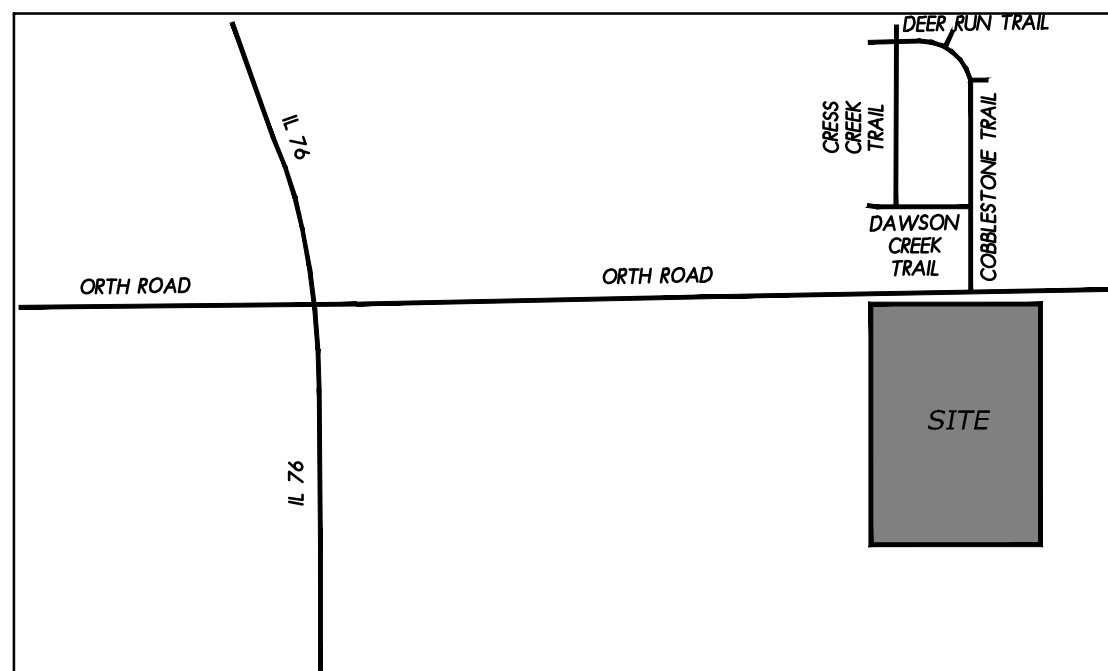
OWNER

Bel-Air Estates LTD
11619 IL Route 76
Poplar Grove, IL, 61065

THE TRAILS OF DAWSON CREEK
PLAT 1
Recorded September 9, 2005 in Plat Index File Envelope
332-A, as Document No. 2005R10424

OUTLOT 1

COBBLESTONE
TRAIL



LOCATION MAP
(not to scale)

Found "MAG" Nail
Found 3/4" Iron Pin 4.70' West of
the coordinate value stated on
Illinois Department of Transportation
Right-of-Way Plat, Job No.
R-92-011-09 dated April 18, 2012.

LEGEND

- N 20°37'40" W
(N 22°30'57" W)
- BOUNDARY LINE
MEASURED DIRECTION/DISTANCE
RECORD DIRECTION/DISTANCE
SURVEY MONUMENT FOUND
SURVEY MONUMENT SET
RIGHT-OF-WAY MARKER
SECTION LINE
CENTER LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING SETBACK LINE
PROPOSED SETBACK LINE
- SECTION CORNER
- UTILITY EASEMENT
UTILITY EASEMENT
TAXIWAY EASEMENT
DRAINAGE EASEMENT
WATER MAIN AND EMERGENCY
VEHICLE INGRESS/EGRESS EASEMENT
WATER MAIN EASEMENT

LINE TABLE

- Ⓐ S 89°47'34" E 20.00'
Ⓑ S 0°12'26" W 7.91'
Ⓒ N 89°47'34" W 7.91'
Ⓓ S 0°12'26" W 10.00'
Ⓔ S 0°12'26" W 10.00'
Ⓕ N 0°12'26" E 16.00'
Ⓖ N 89°47'34" W 17.00'
Ⓗ N 47°26'13" E 29.88'
Ⓘ S 47°21'16" E 29.89'
Ⓙ N 89°47'34" W 17.00'
Ⓚ S 0°12'26" W 16.00'
Ⓛ N 9°13'42" E 25.31'
Ⓜ S 8°48'50" E 25.31'

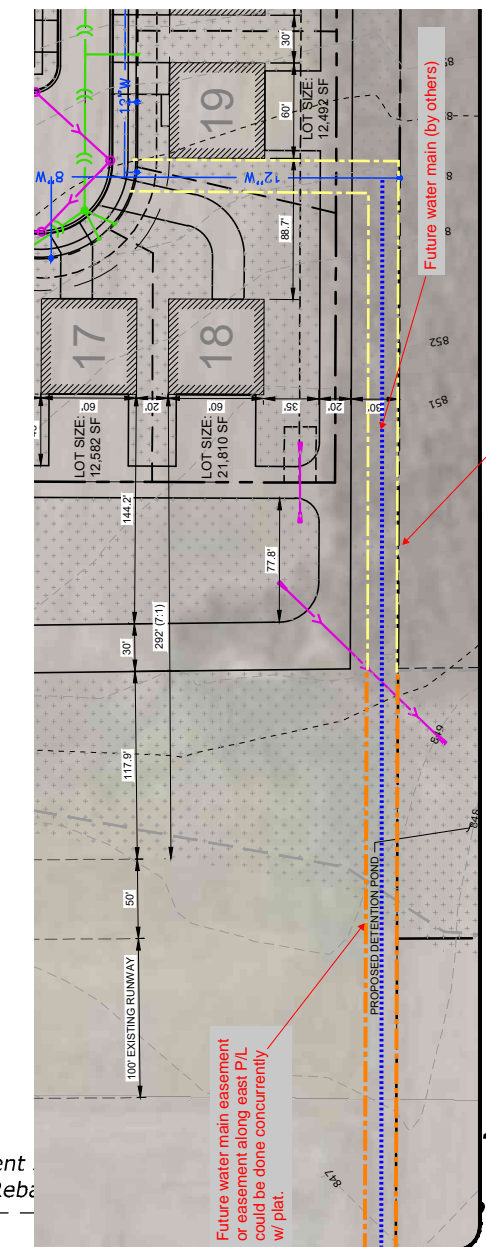
UNSUBDIVIDED

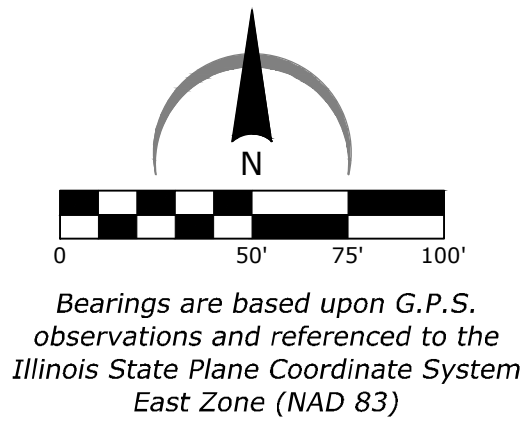
CURTISS COURT
HEREBY DEDICATED TO THE PUBLIC

TRAVEL AIR WAY
HEREBY DEDICATED TO THE PUBLIC

UNSUBDIVIDED

Water Main Easement needed





BEL AIR NORTH SUBDIVISION

OF

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

OWNER
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CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, Lee S. Sprecher, hereby certify that, at the request of the owners, I have surveyed and subdivided according to the annexed Bel Air North Subdivision; being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17007C0105C) with an effective date of February 18, 2011.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel identified above is located in North Boone Community Unit School District 200.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this _____ day of _____, 2025.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 My current license expires: _____



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

As owner, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. I/we further certify that there are no liens or encumbrances on the property contained in this plat except. I/we further certify that the parcel identified above is located in North Boone Community Unit School District 200.

Bel-Air Estates LTD

Steve Thomas - President

CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Steve Thomas, personally known to me to be the President of Bel-Air Estates LTD and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President of said corporation, he signed the foregoing document pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 2025.

Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that, to the best of my knowledge, the property described in the attached surveyor's certificate, which will be known as Bel Air North Subdivision is located within the boundaries of the following School District, North Boone Community Unit School District 200.

Dated this _____ day of _____, 2025.

Nan Schilling - Board President

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I hereby certify that I have caused measurements to be taken of the property embraced within the annexed plat of Bel Air North Subdivision, and found it correct as to the distances and monuments. All streets and sidewalks shown herein have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by bonded contract to my approval.

Dated this _____ day of _____, 2025.

Village Engineer

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Village of Poplar Grove has reviewed the attached plat of Bel Air North Subdivision.

In witness thereof, I have hereto set my hand this _____ day of _____, 2025.

Kristi Richardson - President of Village Board of Trustees

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Board of Trustees of the Village of Poplar Grove did, at its meeting on the _____ of _____, 2025 approve of the annexed plat and authorize it to be recorded.

IN WITNESS THEREOF, I, _____, Village Clerk of the Village of Poplar Grove, hereunto set my hand and affixed the seal of said Village of Poplar Grove, this _____ day of _____, 2025.

Village Clerk

CERTIFICATION BY COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I, Julie A. Bliss, County Clerk of Boone County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the plat of Bel Air North Subdivision.

In witness thereof, I have hereunto set my hand and seal of the County of Boone this _____ day of _____, 2025.

Julie A. Bliss - County Clerk

CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

"Filed for record this _____ day of _____, 2025, at _____ o'clock ____ M.
recorded in Book _____ of Plats, page _____ and examined."

Julie A. Bliss - County Recorder

Giselle Lenover - Chief Deputy Recorder

Document Number _____

UTILITY COMPANIES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS.

We Commonwealth Edison Company, Verizon Select Services, Inc. and Northern Illinois Gas Company by our signatures hereon do hereby acknowledge that we have received a copy of Bel Air North Subdivision and we hereby consent to the recording of said plat as prepared.

COMMONWEALTH EDISON COMPANY VERIZON SELECT SERVICES NORTHERN ILLINOIS GAS COMPANY

By: _____ By: _____ By: _____

Dated: _____, 2025 Dated: _____, 2025 Dated: _____, 2025

EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the Plat and marked "Easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility services or cable television service; also is hereby granted the right to use the streets for said purposes, the right to overhang lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area, said storm and sanitary sewers and water mains, pipes, conduits, cables, poles wires, braces, guys, anchors and other equipment, and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere with any of the said public utility equipment or cable television equipment installed on said easement. No permanent structures shall be placed on said easement, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

If the grade of the subdivision property must be so altered or if private storm and sanitary sewer service lines require that the underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.

An easement is hereby reserved for and granted to NICOR F/K/A NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes, Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 505/2(e) of the "Condominium Property Act (Illinois Compiled Statutes , Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to Commonwealth Edison Company G.T.E. North, Grantees, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on this plat for streets and alleys, whether public or private, together with the right to install the required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots": "common elements "open space "open area", "common ground "parking and common area". The terms "Common area or areas" and "Common Elements " includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District, or structures such as a pool or retention pond, or mechanical equipment. Relocation of the facilities will be done by the Grantee at cost of Grantor/Lot Owner, upon written request.



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2420 Vantage Drive
CORRESPONDENCE:
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TRAINING • INSPECTIONS • CODE CONSULTING

PHONE (847) 428-7010
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TOLL FREE 1-800-232-5523
E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: June 30, 2025

RE: Special Use/Planned Development Amendment – To develop a fifty-lot subdivision of hangar homes at the Poplar Grove Airport located at 11619 Illinois Rouse 76, Poplar Grove.

Hearing Date: July 8, 2025 at 6:00 p.m.

The petitioner is requesting to develop a 50-lot subdivision of hangar homes. This requires an amendment to their existing Special Use Permit/Planned Development 2018-03. The current Zoning District is General Business (GB).

Adjacent Zoning Districts

North Residential (R-1)
South Single Family Residential 1 R-1 (Bel Air Estates Subdivision)
West County AG
East County AG

The proposed project includes the following:

1. Map Amendment/Zoning Change from GB to R-2
2. An Annexation of 3.438 acres for storm water detention
3. Amendment to their existing Special Use/Planned Development
4. Preliminary and Final Plat Approval
5. Exceptions to the current zoning code in regards to the planned development

The Poplar Grove Airport is proposing a fifty (50)-lot subdivision on their property. The proposal is for lot development and infrastructure. There are no model homes being presented. Each buyer of a lot will submit plans to Steve Thomas (Owner) and he will approve the drawings. Once the owner approves the drawing, a building permit application will be submitted to the village for approval. The development will be called Bel Air North Subdivision. All lots will have access to the taxi-way for accessing the runways.

The property is currently zoned General Business (GB) and the petitioner is requesting to rezone this area to R-2. This requires a map amendment.

Poplar Grove Airport – Bel Air North Subdivision

The annexation of 3.438 acres for stormwater is a partial annexation of 40 acres. This does not require approval from the Planning and Zoning Committee, but the rezoning to the R-2 zoning district does require a recommendation from the Planning and Zoning and approval from the Village Board. All annexed properties into the Village come in as R-1.

The Polar Grove Airport is under an existing Planned Development/ Special Use and therefore requires an amendment to their existing ordinance 2018-03. See attached.

As with all subdivisions, a preliminary plat is required. In this instance, the petitioner is requesting final plat approval as well.

The lot sizes within the proposed developments are between 10,000 square feet and up to 25,000 square feet with the majority around the 10,000 square foot number. The R-2 Zoning District based on proposed lot sizes is the most appropriate for this development. Although, the Description and Purpose of the district is to accommodate existing developments, it is appropriate in this case to accommodate the development as zoning district R-2. The table below describes the bulk requirements for the R-2 Zoning district and the proposed setbacks with some exceptions.

Exceptions Requested	R-2 Proposed	R-2 Required
Front Yard	20	20
Side Yard	10/20	10/25
Driveway Rear	0	3
Sidewalks	Relief Requested	Required
Landscaping	Relief Requested	One tree per lot
Buffer Yards	Relief Requested	From GB
Directional Signage	12	6

Exceptions requested:

1. Lots 1, 30, 31, 40, 41 and 50 are requesting the front side setback to be 12 feet versus the required 20 feet. Staff has no objection to this request.
2. The combined side yard setbacks require a total 25 feet. The requirement states each sideyard setback shall be ten feet with a combined setback of 25 feet. Staff has no objection to this request.
3. Paved rear setbacks are required to have a setback of 3 feet from the property line. Since this area is adjacent to the taxi-way, it is logical and acceptable to seek this relief. Staff has no objection to this request.
4. All sidewalks within a new subdivision requires public sidewalks in all developments. The petitioner is requesting relief from this requirement. Staff has no objection to this request.
5. The petitioner is requesting relief from land dedication requirements for greenspace and playground areas (see section 9.02 and 9.03 of the subdivision requirements. The Village Board may accept a cash contribution.
6. Directional Signage is limited to 6 square feet in size, the petitioner is requesting 12 square feet in size. Staff request an example of an elevation of the sign in order to make a determination.
7. The subdivision Control Ordinance requires a tree on each lot in the right of way. The Public Works Director is requesting no trees be placed in the right of way. Trees could be located on the lot owner side. The Landscaping Requirements in the Zoning Code

Poplar Grove Airport – Bel Air North Subdivision

8. exempts single family uses from the requirements. Tree height is also limited to certain lots not to exceed 18 feet due to air traffic.
9. Buffer yards are required between commercial zoned districts and residential districts. The petitioner is requesting this requirement be waived since this is within the airport and is dedicated to airport activities.

Below is the Justification from Lauren Downing of Arc Design for the exceptions to the requirements of the village codes. This is permitted through the PUD process. This information is also in the attachments, but I felt it would be easier to follow within the report.

Statement of Justification for Zoning Exceptions

The requested PUD amendment and subsequent exceptions is for the proposed Bel Air North neighborhood, a development that offers a distinctive residential experience centered around direct connectivity between homes and adjacent aviation facilities. The development's unique neighborhood lifestyle, which integrates residential living with private taxiway access to the adjacent airport, necessitates thoughtful deviations from standard zoning requirements outlined in the Poplar Grove, IL Ordinances.

Setback Reductions:

The proposed reduction of front (side) setbacks from 20 feet to 12 feet, combined side setbacks from 25 feet to 20 feet, and paved rear setbacks from 3 feet to 0 feet is essential due to both spatial constraints and safety requirements. FAA-mandated horizontal and vertical spacing restrictions, as well as the physical limitations imposed by existing runways, demand more compact home placements to maintain both regulatory compliance and community functionality. Additionally, each home must have direct rear access to a designated private taxiway, which in turn precludes the ability to meet traditional rear setback standards.

Sidewalk and Public Road Limitations:

Given the integration of aviation infrastructure, traditional public sidewalks are incompatible with the development's design. Residents use the private taxiways to move safely between residences and airport facilities, as evidenced by longstanding practices in the adjacent established neighborhood. To prevent public traffic from entering the taxiways, the public roads cannot cross taxiways—access to the taxiways by the public has historically led to unsafe incursions by vehicles.

Buffer Yard and Greenspace Deductions:

Requesting elimination of buffer yard requirements and exemption from land dedication for greenspace or playground is driven by the community's unique format. The value proposition of the neighborhood lies in its integrated access to aviation facilities and open taxiway vistas—not traditional park amenities or buffering. Community gathering and recreation occur organically within the airport facilities, offering a lifestyle that deviates from standard expectations but serves resident needs more effectively.

The street improvements will be public streets. No fencing is proposed for this project. Since the buildings will be custom built, anti-monotony will not be an issue in general. This will be verified during the building permit process. The parking space requirements are a minimum of two spaces per property. They could be in the garage. I have reviewed the Declaration of Covenants, Conditions and Restrictions (CC&R). I recommend that a general statement be included within that document that Building Permits may be required for certain improvements and or repairs and that they should contact the Village of Poplar Grove Building Department even

Poplar Grove Airport – Bel Air North Subdivision

though there may not be a need for the owner to sign off on the project see section 2.02 (h) as an example.

Recommendation: The Special Use Permit/Planned Development Amendment and the proposed subdivision building is in keeping with the area. Staff recommends approval of the Special Use Permit/Planned Development Amendment subject to the following conditions:

1. Approval from the Illinois Department of Transportation be received prior to issuing any Building Permits.
2. Approval from the Boone County Soil and Water Conservation District be received prior to issuing any Building Permits.
3. Approval from the Fire District be received prior to issuing any Building Permits.
4. The Village Engineers Report and recommendations shall be followed.
5. The monument signage shall comply with all village requirements.
6. Directional signage shall be submitted for review.
7. The petitioner shall submit a lighting plan for approval.
8. The land dedication for Public Parks is not being provided therefore a cash contribution is required.
9. Provide approval from the Illinois Department of Natural Resources.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove

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P.O. BOX 5178
ELGIN, IL 60121-5178

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To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: June 30, 2025

RE: Poplar Grove Airport Amendment to their existing Special
Use/Planned Development - Finding of Facts

Hearing Date: July 8, 2025 at 6:00 p.m.

Findings of Fact

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Proposed 50 lot hangar home subdivision will not be detrimental or endanger the public health, safety, morals, comfort or general welfare. The project is in keeping with the airport uses by creating additional availability of products for its customers and clients. The re-zoning of the property from General Business (GB) to Single Family R-2 is the most appropriate zoning for this location based on lots sizes and bulk requirements.

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

The Poplar Grove Airport Property is a large property with relatively little adjoining structures adjacent to it other than Bel Air Estates, which is a similar product where they have single family homes with either attached hangars or detached hangars. No properties will be impacted by this approval nor will property values be diminished.

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The proposed subdivision will not impact the current operation of the airport or other surrounding properties. It is an enhancement to the area.

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

Proper utilities, access roads and drainage will be provided for this development. The development provides access for all lots to the taxi-way easement for all properties to utilize the existing runways. To insure the improvements are adequate the village engineer's recommendations shall be followed.

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

A new ingress and egress will be provided for the development off of Orth Road. The impact of the proposed project will have little to no impact to traffic congestion on any public streets.

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The petitioner has requested a number of exceptions to the village code. The village has reviewed those requests and believes it is in keeping with the operation of the airport. The regulations of the particular zoning district are in compliance with the spirit of the district.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
BEL AIR NORTH**

Prepared by and Return to:

AGHL Law
Attn: Kelly Hintzsche
839 N. Perryville Road, Ste. 200
Rockford, IL 61107

BEL AIR ESTATES, LTD., an Illinois corporation (hereinafter referred to as “Declarant”), is the Owner in fee simple of that real estate situated in Poplar Grove, Boone County, Illinois, as legally described in the attached **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the “Subdivision”); and

WHEREAS, the Bel Air North Subdivision is being developed in connection with the existing Bel Air Estates fly-in community, which was created for aviation enthusiasts seeking a fly-in lifestyle, offering residents private, convenient access to aviation facilities for the use of their personal aircraft; and

WHEREAS, the Declarant now desires to develop the Bel Air North Subdivision into a community of hangar homes having a private aircraft hangar integrated with a residence and featuring a network of private taxiways to provide direct access to the adjacent Poplar Grove Airport, a private commercial airport (the “Airport”); and

WHEREAS, the Declarant recognizes the necessity of establishing certain covenants, conditions, and restrictions to govern the use and development of the Subdivision in order to maintain a harmonious and aesthetically appealing environment for all residents, to provide for the safety and well-being of all owner, and to protect the property values of the Subdivision; and

WHEREAS, the Declarant now desires to set forth the terms and conditions under which all real property in the Subdivision may be developed, used, and conveyed, and to establish provisions for the maintenance of the shared easement as described herein; and

WHEREAS, the Declarant has the authority to impose these restrictions upon the real property within the Subdivision for the mutual benefit and protection of the property owners and the overall community; and

WHEREAS, these Covenants, Conditions, and Restrictions shall apply to each Lot in the Subdivision and shall be binding upon all present and future Owners of the Lots, their heirs, successors, and assigns.

NOW, THEREFORE, in accordance with the above-stated purpose and by the authority vested in the Declarant, the following Declaration of Covenants, Conditions, and Restrictions is made for the benefit of the Subdivision and its residents, and shall apply to all Lots within the Subdivision.

Article I. Definitions

Section 1.01 “Aircraft Hangar” shall mean a fully enclosed structure designed and constructed specifically for the storage and protection of at least one personal aircraft.

Section 1.02 “Declarant” shall mean BEL AIR ESTATES, LTD., an Illinois corporation or its successors in interest.

Section 1.03 “Hangar Home” shall mean a structure incorporating both (i) an enclosed aircraft hangar suitable for the storage of at least one personal aircraft, and (ii) residential living quarters intended for full-time or seasonal occupancy.

Section 1.04 “Lot” shall mean each individual parcel of land within the Subdivision that is designated for the construction of a single-family home with an Aircraft Hangar.

Section 1.05 “Owner” shall mean the Owner of record, whether one or more persons or entities of fee simple title to any Lot which is a part of the Subdivision, and shall include contract sellers or contract purchasers, but shall not include those holding title merely as security for the performance of an obligation.

Section 1.06 “Subdivision” shall mean the subdivided real property legally described in **Exhibit A** known as “Bel Air North Subdivision.”

Article II. Use Restrictions

Section 2.01 Each Lot in the Subdivision shall be held, sold, and conveyed subject to the restrictions and conditions set forth in this instrument, which shall be construed as covenants running with the land, binding upon all parties having any right, title, or interest in the property or any portion thereof, and upon their heirs, successors, and assigns. These covenants shall inure to the benefit of each Owner. Notwithstanding the foregoing, and unless expressly stated otherwise herein, these restrictions and covenants may be modified if the fee Owner or Owners of at least three-fourths (3/4) in number of the total Lots in the Subdivision, together with the Declarant or its successors or assigns, mutually agree in writing to modify or terminate any one or more of the restrictions or conditions. In order to become effective, any such modification shall be documented in writing, specifying the manner and extent of the modification, shall be signed, dated, and acknowledged by the fee Owners of at least three-fourths (3/4) of the Lots in the Subdivision, with

the written concurrence of the Declarant, and recorded in the Boone County Recorder's Office, Illinois as an amendment to this instrument.

Section 2.02 The following restrictions shall apply to all Owners of Lots within the Subdivision, their heirs, successors, and assigns, and shall be binding upon all parties otherwise having any right, title, or interest in any Lot:

- (a) No building shall be erected or maintained on any Lot for manufacturing, industrial, or business purposes, and no noxious or offensive trades shall be carried on upon any Lot, nor should anything be done thereon which is or might become an annoyance or nuisance. No business of any kind, except a home occupation as described in subsection (k) below, shall be conducted from any residence and any Lot without written consent of the Declarant.
- (b) No structure shall be constructed or maintained on any Lot unless it qualifies as a Hangar Home, incorporating both an aircraft hangar and residential living quarters as defined in this Declaration.
- (c) Except as hereinafter provided, no advertising sign or billboard shall be erected or maintained on any Lot. This shall not be applicable to a "For Sale" or "For Rent" sign exhibited by an individual or professional realtor engaged to sell the property. A sign displaying the name of the general contractor and/or architect of a house may be erected during construction of said house, provided that the sign does not exceed twelve (12) square feet in area and is removed immediately after completion of the house. The Declarant may erect one or more signs on the property for the purpose of advertising the property, providing that such signs will be removed immediately after all Lots are sold subject to the terms of a sales agreement, including an installment contract for deed.
- (d) No tank for the storage of oil, gas, or any other material shall be erected or maintained on any Lot. No unused building materials, junk, or rubbish shall be left exposed on the property except during actual building operations. No worn-out or discarded automobiles, trucks, commercial vehicles, machinery, or other vehicles or parts thereof shall be stored on any Lots. All garbage or trash containers on all residential Lots shall be placed in screened or walled-in areas and must be hidden from view by a structural wall or fence to the end that they shall not be visible from adjoining properties or the street.
- (e) There shall be no discharging of firearms at any time.
- (f) No stables or other quarters shall be erected, maintained, or used on any Lot for stabling or accommodating any horses, cattle, swine, goats, sheep, bees, fowl, or any livestock other than common household pets shall be kept or maintained on any Lot. No commercial breeding or boarding of animals is permitted on any Lot.
- (g) No trucks, trailers, mobile homes, motor homes, campers, vans, snowmobiles, recreational vehicles, boats, horse carriers, or similar vehicles and accessories may be kept on any Lot unless the same are fully enclosed within the garage or Aircraft Hangar located on the Lot. A boat, boat trailer, or trailer alone shall not be parked for a period of time in excess of ten

(10) consecutive hours or stored or otherwise be permitted to remain on any Lot except in a garage attached to the dwelling or in an Aircraft Hangar. No automobile, truck, or other commercial vehicle which contains lettering or advertising thereon or which is identified with a business or commercial activity shall be parked for any period of time in excess of ten (10) consecutive hours or stored or otherwise permitted to remain on any Lot except in a garage attached to the dwelling or Aircraft Hangar.

- (h) No dwelling house, Aircraft Hangar, or fence shall be erected, and no alteration costing more than One Thousand Dollars (\$1,000.00) shall be made to any such dwelling house, Aircraft Hangar, or fence until and unless the plans and specifications for the same have been drawn by a licensed architect or such person or entity approved by the Declarant, showing the nature, shape, size, architectural design, materials, location, proposed landscaping thereof, and approximate cost, and shall have been first submitted to and approved in writing by the Declarant in interest within thirty (30) days after the submission to it of such plans and specifications, which said approval shall not be unreasonably withheld. If the Declarant fails to approve or disapprove plans within thirty (30) days after such plans have been submitted to it, the approval requirement shall be deemed to have been waived.
- (i) No structure, improvement, tree, or other vegetation on Lots 1 through 18 shall exceed a maximum height of thirty-five (35) feet above the existing ground level. This restriction is imposed in accordance with requirements set forth by the Illinois Department of Transportation, Division of Aeronautics, to ensure safe and unobstructed aircraft operations. There are no height restrictions imposed under this Declaration for any other Lots within the Subdivision.
- (j) After the construction of a home is commenced by the digging of a basement or otherwise, the construction thereof shall be completed within six months from the starting thereof. Weather permitting, landscaping shall be completed within sixty (60) days after issuance of a certificate of occupancy, but under no circumstances more than one (1) year after the commencement of construction.
- (k) No commercial activities, such as but not limited to aircraft repair, aircraft rental, flight instruction, shall be permitted on or from a Lot. There shall be no storage of dismantled or disabled aircraft on the Lot. Any aircraft being repaired or restored and aircraft parts must be kept within an enclosed Aircraft Hangar building. A home occupation, which does not involve any employees other than the property Owners, advertising signs, persons, or vehicles coming to the property shall be allowed as long as an applicable permit, if required, is obtained from the Poplar Grove municipal government.
- (l) On-site storage of aircraft fuel in individual aircraft Aircraft Hangars, shelters, or on individual Lots is strictly prohibited.
- (m) No outbuildings, above-ground pools, patios, dog kennels, or dog runs greater than ten (10) feet by twenty (20) feet shall be allowed on any Lot without the prior written approval of the Declarant, which may be withheld in Declarant's sole discretion.

- (n) A taxiway easement is designated on the plat of record and exists for the use and benefit of Lot Owners for the purpose of transit across Lots in the Subdivision to access the Airport (as hereinafter defined). These taxiways will be maintained by the Declarant pursuant to the provisions of Article V. No structure, improvement, tree, or other vegetation may be located within forty-five (45) feet of the taxiway centerline, and any such structure, improvement, tree, or other vegetation shall not interfere with the use of the taxiway.
- (o) Drainage easements designated on the plat of Subdivision refer to areas which are owned by the Owners of appurtenant Lots and run over, across, and under and through the Lots for the purpose of carrying drainage and runoff waters. No structure, fence, wall, or planting which could or might impede the flow of runoff water shall be permitted within the drainage easement area. Maintenance of the drainage easement area shall be the responsibility of the Owner of each Lot through which the easement area runs.
- (p) Each Owner shall grade the front, side, and rear Lots of each Lot in accordance with established and recognized engineering practices to the end that proper drainage for surface water be provided. In the event that dirt is removed as a result of construction, any such dirt must be removed from the Lot or used as terracing immediately adjacent to the structures on the Lot only. Each Lot Owner shall be completely responsible for the maintenance and upkeep of the Owner's entire Lot, including any improvements thereon, and shall keep any drainage easement areas which cross the Owner's Lot free from debris which might or could impede the flow of water through the drainage easement area. In the event any grade is disturbed or changed by the Owner or occupant, the Declarant shall be held harmless from any and all consequences to adjacent Lots and such Owner or occupant disturbing or changing any grade shall be considered as having violated this Declaration.

Article III. Airport and Aircraft Operations and Restrictions

Section 3.01 Bel Air Estates is a fly-in community located near the Airport, which is used for both business and pleasure. The Airport is open twenty-four (24) hours a day, seven (7) days a week for the convenience of its users. Aircraft often depart early in the morning and return late at night. While some aircraft are noisier than others, all aircraft generate significant noise, particularly during takeoff and climb-out. Extended engine run-ups shall only be allowed in designated areas. Aircraft operators must adhere to all Federal Aviation Administration (FAA) regulations. Turns are prohibited within the Airport boundaries. Fly-bys are permitted, but only into the wind and over an active runway. Fly-ins, special events, or airshows may occur from time to time, potentially increasing traffic during the event, which Owners should anticipate. Owners are responsible for the actions of their guests, and neither guests nor Owners shall violate any local Airport rules or any government regulations.

Section 3.02 The Declarant reserves the right to establish special traffic and safety rules for handling aircraft on the ground, the use of taxiways by vehicles, aircraft parking, engine run-ups, and other activities related to the Subdivision's needs. Any rules and regulations promulgated by the Declarant shall be posted in the Airport office and incorporated herein by reference.

Article IV. Annexation of Additional Properties

Section 4.01 Additional lands may be added to the Subdivision by the Declarant which may also utilize the Easement given in Article V, provided that all future additions shall be subject to all of the rules, regulations, and controls set forth herein. Owners (either singularly or in concert) shall not have, and hereby waive, any rights of action of any kind or nature to enjoin, prohibit, or seek damages or injunctive relief arising out of such re-subdividing, additions, annexations, or construction of improvements or uses by the Declarant.

Article V. Easement Granted

Section 5.01 Declarant hereby grants, and each Lot Owner within the Subdivision shall be deemed to have, a perpetual, non-exclusive easement (the “Easement”) appurtenant to each Lot for the sole purpose of private aircraft access to and from the Airport.

Section 5.02 This Easement includes the right of ingress and egress by private aircraft only, over and across designated taxiways and access routes as shown on the recorded plat or any subsequent recorded documents, solely for the purpose of taxiing to and from the Owner’s Lot and the Airport runway. Use of the Airport and any associated taxiways shall be subject to all applicable federal, state, and local aviation regulations, as well as any rules and operational procedures adopted by the Airport operator or governing association from time to time. Each Owner shall maintain their portion of the access route in a safe and operable condition and shall use the Easement area in a manner that does not obstruct or interfere with the safe operation of aircraft by other residents.

Section 5.03 This easement shall run with the land and be binding upon all current and future Owners, their heirs, successors, and assigns, and shall inure to the benefit of each Lot Owner entitled to use the Airport under the terms of this Declaration.

Section 5.04 Owners of Lots with taxiway frontage access will be assessed a monthly fee, initially set as of 2025 at \$105.75 (“Easement Fee”). The Declarant may, at its discretion, increase this charge by an amount not greater than the Consumer Price Index (CPI) increase not more than once annually. The fee shall primarily fund the maintenance and use of the taxiways and runways. The Declarant reserves the right to deny Airport and/or runway access to any Owner, guest, or other user who:

- (a) Is in default of payment of any Easement Fee;
- (b) Uses the Airport runway facilities or aircraft in a negligent manner;
- (c) Violates the Declarant’s Airport rules or Federal Aviation Administration regulations; or
- (d) Violates any of the provisions of this Declaration.

Section 5.05 Notwithstanding anything in this instrument to the contrary, the provisions of this Article V may not be amended or modified by any party other than the Declarant or its successors or assigns.

Article VI. Miscellaneous

Section 6.01 By accepting a deed of conveyance to any Lot in the subdivision, each Owner agrees to take the Lot subject to all restrictions, conditions, covenants, and reservations, as well as the jurisdiction, rights, and powers of Declarant established or reserved by, this Declaration. All obligations and impositions set forth herein shall run with the land, binding every owner of any interest in the property and benefiting every owner in the same manner as if the provisions of this Declaration were fully incorporated in each deed of conveyance. In the event any fee, assessment, or other obligation required under this Declaration is not paid when due, the unpaid amount shall accrue interest at the rate of ten percent (10%) per annum (or the maximum rate permitted by law, if less), compounded monthly, and may be subject to reasonable late charges and administrative fees. If such delinquency continues for more than thirty (30) days, the full amount due, including interest, fees, and costs of collection, shall constitute a lien against the Owner's Lot. Declarant shall have the right to record a notice of lien in the public records and may enforce such lien by any means permitted by law, including foreclosure. Enforcement of these provisions, including the collection of delinquent amounts and the enforcement of liens by Declarant or any Owner may be pursued through legal or equitable proceedings, including actions to restrain or remove violations, or to recover damages, against any person or entity violating or attempting to violate any of the terms hereof.

Section 6.02 No restrictions imposed hereby shall be abrogated or waived by any failure to enforce any of the provisions hereof, no matter how many violations or breaches may occur.

Section 6.03 The invalidity of any restriction hereby imposed, or of any provision hereof, or of any part of such restriction or provision, shall not impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration.

Section 6.04 In the event that a single-family residence is not constructed on the Lot within five (5) years from the date the Lot is purchased, then the Declarant shall have the option to repurchase/reacquire the property from the Owner at the same price for which it was sold. The date of purchase shall be deemed to be the date that the deed of conveyance was transferred to the Owner from the Declarant.

Section 6.05 The rights, privileges and powers hereby retained by Declarant shall be assignable to, and shall inure to the benefit of, its successors and assigns.

IN WITNESS WHEREOF, the undersigned Declarant has caused these presents to be signed by its duly authorized officers this ____ day of _____, 2025.

BEL AIR ESTATES, LTD,
An Illinois corporation

By: _____
Stephen Thomas, President

ATTEST:

By: _____
Kristina Thomas, Secretary

EXHIBIT A
LEGAL DESCRIPTION

VILLAGE OF POPLAR GROVE, ILLINOIS
APPLICATION FOR ZONING MAP AMENDMENT
(Rezoning Request from GB and AG-1 to R-2)

1. Applicant Information

- a. Applicant Name:** BEL AIR ESTATES, LTD., an Illinois corporation
- b. Mailing Address:** 11619 IL Rte. 76, Poplar Grove, IL 61065
- c. Phone Number:** (815) 544-2300
- d. Email Address:** steve@poplargroveairmotive.com
- e. Relationship to Property:** Fee simple owner

2. Property Information

- a. Address / Location of Subject Property:** A portion of 5151 Orth Road, Poplar Grove, Illinois; and a portion of PIN 05-01-200-017 having no assigned street address
- b. Tax Parcel Number(s):** A portion of 05-01-100-011; and a portion of 05-01-200-017
- c. Current Zoning Classifications:**
 - i. 05-01-100-011L GB (General Business)
 - ii. 05-01-200-017: AG-1 (Agricultural)

3. Requested Zoning Classification: R-2 (Medium-Density Residential)

4. Legal Description of Property to be Rezoned:

A parcel of land being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of

said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

AND

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

5. **Current Use of Property:** Vacant land
6. **Proposed Use of Property Following Rezoning:** Single family hangar homes
7. **Justification for Rezoning Request:** The proposed rezoning of the subject property from GB (General Business) and AG-1 (Agricultural) to R-2 (Medium-Density Residential) meets the standards for a zoning map amendment as follows:
 - a. **Consistency with the Village Comprehensive Plan:** The requested R-2 zoning aligns with the long-range land use goals of the Village of Poplar Grove's Comprehensive Plan, which designates this area as appropriate for residential development. The transition to R-2 supports the Village's vision for balanced growth and responsible land use planning.
 - b. **Compatibility with Surrounding Land Uses:** The property is adjacent to or near existing residential areas and other parcels that have already transitioned from agricultural or commercial zoning to residential use. The proposed R-2 classification is consistent with the character and density of nearby neighborhoods, providing an appropriate buffer between remaining agricultural areas and higher-intensity uses.

- c. **Public Infrastructure and Services:** The subject property has access to existing municipal infrastructure, including public roads, water, and sewer lines. No substantial upgrades or extensions are expected to be necessary, and the proposed rezoning will allow for orderly expansion within the capacity of existing services.
 - d. **Market Demand and Public Need:** There is a demonstrable demand for medium-density residential housing in the Village. Rezoning this property to R-2 will help meet that need while preserving the Village's goals for controlled growth and development.
 - e. **Minimal Impact on Adjacent Properties:** The proposed R-2 zoning will not negatively affect adjacent properties. Rather, it will enhance property values and neighborhood stability by promoting compatible, sustainable residential development. Any development on the site will be subject to future site plan and building permit review, ensuring compliance with local regulations.
8. **Applicant Certification:** I hereby certify that the information provided on and attached to this application is true and correct to the best of my knowledge. I understand that submission of this application does not guarantee approval and that public hearings and staff reviews may be required.

Signature of Applicant/Property Owner:

BEL AIR ESTATES, LTD., an Illinois corporation



Stephen R. Thomas, President

Date: 6/13/2025

LEGAL DESCRIPTION

Subdivision with Annexed Parcel for Detention

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

**TO THE PRESIDENT AND BOARD OF
THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS**

PETITION FOR ANNEXATION

The Petitioner, **BEL AIR ESTATES, LTD.**, an Illinois corporation, being the sole titleholder to the Annexation Property hereafter identified, respectfully represents as follows:

1. Petitioner is the sole owner of a parcel of land identified by Property Index Number (PIN) 05-01-200-017, located in unincorporated Boone County, Illinois, and consisting of approximately forty (40) acres (the "Unincorporated Parcel").
2. The territory proposed for annexation is a portion of the Unincorporated Parcel, being the northwesternmost 3.438 acres, legally described and depicted in that Annexation Plat, attached hereto and incorporated herein as "Exhibit "A" (the "Annexation Property").
 - A. The Annexation Property is not situated within the limits of any municipality, is contiguous to the present boundaries of the Village of Poplar Grove, and otherwise complies with the statutory requirements for annexation.
 - B. The Annexation Property is vacant with no improvements and has no electors residing on the property.
 - C. Petitioner certifies he, as the President of BEL AIR ESTATES, LTD., has the lawful authority to file this Petition.

WHEREFORE, PETITIONER RESPECTFULLY REQUESTS:

1. That the Annexation Property be annexed to the Village of Poplar Grove, pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.
2. That such other action be taken as appropriate.

Dated this 13TH day of JUNE, 2025.

BEL AIR ESTATES, LTD., an Illinois corporation



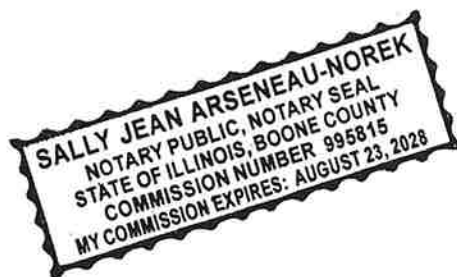
By: Stephen R. Thomas, President

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF BOONE)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Stephen R. Thomas, as President of BEL AIR ESTATES, LTD., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of BEL AIR ESTATES, LTD., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of June, 2025.



Sally A. Norek
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

Plat of Annexation to be filed with Boone County Clerk upon approval.

LEGAL DESCRIPTION:

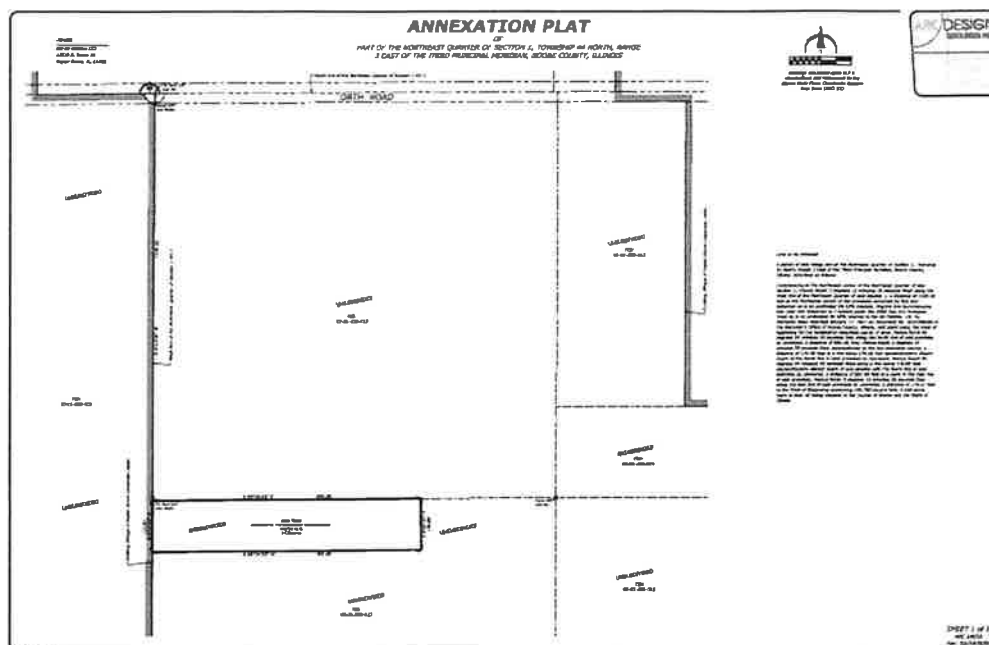
A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

PIN: A portion of 05-01-200-017

Depiction Map continued on next page.

EXHIBIT A
LEGAL DESCRIPTION
(Continued from Previous Page)



LEGAL DESCRIPTION
Subdivision with Annexed Parcel for Detention
TOTAL OF LAND TO BE REZONED IS 21.648 ACRES

A parcel of land being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

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AND

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

BEL AIR ESTATES

11619 RT. 76, POPLAR GROVE, ILLINOIS 61065

June 13, 2025

Village Board of Trustees
Village of Poplar Grove
200 E. Grove Avenue
Poplar Grove, IL 61065

Re: Request for Code Variations – Bel Air North Subdivision

Dear Village Board Members:

Bel Air Estates, Ltd., as the owner of the property to be platted as the Bel Air North Subdivision, hereby submit this request for certain deviations from the applicable provisions of the Poplar Grove Municipal Code. The requested variations and proposed amendments are set forth in detail in the attached draft ordinance for your consideration.

We respectfully request that the Village Board review and approve the proposed variations in accordance with the attached documentation.

Thank you for your time and consideration.

Sincerely,



Bel Air Estates, Ltd.
Steve Thomas, President

**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING
CERTAIN BUILDING CODE REQUIREMENTS AS APPLICABLE TO PROPERTY
ZONED R-2 WITHIN THE EXISTING PLANNED COMMUNITY DEVELOPMENT
ESTABLISHED BY ORDINANCE NO. 18-03, AS AMENDED**

WHEREAS, the Village of Poplar Grove, Illinois, an Illinois municipal corporation (the “Village”) passed Ordinance 2018-13 on June 28, 2018 in which a Planned Community Development (the “PCD”) was established for certain property, including the Poplar Grove Airport (the “Airport”) which is owned by Bel-Air Estates, Ltd. (“Bel-Air”) (collectively referred to herein as, the “Airport”), which PCD was subsequently amended by Ordinance 2024-10 on May 14, 2024 to allow residential uses within Hangar Garages at the Poplar Grove Airport;

WHEREAS, the Village has passed an Ordinance on even date herewith, expanding the boundaries of the existing PCD to include additional land for stormwater detention purposes;

WHEREAS, the Village has also passed Ordinance on even date herewith re-zoning a portion of the PCD to R-2 to allow for the development of the Bel Air North Subdivision; and

WHEREAS the Village has also passed an Ordinance on even date herewith approving the Final Plat of Subdivision for the Bel Air North Subdivision;

WHEREAS, the Village now further desires to amend certain building codes to be applicable to the Bel Air North Subdivision within the existing PCD, as more fully described herein; and

WHEREAS, the Village has determined that such amendment is in the best interest of the Village and its citizens.

NOW THEREFORE, be it ordained by the President and Board of Trustees for the Village of Poplar Grove, Illinois, as follows:

1. Recitals. The above recitals are incorporated by reference herein and made a part hereof.
2. Definitions. The following definitions shall be utilized with respect to the remainder of this Ordinance and are made a part of the amended PCD:
 - a. “**Bel Air North Subdivision**” shall be defined as that real property legally described and depicted on the Final Plat of Subdivision for Bel Air North, as approved by the Village of Poplar Grove pursuant to Ordinance No. _____, adopted by the Village Board on _____, 2025.
 - b. “**Hangar Garage**” shall be defined as a structure designed, intended, and used primarily for the storage and shelter of private vehicles and/or aircrafts. For purposes of the deviations provided in this Ordinance, the term “Hangar Garage” shall be treated as a “garage” for zoning and building code purposes.

- c. ***“Hangar Home”*** shall be defined as single structure that includes both living space and storage space within a Hangar Garage for motorized vehicles and/or private aircraft, with the living area located either above or adjacent to the Hangar Garage portion.
- 3. **Grant of Code Deviations.** The following flexible code requirements shall be applicable to Hangar Homes to be constructed within the Bel Air North Subdivision. The requirements and standards set forth herein shall supersede and replace any and all conflicting code requirements which may exist, including but not limited to, those under the Village’s building, plumbing and/or electrical codes.
 - a. ***Hangar Garage Construction.***
 - i. Hangar Garages shall be constructed with a one-hour fire-resistance rating, achieved by utilizing 5/8” drywall.
 - ii. Doors providing access to the living space from a Hangar Garages shall also have a one-hour fire-resistance rating.
 - b. ***Lot Variances.***
 - i. Front (side) setbacks for Lots 1, 30, 31, 40, 41, and 50 are reduced from twenty feet (20’) to twelve feet (12’).
 - ii. Combination side setbacks are reduced from twenty-five feet (25’) to twenty feet (20’), maintaining the required ten-foot (10’) side setback.
 - iii. Paved rear setbacks are reduced from three feet (3’) to zero feet (0’).
 - iv. No sidewalks shall be required within the Bel Air North Subdivision.
 - v. The Bel Air North Subdivision shall be exempt from land dedication requirements for greenspace and playground areas.
 - c. ***Signage.***
 - i. Directional signage is permitted up to twelve square feet (12 sq ft), exceeding the code limit of six square feet (6 sq ft).
 - d. ***Life Safety.*** In the event windows are placed in the wall separating the Hangar Garage from the living space, only the following life safety measures shall be applied:
 - i. **Egress:** A minimum of one egress shall lead directly to the exterior of the Hangar Home.

- ii. Smoke, heat, and carbon-monoxide detectors: All Hangar Homes shall have one thermal heat detector located within each Hangar Garage. Each Hangar Home shall also have a minimum of one smoke and one carbon-monoxide detector within the general living space as well as one smoke detector in each sleeping room.
- 4. Intent of Ordinance. The intent of this Ordinance is to amend the Village's building and/or other codes with respect to property within the Bel Air North Subdivision, without the need for a specific reference to those building and/or other code sections, to the extent necessary so the improvements located upon the property are deemed to comply with the Village's building and/or other codes. Any newly constructed Hangar Garage Homes need only comply with the requirements of the Village Code as modified consistent with this ordinance.
- 5. Conflict. Except as amended in this Ordinance, all other provisions and terms of the Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.
- 6. Effectiveness. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY/ SECONDED BY: _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025.

AS FOLLOWS:

VOTING "AYE": _____

VOTING "NAY": _____

ABSENT, ABSTAIN, OTHER: _____

APPROVED _____, 2025.

ATTEST:

CLERK

PRESIDENT



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 Hill Street, Poplar Grove, IL 61065

Phone: (815) 765-3201 – Fax: (815) 765-3571

www.poplargoil.gov

Special Use Application

PART 1: INTRODUCTION

Please complete this Zoning Special Use Permit Application and return it to the Village of Poplar Grove along with the following documentation:

- Written Narrative of the Proposed Request
- Plat of Survey of the Property
- Site Plan of property if changes to the property are proposed
- Floor Plan
- Legal description of the Property
- Any other information required by staff such as hours of operation, number of employees, traffic report, landscape plan, lighting plan, elevation plan.
- List of Adjacent Property Owners within 250 feet, excluding public right-of-way. This may be obtained from the Supervisor of Assessments Office, 1208 Logan Ave. The accuracy of the information is the applicant's responsibility.
- Application Fee
- Natural Resource Information (NRI) – State law requires applicants to request a natural Resource Information Report (NRI) from Boone county Soil and Water Conservation District at 211 North Appleton Road, Belvidere, IL 61008-1983, 815-544-2677, ext 3. This report must be received by the Village of Poplar Grove prior to the Plan Commission public hearing.
- Proof of submittal to IDNR regarding the Endangered Species Act. The applicant shall contact the Illinois Department of Natural Resources (IDNR) via the EcoCat website at <https://dnr@Illinois.gov/EcoPublic/>
- Proof of submittal to the Illinois Historic Preservation Agency at 217-782-4836 if the proposal involves State or Federal Funding.

PART 2: APPLICANT INFORMATION

Applicant	Name:	Bel Air Estates, Ltd.
	Email:	Steve@poplargoil.com

	Address/City:	11619 IL Rt. 76, Poplar Grove, IL 61065
	Phone Number(s):	(815) 544-3471
Owner of Record	Name:	Bel Air Estates, Ltd.
	Email:	SAME AS ABOVE
	Address/City:	
	Phone Number(s):	
Attorney	Name:	Gino Galluzzo/Kelly Hintzsche
	Email:	ggalluzzo@aghlaw.com; khintzsche@aghlaw.com
	Address/City:	839 N. Perryville Rd., Ste. 200. Rockford, IL 61107
	Phone Number(s):	(815) 265-6464

PART 3: PROPERTY INFORMATION

Street Address: 5151 Orth Road, Poplar Grove, IL & 11619 IL Rt. 76, Poplar Grove, IL

Tax Parcel Number (PIN): See attached

Legal Description: See attached
(May be on separate sheet)

Current Use of the Property: See attached

Current Zoning of the property: GB (General Business) as to existing PCD; AG-1 (Agricultural) as to 05-01-200-017

Surrounding Zoning and Land Use

North	Village - Residential
South	Village - Residential
East	County - AG
West	County - AG

PART 5: PROPOSED SPECIAL USE

Describe the proposed special use (Attach additional sheets as needed to thoroughly describe the proposed use and/or business)

See attached

PART 6: STANDARDS FOR SPECIAL USE PERMITS

The Plan Commission will make its recommendation to approve or deny the proposed special use based on compliance with the facts listed below. Describe how the proposed use will comply with the minimum standards set forth in the Village of Poplar Grove Zoning Ordinance:

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

See attached

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;

See attached

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;

See attached

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

See attached

5. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

See attached

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

See attached

PART 7: PROCESS

Once a special use application is submitted with all required documentation it will be reviewed by Village Staff. It is recommended that the proposed use be described in as much detail as possible to avoid delays in processing. Staff may request additional information to complete its review.

When the review is complete, a public hearing before the Plan Commission will be scheduled. The public hearing will be conducted no less than 15 days or more than 30 days after public notice is sent to adjacent property owners within 250 feet by certified mail. The notice form will be provided to the applicant by Village staff, but the applicant shall send the notices and provide proof of service to the Village prior to the hearing. The Village will place a legal notice in a newspaper of general circulation. The cost of the newspaper notification shall be paid by the applicant.

The Plan Commission may make a recommendation after the public hearing, or continue the case to a future date for additional information.

The Plan Commission will forward its recommendation, along with its Findings of Fact to the Village Board, which will make the final determination on the proposed special use.

PART 8: ACKNOWLEDGEMENT

Payment of Fees. Fees shall be payable at the time applications are filed with the Village Clerk and are not refundable.

Reimbursable Costs. The Village may expend time in the investigation and processing of zoning procedures and site plan review. In addition to Village involvement, the Village may retain the services of professional consultants including, but not limited to engineers, landscape architects, architects, attorneys, environmental specialists, and recreation specialists in the administration, investigation and processing of such matters. Any person, firm or corporation requesting action by the Village on zoning procedures shall reimburse the Village for staff time expended in the administration, investigation and processing of applications for such permits or amendments and the cost to the Village charged by any professional consultant retained by the Village on any such matter. Notice shall be sent to the property owner or representative of the property owner informing them of the Village policy on reimbursement costs prior to the costs being incurred.

Fees for Public Hearing Notification. Applicants for all zoning matters (special uses, variations, map amendments, etc.) shall pay all expenses incurred for notification of all public hearings and other notices; including, but not limited to, publication, first class mail, certified mail, etc.

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois. I hereby acknowledge that the information provided in this application is true and correct and that I understand that I am responsible for costs incurred.

Name of applicant: STEPHEN R. THOMAS Signature: [Signature] Date: 6/13/2025
Name of property owner: BEL AIR ESTATES, LTD Signature: [Signature] Date: 6/13/2025

**ATTACHMENT TO BEL AIR ESTATES, LTD.'S APPLICATION
FOR AMENDMENT OF SPECIAL USE PERMIT**

PART 3: PROPERTY INFORMATION

PINs

Existing PCD PINs: 05-02-200-004, 05-01-100-011, 05-01-300-014, 05-02-200-006, 05-01-101-009, and 05-01-101-010.

Proposed Addition to Existing PCD: A portion of 05-01-200-017

Existing PCD Legal Description

Part of the East half of Section 2 and the West half of Section 1, Township 44 North, Range 3 East of the 3rd Principal Meridian, beginning at a point 1,351 feet west of the Northeast Corner of the Northeast Quarter of said Section 2; then East 3,987 feet, South 2,674.31 feet, East 317.96 feet, South 1,087.84 feet, North 56 degrees West 3,026.68 feet, South 33 degrees West 552.13 feet to a curve to the right, 379.48 feet (radius 400 feet), West 1,076.48 feet to the centerline of IL 76, North 1,566 feet, East 482.89 feet, North 722.1 feet, West 473.79 feet, and North 416 feet to the Point of Beginning, located in Boone County, Illinois; except those parts used for road purposes.

Legal Description of Proposed Addition to Existing PCD

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

Current Use of the Property: As to the existing PCD, the Village enacted Ordinance # 2018 on June 28, 2018 granting a special use permit ("SUP") benefitting both Bel-Air Estates, Ltd. and the Poplar Grove Aviation Education Association, Inc., and creating a planned community development ("PCD") which encompassed the Poplar Grove Airport and the Vintage Wings and

Wheels Museum. This Ordinance was amended by Ordinance # 1024-10 on May 14, 2024 to allow residential uses within the hangars at the Poplar Grove Airport.

As to the area proposed to be brought into the existing, PCD, that property is currently vacant farmland.

PART 5: PROPOSED SPECIAL USE

The applicant is seeking to expand the boundaries of the existing Planned Community Development (PCD) to include a 3.438-acre portion of adjacent land which will be used for stormwater detention purposes. This expansion is necessary to accommodate the stormwater management needs of future development within the PCD and surrounding areas. Incorporating this parcel into the PCD ensures that stormwater infrastructure is properly planned, constructed, and maintained in accordance with Village requirements and best management practices. The proposed expansion represents a logical and coordinated extension of the existing development and supports the orderly and sustainable growth of the area.

PART 6: STANDARDS FOR SPECIAL USE PERMITS

1. **Public Health, Safety, Morals, Comfort & General Welfare:** The proposed expansion of the PCD to include stormwater detention facilities directly supports the health, safety, and welfare of the public by managing runoff from future development within the PCD in a safe, regulated manner. The detention area will be designed and constructed in compliance with all Village stormwater and environmental standards to prevent downstream flooding, erosion, and water pollution. This proactive planning ensures responsible development that protects adjacent landowners and public infrastructure.
2. **Compatibility & Property Values:** The detention area will be landscaped and graded in a manner compatible with surrounding open space and agricultural uses. As passive infrastructure, it will not generate noise, traffic, or visual impacts inconsistent with nearby uses. The inclusion of this parcel within the PCD ensures that stormwater is managed within the development boundary, maintaining the aesthetic and functional quality of the broader community and supporting long-term property values.
3. **Orderly Development of Surrounding Property:** Expanding the PCD to include stormwater infrastructure is an essential step toward facilitating the orderly and phased development of surrounding residential and other properties. By allocating adequate space now for detention facilities, the Applicant ensures that future construction can proceed without piecemeal drainage solutions or the need for disruptive off-site improvements. This planning approach is consistent with the Village's Comprehensive Plan and promotes logical land use patterns.
4. **Adequate Utilities, Access Roads & Drainage:** The stormwater detention area will connect to and support existing municipal infrastructure by controlling and attenuating runoff flows from impervious surfaces planned for future development. The expansion does not require new utility connections or road access, as the site is accessible via internal

service routes within the PCD. Drainage designs will comply with the Village Stormwater Manual and all applicable engineering standards to ensure long-term functionality and safety.

5. **Ingress & Egress / Traffic Congestion:** As a passive use, the stormwater detention area does not generate vehicular or pedestrian traffic. Construction of the detention area will involve only temporary access by construction vehicles, with no ongoing impact to local roadways. Once completed, the site will operate without any need for regular ingress or egress, thereby presenting no risk of traffic congestion or disruption to surrounding properties.
6. **Conformity with District Regulations:** The proposed use is consistent with the objectives and permitted scope of the underlying zoning classification and the governing PCD standards. No variances or waivers are required. By formalizing the detention facility within the PCD boundary, the Applicant ensures full regulatory compliance and integrates necessary infrastructure into the long-term development plan in accordance with the Village's zoning and subdivision regulations.

5135

BEL AIR ESTATES, LTD

11619 ROUTE 76
POPLAR GROVE, IL 61065
815-544-3471



70-207/711

DATE 6-13-25

PAY
TO THE
ORDER OF


Village of Poplar Grove

\$ 3725⁰⁰

three thousand seven hundred twenty five and 0/10 DOLLARS

 **First Mid**
BANK & TRUST

FOR _____

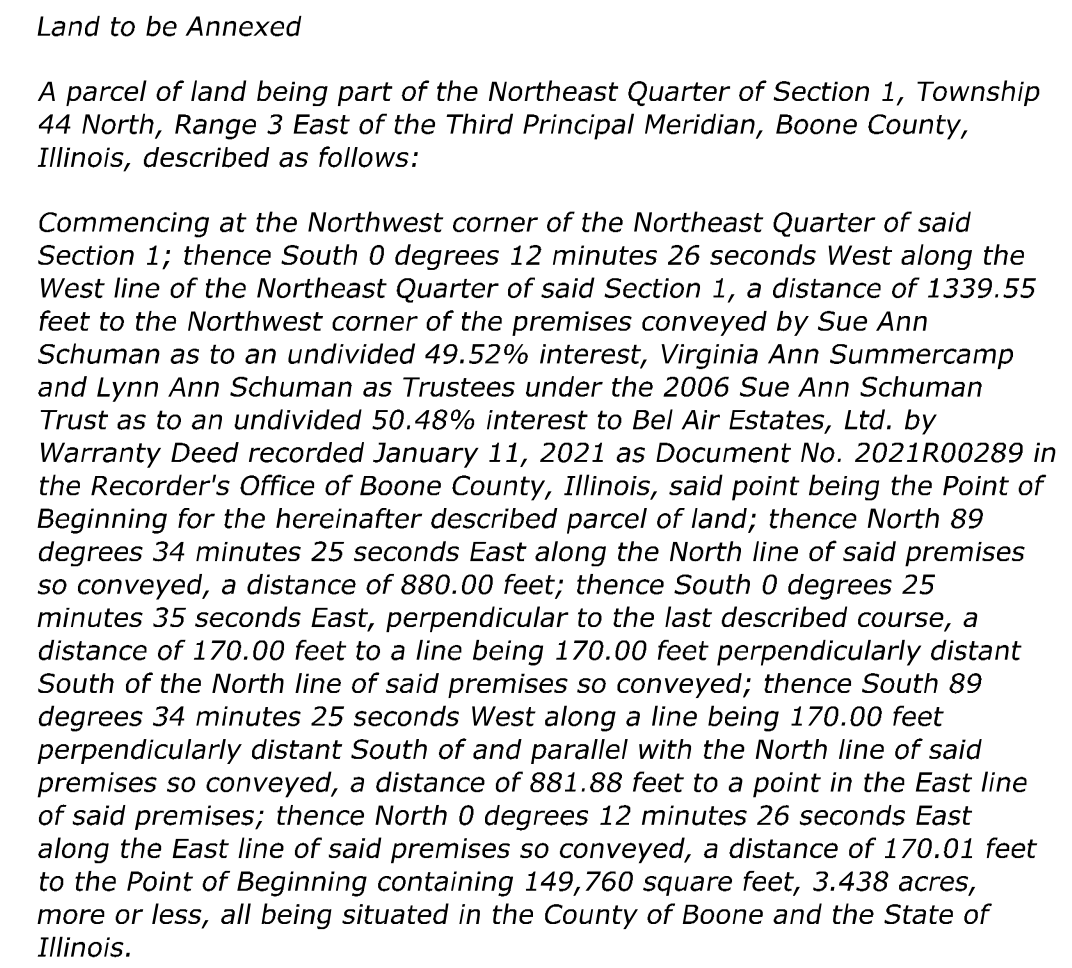
 K. Thomas



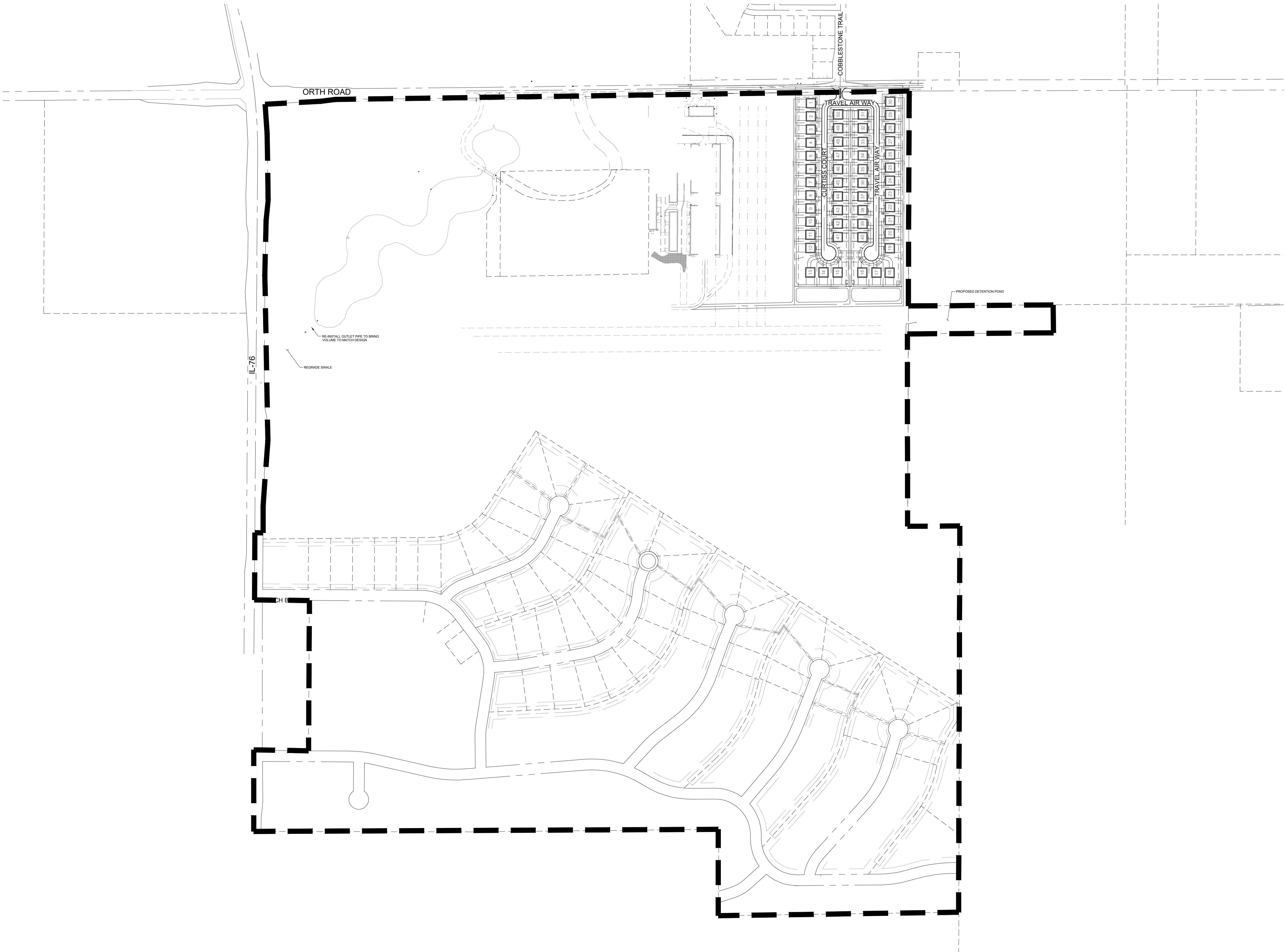
⑈005135⑈ ⑆071102076⑆ 0021072624⑈

OF
PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE
3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOONE COUNTY, ILLINOIS

Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System East Zone (NAD 83)



SHEET 1 of 1
ARC 24033
Rev: 05/22/2025



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR		DATE
1. AGENCY REVIEW		03-17-2025
2. AGENCY REVIEW		06-27-2025
3. ---		---
4. ---		---
5. ---		---
6. ---		---
7. ---		---
8. ---		---
9. ---		---
10. ---		---
11. ---		---
12. ---		---
REVISIONS		DATE
1. ---		---
2. ---		---
3. ---		---
4. ---		---
5. ---		---
6. ---		---

SHEET TITLE

OVERALL PUD
PLAN

DRAWN TRS

CHECKED LND

PM RCS

PROJECT NUMBER
SHEET NUMBER

24033
EX-1

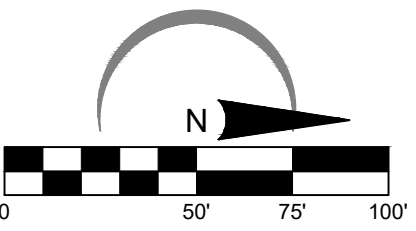
PUD EXHIBIT - CODE DEVIATIONS

1. **LOT VARIANCES:**

- **FRONT (SIDE) SETBACKS:** LOT 1, 30, 31, 40, 41, AND 50 REDUCED FROM 20' TO 12'
- **COMBINATION SIDE SETBACK:** REDUCED FROM 25' TO 20' (KEEPING THE REQUIRED 10' SIDE SETBACK).
- **PAVED REAR SETBACKS:** REDUCED FROM 3' TO 0'.

2. **ADDITIONAL DEVIATIONS:**

- NO SIDEWALKS PROPOSED
- CUL-DE-SAC LENGTH AS SHOWN IN PLANS
- RELIEF FROM BUFFER YARD REQUIREMENTS (TITLE IX, CHAPTER 12)
- POSSIBLE EXEMPTION FROM LAND DEDICATION FOR GREENSPACE / PLAYGROUND



LEGEND	
	PROPERTY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED ROW LINE
	PROPOSED LOT LINE
	PROPOSED SETBACK LINE
	CENTERLINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
1-50	LOT NUMBERS

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PROJECT NAME
OWNER'S NAME

**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

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REVISIONS		DATE
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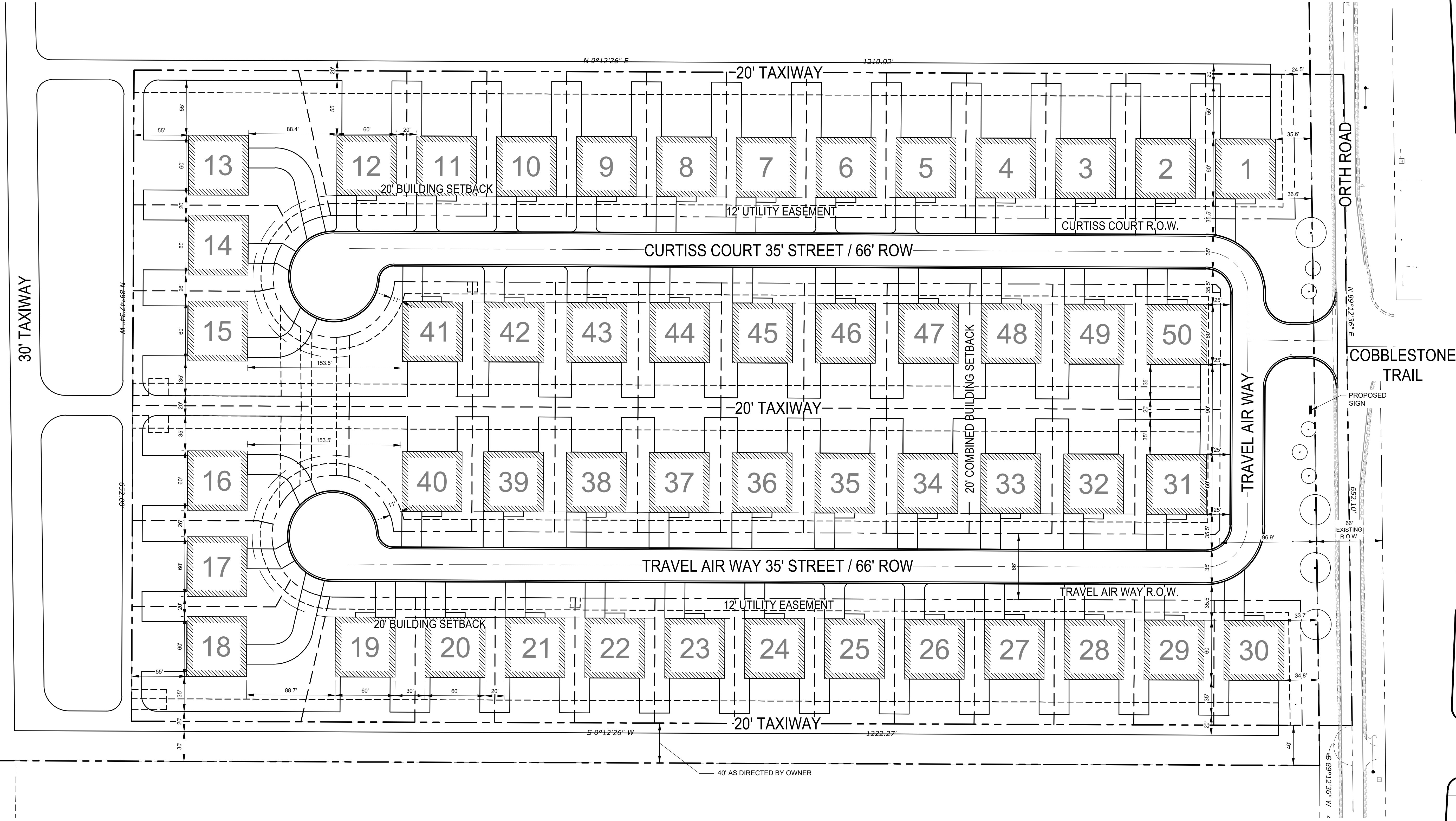
SHEET TITLE

**NEIGHBORHOOD
PUD PLAN**

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033
EX-2



**AN ORDINANCE OF THE VILLAGE OF POPLAR GROVE, ILLINOIS AMENDING
CERTAIN BUILDING CODE REQUIREMENTS AS APPLICABLE TO PROPERTY
ZONED R-2 WITHIN THE EXISTING PLANNED COMMUNITY DEVELOPMENT
ESTABLISHED BY ORDINANCE NO. 18-03, AS AMENDED**

WHEREAS, the Village of Poplar Grove, Illinois, an Illinois municipal corporation (the “Village”) passed Ordinance 2018-13 on June 28, 2018 in which a Planned Community Development (the “PCD”) was established for certain property, including the Poplar Grove Airport (the “Airport”) which is owned by Bel-Air Estates, Ltd. (“Bel-Air”) (collectively referred to herein as, the “Airport”), which PCD was subsequently amended by Ordinance 2024-10 on May 14, 2024 to allow residential uses within Hangar Garages at the Poplar Grove Airport;

WHEREAS, the Village has passed an Ordinance on even date herewith, expanding the boundaries of the existing PCD to include additional land for stormwater detention purposes;

WHEREAS, the Village has also passed Ordinance on even date herewith re-zoning a portion of the PCD to R-2 to allow for the development of the Bel Air North Subdivision; and

WHEREAS the Village has also passed an Ordinance on even date herewith approving the Final Plat of Subdivision for the Bel Air North Subdivision;

WHEREAS, the Village now further desires to amend certain building codes to be applicable to the Bel Air North Subdivision within the existing PCD, as more fully described herein; and

WHEREAS, the Village has determined that such amendment is in the best interest of the Village and its citizens.

NOW THEREFORE, be it ordained by the President and Board of Trustees for the Village of Poplar Grove, Illinois, as follows:

1. Recitals. The above recitals are incorporated by reference herein and made a part hereof.
2. Definitions. The following definitions shall be utilized with respect to the remainder of this Ordinance and are made a part of the amended PCD:
 - a. **“Bel Air North Subdivision”** shall be defined as that real property legally described and depicted on the Final Plat of Subdivision for Bel Air North, as approved by the Village of Poplar Grove pursuant to Ordinance No. _____, adopted by the Village Board on _____, 2025.
 - b. **“Hangar Garage”** shall be defined as a structure designed, intended, and used primarily for the storage and shelter of private vehicles and/or aircrafts. For purposes of the deviations provided in this Ordinance, the term “Hangar Garage” shall be treated as a “garage” for zoning and building code purposes.

- c. “**Hangar Home**” shall be defined as single structure that includes both living space and storage space within a Hangar Garage for motorized vehicles and/or private aircraft, with the living area located either above or adjacent to the Hangar Garage portion.
3. Grant of Code Deviations. The following flexible code requirements shall be applicable to Hangar Homes to be constructed within the Bel Air North Subdivision. The requirements and standards set forth herein shall supersede and replace any and all conflicting code requirements which may exist, including but not limited to, those under the Village’s building, plumbing and/or electrical codes.
- a. **Hangar Garage Construction.**
 - i. Hangar Garages shall be constructed with a one-hour fire-resistance rating, achieved by utilizing 5/8” drywall.
 - ii. Doors providing access to the living space from a Hangar Garages shall also have a one-hour fire-resistance rating.
 - b. **Lot Variances.**
 - i. Front (side) setbacks for Lots 1, 30, 31, 40, 41, and 50 are reduced from twenty feet (20’) to twelve feet (12’).
 - ii. Combination side setbacks are reduced from twenty-five feet (25’) to twenty feet (20’), maintaining the required ten-foot (10’) side setback.
 - iii. Paved rear setbacks are reduced from three feet (3’) to zero feet (0’).
 - iv. No sidewalks shall be required within the Bel Air North Subdivision.
 - v. The Bel Air North Subdivision shall be exempt from land dedication requirements for greenspace and playground areas.
 - c. **Signage.**
 - i. Directional signage is permitted up to twelve square feet (12 sq ft), exceeding the code limit of six square feet (6 sq ft).
 - d. **Life Safety.** In the event windows are placed in the wall separating the Hangar Garage from the living space, only the following life safety measures shall be applied:
 - i. Egress: A minimum of one egress shall lead directly to the exterior of the Hangar Home.

- ii. Smoke, heat, and carbon-monoxide detectors: All Hangar Homes shall have one thermal heat detector located within each Hangar Garage. Each Hangar Home shall also have a minimum of one smoke and one carbon-monoxide detector within the general living space as well as one smoke detector in each sleeping room.
- 4. Intent of Ordinance. The intent of this Ordinance is to amend the Village’s building and/or other codes with respect to property within the Bel Air North Subdivision, without the need for a specific reference to those building and/or other code sections, to the extent necessary so the improvements located upon the property are deemed to comply with the Village’s building and/or other codes. Any newly constructed Hangar Garage Homes need only comply with the requirements of the Village Code as modified consistent with this ordinance.
- 5. Conflict. Except as amended in this Ordinance, all other provisions and terms of the Village Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.
- 6. Effectiveness. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided by law.

PASSED UPON MOTION BY/ SECONDED BY: _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2025.

AS FOLLOWS:

VOTING “AYE”: _____

VOTING “NAY”: _____

ABSENT, ABSTAIN, OTHER: _____

APPROVED _____, 2025.

ATTEST:

CLERK

PRESIDENT

Statement of Justification for Zoning Exceptions

The requested PUD amendment and subsequent exceptions is for the proposed Bel Air North neighborhood, a development that offers a distinctive residential experience centered around direct connectivity between homes and adjacent aviation facilities. The development's unique neighborhood lifestyle, which integrates residential living with private taxiway access to the adjacent airport, necessitates thoughtful deviations from standard zoning requirements outlined in the Poplar Grove, IL Ordinances.

Setback Reductions:

The proposed reduction of front (side) setbacks from 20 feet to 12 feet, combined side setbacks from 25 feet to 20 feet, and paved rear setbacks from 3 feet to 0 feet is essential due to both spatial constraints and safety requirements. FAA-mandated horizontal and vertical spacing restrictions, as well as the physical limitations imposed by existing runways, demand more compact home placements to maintain both regulatory compliance and community functionality. Additionally, each home must have direct rear access to a designated private taxiway, which in turn precludes the ability to meet traditional rear setback standards.

Sidewalk and Public Road Limitations:

Given the integration of aviation infrastructure, traditional public sidewalks are incompatible with the development's design. Residents use the private taxiways to move safely between residences and airport facilities, as evidenced by longstanding practices in the adjacent established neighborhood. To prevent public traffic from entering the taxiways, the public roads cannot cross taxiways—access to the taxiways by the public has historically led to unsafe incursions by vehicles.

Buffer Yard and Greenspace Deductions:

Requesting elimination of buffer yard requirements and exemption from land dedication for greenspace or playground is driven by the community's unique format. The value proposition of the neighborhood lies in its integrated access to aviation facilities and open taxiway vistas—not traditional park amenities or buffering. Community gathering and recreation occur organically within the airport facilities, offering a lifestyle that deviates from standard expectations but serves resident needs more effectively.

A parcel of land being part of the Northeast Quarter of Section 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northwest corner of the Northeast Quarter Section 1; thence South 0 degrees 12 minutes 26 seconds West West line of the Northeast Quarter of said Section 1, a distance feet to the Northwest corner of the premises conveyed by Sue Schuman as to an undivided 49.52% interest, Virginia Ann Summercamp and Lynn Ann Schuman as Trustees under the 2006 Sue Ann Schuman Trust as to an undivided 50.48% interest to Bel Air Estates, Ltd. Warranty Deed recorded January 11, 2021 as Document No. 2021R00289 the Recorder's Office of Boone County, Illinois, said point being Beginning for the hereinafter described parcel of land; thence North degrees 34 minutes 25 seconds East along the North line of said so conveyed, a distance of 880.00 feet; thence South 0 degrees minutes 35 seconds East, perpendicular to the last described course, distance of 170.00 feet to a line being 170.00 feet perpendicularly South of the North line of said premises so conveyed; thence South degrees 34 minutes 25 seconds West along a line being 170.00 perpendicularly distant South of and parallel with the North line premises so conveyed, a distance of 881.88 feet to a point in the of said premises; thence North 0 degrees 12 minutes 26 seconds along the East line of said premises so conveyed, a distance of to the Point of Beginning containing 149,760 square feet, 3.438 more or less, all being situated in the County of Boone and the Illinois.

BEL AIR NORTH SUBDIVISION

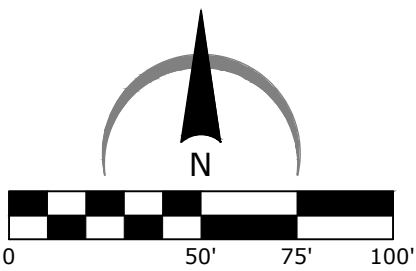
OF

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
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Design Firm License No. 184-001334



Bearings are based upon G.P.S.
observations and referenced to the
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East Zone (NAD 83)

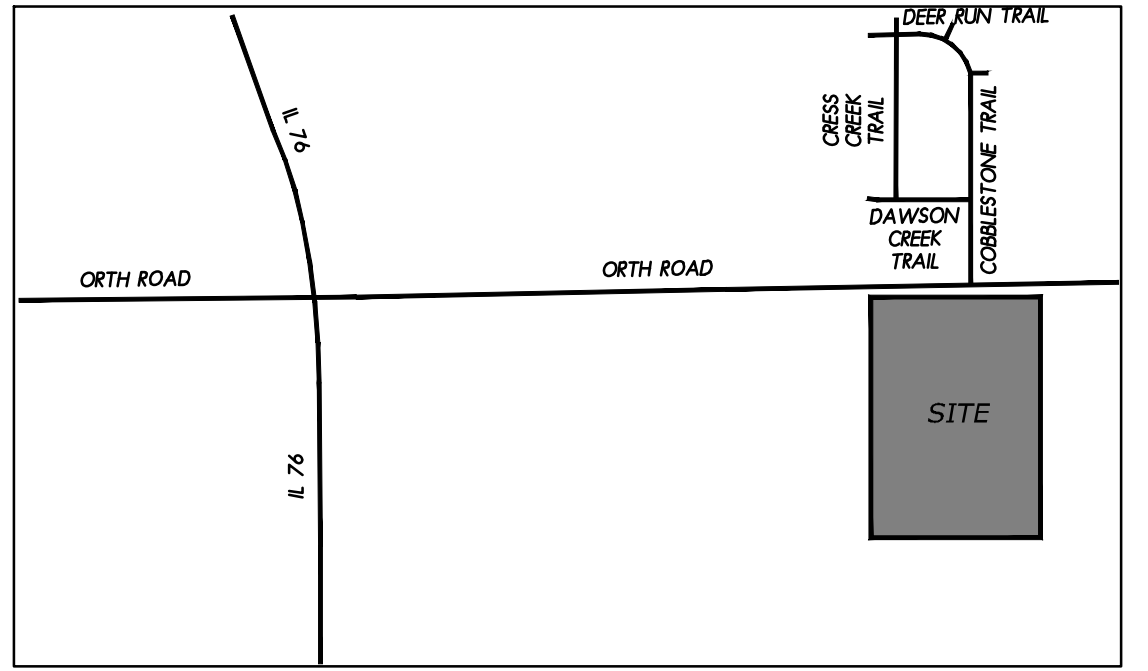
OWNER

Bel-Air Estates LTD
11619 IL Route 76
Poplar Grove, IL, 61065

THE TRAILS OF DAWSON CREEK
PLAT 1
Recorded September 9, 2005 in Plat Index File Envelope
332-A, as Document No. 2005R10424

OUTLOT 1

COBBLESTONE
TRAIL



LOCATION MAP
(not to scale)

Found "MAG" Nail
Found 3/4" Iron Pin 4.70' West of
the coordinate value stated on
Illinois Department of Transportation
Right-of-Way Plat, Job No.
R-92-011-09 dated April 18, 2012.

LEGEND

- N 20°37'40" W
(N 22°30'57" W)
- BOUNDARY LINE
MEASURED DIRECTION/DISTANCE
RECORD DIRECTION/DISTANCE
SURVEY MONUMENT FOUND
SURVEY MONUMENT SET
RIGHT-OF-WAY MARKER
SECTION LINE
CENTER LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EXISTING SETBACK LINE
PROPOSED SETBACK LINE
- SECTION CORNER
- UTILITY EASEMENT
UTILITY EASEMENT
TAXIWAY EASEMENT
DRAINAGE EASEMENT
WATER MAIN AND EMERGENCY
VEHICLE INGRESS/EGRESS EASEMENT
WATER MAIN EASEMENT

LINE TABLE

- Ⓐ S 89°47'34" E 20.00'
Ⓑ S 0°12'26" W 7.91'
Ⓒ N 89°47'34" W 7.91'
Ⓓ S 0°12'26" W 10.00'
Ⓔ S 0°12'26" W 10.00'
Ⓕ N 0°12'26" E 16.00'
Ⓖ N 89°47'34" W 17.00'
Ⓗ N 47°26'13" E 29.88'
Ⓘ S 47°2'16" E 29.89'
Ⓙ N 89°47'34" W 17.00'
Ⓚ S 0°12'26" W 16.00'
Ⓛ N 9°13'42" E 25.31'
Ⓜ S 8°48'50" E 25.31'

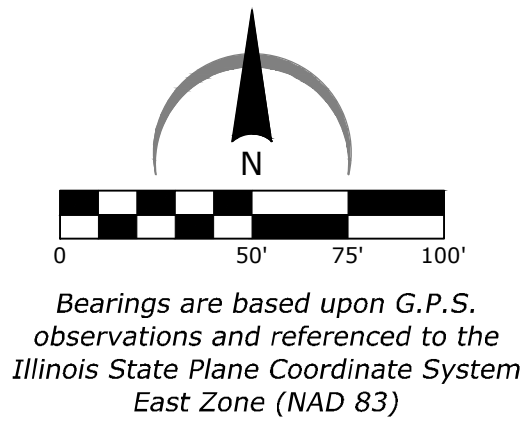
UNSUBDIVIDED

CURTISS COURT
HEREBY DEDICATED TO THE PUBLIC

TRAVEL AIR WAY
HEREBY DEDICATED TO THE PUBLIC

UNSUBDIVIDED

SHEET 1 of 2
ARC 24033
Rev: 06/03/2025



BEL AIR NORTH SUBDIVISION

OF

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

OWNER
Bel-Air Estates LTD
11619 IL Route 76
Poplar Grove, IL, 61065

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
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Design Firm License No. 184-001334

CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, Lee S. Sprecher, hereby certify that, at the request of the owners, I have surveyed and subdivided according to the annexed Bel Air North Subdivision; being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17007C0105C) with an effective date of February 18, 2011.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel identified above is located in North Boone Community Unit School District 200.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this _____ day of _____, 2025.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 My current license expires: _____



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

As owner, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. I/we further certify that there are no liens or encumbrances on the property contained in this plat except. I/we further certify that the parcel identified above is located in North Boone Community Unit School District 200.

Bel-Air Estates LTD

Steve Thomas - President

CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Steve Thomas, personally known to me to be the President of Bel-Air Estates LTD and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President of said corporation, he signed the foregoing document pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 2025.

Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that, to the best of my knowledge, the property described in the attached surveyor's certificate, which will be known as Bel Air North Subdivision is located within the boundaries of the following School District, North Boone Community Unit School District 200.

Dated this _____ day of _____, 2025.

Nan Schilling - Board President

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I hereby certify that I have caused measurements to be taken of the property embraced within the annexed plat of Bel Air North Subdivision, and found it correct as to the distances and monuments. All streets and sidewalks shown herein have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by bonded contract to my approval.

Dated this _____ day of _____, 2025.

Village Engineer

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Village of Poplar Grove has reviewed the attached plat of Bel Air North Subdivision.

In witness thereof, I have hereto set my hand this _____ day of _____, 2025.

Kristi Richardson - President of Village Board of Trustees

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Board of Trustees of the Village of Poplar Grove did, at its meeting on the _____ of _____, 2025 approve of the annexed plat and authorize it to be recorded.

IN WITNESS THEREOF, I, _____, Village Clerk of the Village of Poplar Grove, hereunto set my hand and affixed the seal of said Village of Poplar Grove, this _____ day of _____, 2025.

Village Clerk

CERTIFICATION BY COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I, Julie A. Bliss, County Clerk of Boone County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the plat of Bel Air North Subdivision.

In witness thereof, I have hereunto set my hand and seal of the County of Boone this _____ day of _____, 2025.

Julie A. Bliss - County Clerk

CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

"Filed for record this _____ day of _____, 2025, at _____ o'clock ____ M.
recorded in Book _____ of Plats, page _____ and examined."

Julie A. Bliss - County Recorder

Giselle Lenover - Chief Deputy Recorder

Document Number _____

UTILITY COMPANIES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS.

We Commonwealth Edison Company, Verizon Select Services, Inc. and Northern Illinois Gas Company by our signatures hereon do hereby acknowledge that we have received a copy of Bel Air North Subdivision and we hereby consent to the recording of said plat as prepared.

COMMONWEALTH EDISON COMPANY VERIZON SELECT SERVICES NORTHERN ILLINOIS GAS COMPANY

By: _____ By: _____ By: _____

Dated: _____, 2025 Dated: _____, 2025 Dated: _____, 2025

EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the Plat and marked "Easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility services or cable television service; also is hereby granted the right to use the streets for said purposes, the right to overhang lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area, said storm and sanitary sewers and water mains, pipes, conduits, cables, poles wires, braces, guys, anchors and other equipment, and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere with any of the said public utility equipment or cable television equipment installed on said easement. No permanent structures shall be placed on said easement, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

If the grade of the subdivision property must be so altered or if private storm and sanitary sewer service lines require that the underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.

An easement is hereby reserved for and granted to NICOR F/K/A NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes, Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 505/2(e) of the "Condominium Property Act (Illinois Compiled Statutes , Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to Commonwealth Edison Company G.T.E. North, Grantees, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on this plat for streets and alleys, whether public or private, together with the right to install the required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots": "common elements "open space "open area", "common ground "parking and common area". The terms "Common area or areas" and "Common Elements " includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District, or structures such as a pool or retention pond, or mechanical equipment. Relocation of the facilities will be done by the Grantee at cost of Grantor/Lot Owner, upon written request.

POPLAR GROVE AIRPORT EXPANSION

11619 IL-76

POPLAR GROVE, IL 61065

GENERAL NOTES

- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
- MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES. USE TRAFFIC CONTROL DEVICES TO INCLUDE TEMPORARY STRIPING, FLAGMEN, BARRICADES, WARNING SIGNS, AND WARNING LIGHTS SHALL BE IN ACCORDANCE WITH CURRENT MUTCD AND IDOT STANDARDS.
- ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED INDUSTRY STANDARDS AND REQUIREMENTS SET FORTH BY THE THE OWNER'S "DESCRIPTION OF WORK" VILLAGE OF POPLAR GROVE, THE STATE OF ILLINOIS, AND THIS PLAN SET.
- THE VILLAGE OF POPLAR GROVE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.
- THE CONTRACTOR SHALL COORDINATE ALL PERMIT AND INSPECTION REQUIREMENTS WITH RESPONSIBLE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL INCLUDE THE COSTS OF THIS COORDINATION AND ALL INSPECTION FEES IN THE BID PRICE.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL COME WITH A WARRANTY AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. THIS WARRANTY PERIOD SHALL RUN CONCURRENT WITH THE REQUIRED WARRANTY PERIODS THE OWNER MUST PROVIDE TO EACH LOCAL GOVERNMENT AGENCY, AS A CONDITION OF THE PERMIT.
- THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL STRUCTURES, INLETS, PIPES, SWALES, ROADS AND PUBLIC EGRESSSES MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
- ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECORDED SHOWING SIZE, LOCATION, AND DEPTH BY THE CONTRACTOR, AND EITHER RECONNECTED AND REROUTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ENCOUNTERING ANY TILE.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING PROPERTY CORNERS TO KNOWN PROPERTY LINES. NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
- ALL ELEVATIONS ARE ON NAVD 88 DATUM.
- PARKING AREAS DESIGNATED AS A.D.A. AND ALL SIDEWALK SHALL BE COMPLIANT WITH STATE AND LOCAL A.D.A. REQUIREMENTS.
- TACTILE WARNING PLATES PER IDOT SPECIFICATIONS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK THAT IS TO BE REPLACED INTERSECTS PUBLIC ROADS AND AT LOCATIONS INDICATED IN THIS PLAN SET.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, AT&T COMMUNICATION, COMMONWEALTH EDISON, NICOR GAS, COMCAST & AT&T U-VERSE, IF ANY. THE J.U.L.I.E. NUMBER IS 1-800-892-0123.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER, THE OWNER AND THE VILLAGE WITH RECORD DRAWINGS IN A DIGITAL FORMAT COMPATIBLE WITH AUTOCAD RELEASE 14 UPON COMPLETION OF HIS WORK.
- ANY EXCESS DIRT OR MATERIALS SHALL BE PLACED BY THE CONTRACTOR ONSITE AT THE OWNER'S DIRECTION OR AS INDICATED ON THE PLANS.
- NOTIFY THE OWNER AND VILLAGE OF POPLAR GROVE OF ANY EXISTING WELLS. OBTAIN PERMIT FORM THE ILLINOIS BUREAU OF MINERALS AND THE STATE WATER SURVEY. CAP AND ABANDON WELLS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- FINISH GRADE SHALL IN ALL AREAS NOT SPECIFICALLY RESERVED FOR STORM WATER MANAGEMENT SHALL DRAIN FREELY. NO PONDING SHALL OCCUR. TOLERANCES TO BE OBSERVED WILL BE MEASURED TO THE NEAREST 0.04 OF A FOOT FOR PAVED SURFACES AND 0.10 OF A FOOT FOR UNPAVED AREAS.

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DEPARTMENT
200 N. HILL STREET
DAVID HOWE
PUBLIC WORKS DIRECTOR
(815) 765-3201

WATER DEPARTMENT:

PUBLIC WORKS DEPARTMENT
200 N. HILL STREET
PUBLIC WORKS DIRECTOR
(815) 765-3201

ELECTRIC:

COMED
(877) 334-7661

GAS:

NICOR NATURAL GAS
(888) 642-6748

TELEPHONE:

AT&T
(800) 244-4444

SEWER DISTRICT:

PUBLIC WORKS DEPARTMENT
200 N. HILL STREET
PUBLIC WORKS DIRECTOR
(815) 765-3201

CABLE TELEVISION:

COMCAST
(866) 594-1234
AT&T U-VERSE
(877) 641-5933

VICINITY MAP



APPROVAL

VILLAGE OF POPLAR GROVE
IEPA (NOI)

DATE

PENDING
PENDING



DIAL 811 OR (800)
892-0123

OWNER:

STEVE THOMAS

11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

ENGINEER:



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-00	COVER
C-01	GENERAL NOTES
C-02	GENERAL NOTES
C-03	OVERALL PLAN
C-04	NEIGHBORHOOD PLAN
C-05	OVERALL RESTORATION PLAN
C-06	RESTORATION PLAN WEST
C-07	RESTORATION PLAN EAST
C-08	EXISTING POND RESTORATION PLAN
C-09	SWALE AND PROPOSED POND RESTORATION PLAN
C-10	OVERALL SWPPP PLAN
C-11	SWPPP PLAN WEST
C-12	SWPPP PLAN EAST
C-13	SWPPP PLAN SWALE AND POND
C-14	SWPPP DETAILS
C-15	SWPPP DETAILS
C-16	OVERALL REMOVALS PLAN
C-17	CURTISS COURT 300+00 - 305+00
C-18	CURTISS COURT 305+00 - 309+50
C-19	TRAVEL AIR WAY 309+50 - 312+44.05
C-20	TRAVEL AIR WAY 500+00 - 505+00
C-21	TRAVEL AIR WAY 505+00 - 509+95.05
C-22	WEST TAXIWAY 200+00 - 203+00
C-23	WEST TAXIWAY 203+00 - 208+00
C-24	WEST TAXIWAY 208+00 - 212+76
C-25	CENTER TAXIWAY 400+00 - 403+00
C-26	CENTER TAXIWAY 403+00 - 408+00
C-27	CENTER TAXIWAY 408+00 - 411+76
C-28	EAST TAXIWAY 600+00 - 603+00
C-29	EAST TAXIWAY 603+00 - 608+00
C-30	EAST TAXIWAY 608+00 - 612+51
C-31	AUXILIARY TAXIWAY 700+00 - 704+00
C-32	AUXILIARY TAXIWAY 704+00 - 706+52
C-33	MAIN TAXIWAY 800+00 - 804+00
C-34	MAIN TAXIWAY 804+00 - 809+00
C-35	MAIN TAXIWAY 809+00 - 812+72.35
C-36	RUNWAY GRADING PLAN NORTH
C-37	RUNWAY GRADING PLAN SOUTH
C-38	DETENTION BASIN PLAN
C-39	CURTISS COURT CROSS SECTIONS 300+00 - 303+50
C-40	CURTISS COURT CROSS SECTIONS 304+00 - 307+50
C-41	CURTISS COURT CROSS SECTIONS 308+00 - 309+50
C-42	TRAVEL AIR WAY CROSS SECTIONS 310+00 - 311+96.76
C-43	TRAVEL AIR WAY CROSS SECTIONS 500+00 - 503+50
C-44	TRAVEL AIR WAY CROSS SECTIONS 504+00 - 507+50
C-45	TRAVEL AIR WAY CROSS SECTIONS 508+00 - 509+65.76
C-46	WEST TAXIWAY CROSS SECTIONS STA. 200+00 - 212+51.10
C-47	CENTER TAXIWAY CROSS SECTIONS STA. 400+00 - 411+76.28
C-48	EAST TAXIWAY CROSS SECTIONS STA. 600+00 - 607+00
C-49	EAST TAXIWAY CROSS SECTIONS STA. 608+00 - 612+50.92
C-50	AUXILIARY TAXIWAY CROSS SECTIONS STA. 700+00 - 706+52
C-51	MAIN TAXIWAY CROSS SECTIONS STA. 800+00 - 806+00
C-52	MAIN TAXIWAY CROSS SECTIONS STA. 807+00 - 812+32.34
C-53	DETAILS
C-54	DETAILS
C-55	NORTH WATER MAIN PROFILE
C-56	SOUTH WATER MAIN PROFILE



PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTRY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
AGENCY REVIEW	AGENCY REVIEW	---	---	---	---	---	---	---	---	---	---
03-17-2025	06-27-2025	---	---	---	---	---	---	---	---	---	---

REVISIONS

ITEM	DATE
1.	---
2.	---
3.	---
4.	---
5.	---
6.	---

SHEET TITLE

COVER

DRAWN

TRS

CHECKED

LND

PM

RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-00

EARTHWORK NOTES

- UNSATURABLE MATERIALS:
ASSUME THAT IF UNSATURABLE MATERIALS ARE ENCOUNTERED AND THE REPLACEMENT OF THESE MATERIALS IS REQUIRED, THIS SITUATION SHALL BE HANDLED AS FOLLOWS:
A. THE SITE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. THE PROJECT SUPERINTENDENT, PRIOR TO THE UNDERCUTTING BEING COMPLETED, SHALL APPROVE ANY ADDITIONAL UNDERCUTTING. THE QUANTITIES SHALL BE VERIFIED BY THE ENGINEER AS THE ADDITIONAL REMOVAL IS BEING COMPLETED.
B. IF APPROVED BY THE ENGINEER, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIALS AND COMPACTED IN ACCORDANCE TO REQUIRED STANDARDS. THE COST OF THIS WORK SHALL BE AN EXTRA TO THE CONTRACT, WITH THE COST BEING ADJUSTED BY CHANGE ORDER. IF THE SITE CONTRACTOR IS FURNISHING ANY OFF SITE MATERIALS, A REPRESENTATIVE SAMPLE OF SUCH MATERIALS SHALL BE FURNISHED TO THE GENERAL CONTRACTOR'S APPROVED TESTING AGENCY TO DETERMINE A PROCTOR.
C. THESE MATERIALS SHALL BE PLACED AS HOMOGENEOUSLY AS POSSIBLE TO FACILITATE ACCURATE COMPACTION AND MOISTURE TESTING.
- DEFINITION FOR MATERIALS:
A. "ORGANIC MATERIAL" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT IN EXCESS OF 8% OR AS DETERMINED BY THE PROJECT OWNER'S ENGINEER.
B. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, OR CLAY LOAM).
B.1. SAND CONTENT SHALL GENERALLY BE LESS THAN 70% BY WEIGHT.
B.2. CLAY CONTENT SHALL GENERALLY BE LESS THAN 35% BY WEIGHT.
B.3. ORGANIC SOILS, SUCH AS PEAT OR MUCK, SHALL NOT BE USED AS TOPSOIL.
C. TOPSOIL SHALL BE RELATIVELY FREE FROM LARGE ROOTS, WEEDS, BRUSH, OR STONES LARGER THAN 25 MM (1 INCH). AT LEAST 90% SHALL PASS THE 2.00 MM (NO. 10) SIEVE.
D. TOPSOIL PH SHALL BE BETWEEN 5.0 AND 8.0. TOPSOIL ORGANIC CONTENT SHALL NOT BE LESS THAN 1.5% BY WEIGHT. TOPSOIL SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.
E. "EXISTING ON-SITE MATERIAL WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL OF SUCH A QUALITY THAT THE SPECIFIED COMPACTION CAN BE MET WITHOUT ANY ADDITIONAL WORK OTHER THAN "DENSIFYING" WITH A ROLLER. SCARIFICATION AND DRYING OF THIS MATERIAL WILL NOT NEED TO BE DONE PRIOR TO COMPACTION.
F. "EXISTING ON-SITE MATERIAL NOT WITHIN MOISTURE CONTENT LIMITS" IS DEFINED AS MATERIAL WITH A HIGH MOISTURE CONTENT THAT CAN NOT MEET SPECIFIED COMPACTION REQUIREMENTS WITHOUT SCARIFICATION AND DRYING, CHEMICAL STABILIZATION, ETC. OF THIS MATERIAL PRIOR TO COMPACTION.
G. "UNSATURABLE MATERIAL" IS DEFINED AS ANY MATERIALS THAT:
G.1. CANNOT BE UTILIZED AS "TOPSOIL" (ORGANIC) FOR LANDSCAPE AREAS.
G.2. CANNOT BE UTILIZED AS "ENGINEERED FILL" REGARDLESS OF MOISTURE CONTENT AND / OR DOES NOT STRUCTURALLY MEET THE STANDARDS OF THE PROJECT OWNER'S ENGINEER'S RECOMMENDATIONS FOR "ENGINEERED FILL".
G.3. CAN BE DEFINED AS NATURAL MATERIALS OR MATERIALS FROM "DEMOLITION" AND / OR EXCAVATED AREAS (I.E., MATERIALS THAT WOULD NOT BE SUITABLE FOR "ENGINEERED FILL").
H. "OFF-SITE MATERIAL" IS DEFINED AS ANY MATERIALS THAT ARE BROUGHT FROM ANY AREA NOT INDICATED ON THIS PLAN SET.
I. "TRENCH BACKFILL" SHALL BE DEFINED AS ANY MATERIALS USED FOR THE PURPOSES OF BACKFILLING ANY TRENCH AND / OR ANY EXCAVATION REQUIRING BACKFILLING. REFER TO "STANDARDS FOR FILL AREAS" TO DETERMINE ACCEPTABLE MATERIALS AND PROCEDURES.
J. THE TERM "STRIPPING" OR "STRIP" AS USED HEREIN SHALL BE DEFINED AS THE REMOVAL OF ALL "ORGANIC MATERIALS" FROM A GIVEN AREA. THE TERM "ORGANIC MATERIALS" IS DEFINED AS MATERIAL HAVING AN ORGANIC CONTENT OVER 8% BASED ON ASTM D2974, OR AS DEFINED BY THE OWNER'S ENGINEER.
3. STANDARDS FOR CUT AREAS:
A. A "CUT AREA" IS DEFINED AS ANY AREA WHERE "ENGINEERED FILL" IS NOT REQUIRED TO BRING THE SITE TO DESIGN SUBGRADE ELEVATION. INSTEAD, EXCAVATION OR "CUTTING" IS REQUIRED TO ACHIEVE DESIGN SUBGRADE ELEVATION ("ENGINEERED FILL" BEING DEFINED AS ANY MATERIAL BEING "OFFSITE MATERIAL").
B. IN "CUT AREAS" THE SITE CONTRACTOR SHALL PERFORM ONE OF THE FOLLOWING PROCEDURES AT THE DISCRETION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT:
B.1. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF GRANULAR SOILS, THE EXPOSED SUBGRADE SHOULD BE COMPACTED / DENSIFIED BY AT LEAST ONE (1) PASS OF A SHOVED ROLLER HAVING A MINIMUM GROSS WEIGHT OF 10 TONS.
B.2. FOR EXPOSED BUILDING OR PARKING LOT SUBGRADES CONSISTING PRIMARILY OF COHESIVE SOILS, THE EXPOSED SUBGRADES SHOULD BE PROOF ROLLED WITH A FULLY-LOADED SIX-WHEEL TRUCK HAVING A MINIMUM GROSS WEIGHT OF 25 TONS. THE MAXIMUM ALLOWABLE DEFLECTION UNDER THE SPECIFIED EQUIPMENT SHALL BE 1/2".
C. IN THE EVENT THAT ADEQUATE STABILITY OF GRANULAR SOILS SUBGRADES CANNOT BE ACHIEVED BY THE PROCEDURES AS OUTLINED IN ITEM 1 ABOVE, OR THAT DEFLECTIONS GREATER THAN 1/2" ARE OBSERVED DURING THE "PROOF ROLLING" OF COHESIVE SOILS SUBGRADES (AS OUTLINED IN ITEM 2 ABOVE) ADDITIONAL CORRECTIVE MEASURES WILL BE REQUIRED. THESE MEASURES COULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, SCARIFICATION, MOISTURE CONDITIONING, RE-COMPACTION, UNDERLAYING WITH ENGINEERED FILL OR CRUSHED STONE, OR CRUSHED STONE, GEOTEXTILES, OR CHEMICAL STABILIZATION.
D. IT SHALL BE CONSIDERED AS PART OF THE SCOPE OF THESE DOCUMENTS (AND THIS PART OF THIS CONTRACTOR'S RESPONSIBILITY) TO PERFORM SCARIFICATION AND DRYING OF THE SUBGRADE PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS (SCARIFY A 16" DEPTH FOR 3 DAYS). IF THIS DOES NOT WORK THEN ADDITIONAL DRYING MEASURES SHALL BE AN EXTRA TO THE CONTRACT.
E. ANY PROPOSED CORRECTIVE MEASURES BY THE CONTRACTOR SHOULD BE REVIEWED BY THE OWNER'S ENGINEER AND THE PROJECT ARCHITECT. IN THE EVENT THAT IN THE OPINION OF THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT PROOF ROLLING IS NOT A GOOD INDICATOR OF THE SUBGRADE STABILITY, AN ALTERNATIVE METHOD SHALL BE SPECIFIED BY THE OWNER'S ENGINEER AND / OR THE PROJECT ARCHITECT.
4. STANDARDS FOR FILL AREAS:
A. A "FILL" AREA IS DEFINED AS ANY AREA WHERE MATERIAL IS REQUIRED TO ADJUST THE EXISTING ELEVATION TO A PROPOSED SUBGRADE ELEVATION (THESE AREAS REQUIRE INSTALLATION OF "ENGINEERED FILL" TO ACHIEVE DESIGN SUBGRADE ELEVATION). "ENGINEERED FILL" MATERIAL CAN BE DEFINED AS EITHER "GRANULAR SOIL" OR "SOIL" THAT IS EITHER FROM THE CONSTRUCTION SITE OR IS "OFFSITE MATERIAL". MATERIALS HAVING THEIR ORIGIN FROM THE CONSTRUCTION SITE IS REFERRED TO AS "BORROW". THE COMPOSITION AND THE COMPACTION STANDARDS OF THE ENGINEERED FILL FOR THIS PROJECT WILL BE SPECIFIED BY OWNER'S ENGINEER AND THE PROJECT ARCHITECT.
B. IN "FILL" AREAS, "BORROW" MATERIALS ARE ALLOWED TO BE UTILIZED AS ENGINEERED FILL SUCH THAT THE SITE CONTRACTOR COMPACTS THE "BORROW" AREAS TO THE SPECIFIED COMPACTION.
5. COMPACTION STANDARDS (FOR ENGINEERED FILL AND BACK FILLED AREAS)
A. PRIOR TO PLACEMENT OF FILL IN AREAS BELOW THE DESIGN GRADE, THE EXPOSED SUBGRADE SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE OWNER'S ENGINEER TO EVALUATE THAT ADEQUATE STRIPPING HAS BEEN PERFORMED. ADDITIONALLY, THE PROOF ROLLING OR COMPACTION PROCEDURES OUTLINED IN THE "STANDARDS FOR CUT AREAS" SECTION OF THESE NOTES SHOULD BE PERFORMED. IT IS TYPICAL PRACTICE TO PROOF ROLL (AND DENSIFY IF NECESSARY) EXPOSED SUBGRADES PRIOR TO FILLING. IF SOFT OR UNSTABLE SUBGRADES ARE OBSERVED, THESE AREAS SHOULD BE STABILIZED OR UNDERCUT. IF MINIMUM COMPACTION STANDARDS ARE BASED UPON A PERCENTAGE OF THE FILL OR BACKFILL MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). ALL ENGINEERED SUBGRADES SHOULD MEET THE FOLLOWING MINIMUM COMPACTION:
A.1. AREAS UNDER FOUNDATIONS BASES:
A.1.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED BELOW FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
A.2. AREAS UNDER FLOOR SLABS AND ABOVE FOUNDATIONS/FOOTING BASES:
A.2.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW FINAL GRADE FOR SUPPORT OF FLOOR SLABS AND ABOVE FOUNDATION BASE ELEVATION IN THE BUILDING AREA.
A.2.B. 95% STANDARD PROCTOR FOR FILL PLACED IN THE UPPER 12 INCHES OF DESIGN SUBGRADE BELOW SLABS. THE GRANULAR FILL UNDER THE FLOOR SLAB SHOULD BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR.
A.3. AREAS UNDER PAVEMENT SECTIONS:
A.3.A. 95% STANDARD PROCTOR FOR ALL FILL PLACED MORE THAN 12 INCHES BELOW PASSENGER CAR PAVEMENT SECTIONS AND 95% STANDARD PROCTOR FOR THE TOP 12 INCHES.
A.4. LANDSCAPED AREAS:
A.4.A. 90% STANDARD PROCTOR FOR ALL FILL PLACED IN LANDSCAPE AREAS. THESE AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 12 INCHES IN AREAS TO BE SEEDDED, 6 INCHES IN AREAS TO BE SODDED, AND 24 INCHES FOR ALL INTERIOR CURBED LANDSCAPE ISLANDS.
A.5. BASE COURSE PORTION OF PAVEMENT SECTIONS:
A.5.A. 95% STANDARD PROCTOR FOR ALL BASE COURSE MATERIALS THAT ARE PART OF A "PAVEMENT SECTION".
B. THE OPTION OF UTILIZING THE MODIFIED PROCTOR (ASTM D1557) IN LIEU OF THE SPECIFIED STANDARD PROCTOR (ASTM D698) SHALL BE AT THE DISCRETION OF THE GENERAL CONTRACTOR, CONTINGENT UPON WRITTEN APPROVAL BY THE ARCHITECT AND OWNER'S ENGINEER.
C. ALL BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LIFTS NOT GREATER THAN 8" IN LOOSE DEPTH. BEFORE COMPACTING, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DENSITY OF THE AREA.
6. FINISH GRADING:
A. THE TERM "FINISH GRADING" AS USED HEREIN SHALL BE DEFINED AS THAT CONDITION THAT AREAS NOT RECEIVING A FINISH PRODUCT SUCH AS PARKING AREAS, DRIVEWAYS, ROADWAYS, SIDEWALKS, ETC. FINISH GRADED AREAS WOULD GENERALLY BE THOSE AREAS RECEIVING "LANDSCAPING" SUCH AS SEED, SOD, TREES, BUSHES, MULCH, ETC.
B. THE SITE CONTRACTOR IS RESPONSIBLE FOR "FINISH GRADING" ALL AREAS WITHIN THE PERIMETER OF THE "CONSTRUCTION SITE". THE DEFINITION OF THE "CONSTRUCTION SITE" IS THE AREA ENCOMPASSING ALL DISTURBED AREAS THAT WERE DISTURBED AS A RESULT OF THE CONSTRUCTION PROCESS RELATING TO THE GENERAL CONTRACT OF WHICH THIS SITE CONTRACT WAS PART OF.

GENERAL PAVING NOTES

- ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (STANDARD SPECIFICATIONS), LATEST EDITION, INCLUDING ALL UPDATES AND STANDARDS THERETO.
B. STANDARDS AND REQUIREMENTS OF THE VILLAGE OF POPLAR GROVE.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
2. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
3. THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
4. THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE (LOCAL AGENCY) PRIOR TO PLACING THE BASE MATERIAL. NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO FINISHED SUBGRADE PREPARATION.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLED, PLACING TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES TO FINISHED GRADE IN THE PARKWAYS AREAS ONLY. GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, PROOF ROLLING, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
8. THE PROPOSED PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUSLY REFERENCED IDOT STANDARD SPECIFICATIONS AND VILLAGE OF POPLAR GROVE.
9. AREAS OF DEFICIENT PAVING, INCLUDING COMPACTION, SMOOTHNESS, THICKNESS, AND ASPHALT MIXTURE, SHALL BE DELINEATED, REMOVED, AND REPLACED IN COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS UNLESS CORRECTED OTHERWISE AS DIRECTED AND APPROVED BY THE OWNER.
10. FIELD QUALITY CONTROL TESTS SPECIFIED HEREIN WILL BE CONDUCTED BY THE OWNER'S INDEPENDENT TESTING LABORATORY (ITL) AT NO COST TO THE CONTRACTOR. ANY TESTING AND INSPECTION RESULTING FROM THE REQUIREMENTS OF NECESSARY PERMITS BY VILLAGE OF POPLAR GROVE OR THE STATE OF ILLINOIS SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTING AS REQUIRED NECESSARY BY THE CONTRACTOR FOR ASSURANCE OF QUALITY CONTROL. RETESTING REQUIRED AS A RESULT OF FAILED INITIAL TESTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
A. FIELD TESTING, FREQUENCY, AND METHODS MAY VARY AS DETERMINED BY AND BETWEEN THE OWNER, THE ITL AND VILLAGE OF POPLAR GROVE.
B. TESTING SHALL BE PERFORMED ON FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' 0" STRAIGHTEDGE APPLIED PARALLEL WITH, AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA, THE FOLLOWING TOLERANCES IN 10 FT SHALL NOT BE EXCEEDED: BASE COURSE SURFACE: 1/4-INCH, WEARING COURSE SURFACE: 1/8-INCH.
C. NO PONDING SHALL OCCUR ON PAVED SURFACES.

PAVEMENT MARKING NOTES

- MATERIAL DESCRIPTION: A FAST DRYING, HIGH HIDING MARKING PAINT FOR CONCRETE, BRICK, AND BITUMINOUS SURFACE, SUITABLE FOR PAINTING CENTERLINES AND EDGELINES OF HIGHWAYS, VILLAGE CROSSWALKS AND STOP ZONES, PARKING LOTS, TRAFFIC AISLES, ETC. DO NOT APPLY TO IN TEMPERATURES BELOW 50 °F.

SANITARY SEWER NOTES

- SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), EIGHTH EDITION DATED 2020 (AND ALL REVISIONS AND SUPPLEMENTS THERETO).
B. ALL APPLICABLE STATE AND LOCAL PLUMBING CODES.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
WHERE CRITERIA OF THE AFOREMENTIONED SPECIFICATIONS CONFLICT, THE MORE STRINGENT CRITERIA SHALL BE IMPLEMENTED.
2. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCE TO SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
4. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
5. INSTALL CLEANOUTS AND MANHOLES IN ACCORDANCE WITH THE STANDARD DETAILS IN THIS PLAN SET AND WITH THE AFOREMENTIONED SPECIFICATIONS. THE CONTRACTOR SHALL ADJUST ALL CLEANOUTS AND MANHOLE CASTINGS TO FINAL GRADE AS DEFINED IN THIS PLAN SET.
6. CAP ENDS OF ANY CONDUITS INSTALLED AND MARK ENDS.
7. ALL SANITARY SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION FA-6 OR APPROVED EQUAL (GRADE 8 OR GRADE 9).
8. SANITARY SEWER SERVICES SHALL BE 4" WATERMAIN QUALITY SDR 26 PVC IN ACCORDANCE WITH ASTM D2241, OR SOLVENT WELDED SCH. 40 PVC IN ACCORDANCE WITH ASTM D1785 AND D2665. ALL SERVICES SHALL BE SLOPED FROM THE MAIN AT 1% MINIMUM UNLESS OTHERWISE NOTED.
9. SANITARY MAINS SHALL BE 8" SDR 26 PVC IN ACCORDANCE WITH ASTM D2241.
10. JOINTS FOR ALL SANITARY SEWER SHALL BE SOLVENT CEMENTED JOINTS IN ACCORDANCE WITH ASTM D2855 OR FLEXIBLE ELASTOMERIC SEAL IN ACCORDANCE WITH ASTM D3212.
11. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C1244.
12. BEDDING CLASS FOR FLEXIBLE PIPE SHALL BE 1A (CA-6 CRUSHED STONE IN ACCORDANCE WITH ASTM 2321-89. IF TRENCH BOTTOM IS WET, CA-7 SHALL BE USED).
13. INFILTRATION TESTING:
A. IT IS THE INTENT OF THIS TITLE TO SECURE A SEWER SYSTEM WITH A MINIMUM AMOUNT OF INFILTRATION. THE MAXIMUM ALLOWABLE INFILTRATION SHALL NOT EXCEED TWO HUNDRED GALLONS PER INCH OF DIAMETER OF SEWER PER MILE PER TWENTY-FOUR HOUR DAY AT ANY TIME FOR ANY SECTION OF THE SYSTEM. THE JOINTS SHALL BE TIGHT AND ANY JOINT WITH VISIBLE LEAKAGE OR LEAKAGE IN EXCESS OF THE AMOUNT SPECIFIED ABOVE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
B. THE REPAIR MUST BE OF A PERMANENT NATURE AND OF A QUALITY EQUAL TO INITIAL WORK WHICH IS CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SPECIFICATIONS.
C. IMMEDIATELY AFTER BACKFILLING, THE ENTIRE LENGTH OF THE SEWER TRENCH, INCLUDING STUBS, SHALL BE INUNDATED TO NORMAL GROUND WATER LEVEL OR EIGHTEEN INCHES ABOVE THE TOP OF SEWER PIPE, WHICHEVER IS HIGHER. AT THAT TIME, INFILTRATION TESTS SHALL BE MADE TO DETERMINE COMPLIANCE WITH THE ALLOWABLE INFILTRATION CRITERIA. TO MEASURE THE AMOUNT OF INFILTRATION, THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN A V-NOTCH SHAPE CRESTED WEIR IN A METAL FRAME TIGHTLY SECURED AT THE LOWER END OF EACH SEWER TEST SECTION AS DIRECTED BY THE VILLAGE ENGINEER OR HIS / HER AUTHORIZED REPRESENTATIVE. THE VILLAGE ENGINEER OR HIS / HER AUTHORIZED REPRESENTATIVE WILL CHECK THE INFILTRATION BY MEASURING THE FLOW OVER SUCH WEIRS. WHEN INFILTRATION IS DEMONSTRATED TO BE WITHIN THE ALLOWABLE LIMITS, THE CONTRACTORS SHALL REMOVE SUCH WEIRS.
14. EXFILTRATION TESTING:
A. IF DURING THE CONSTRUCTION OF THE SEWER SYSTEM THE ENGINEER DETERMINES THAT IT IS IMPRACTICAL TO OBTAIN A PROPER INFILTRATION TEST, THEN A TEST FOR WATER TIGHTNESS SHALL BE MADE BY BULKHEADING THE SEWER AT THE MANHOLE AT THE LOWER END OF THE SECTION UNDER TEST AND FILLING THE SEWER WITH WATER TO EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER IN THE MANHOLE AT THE UPPER END OF THE SECTION. LEAKAGE WILL THEN BE THE MEASURED AMOUNT OF WATER ADDED TO MAINTAIN THE ABOVE DESCRIBED LEVEL AT A MAXIMUM ALLOWABLE EXFILTRATION RATE OF TWO HUNDRED GALLONS PER INCH OF DIAMETER OF SEWER PER MILE PER TWENTY-FOUR HOUR DAY AT ANY TIME FOR ANY SECTION OF THE SYSTEM.
15. AIR TESTING:
A. IN LIEU OF INFILTRATION OR EXFILTRATION TESTING, THE VILLAGE ENGINEER MAY PERMIT AIR TESTING IN ACCORDANCE WITH ASTM C828.
16. DEFLECTION TESTING FOR FLEXIBLE CONDUIT
A. ALL SANITARY SEWER LINES SHALL BE DEFLECTION TESTED AFTER 30 DAYS FOLLOWING FINISH BACKFILL OPERATIONS.
B. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDEREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE BASE DIAMETER OF THE PIPE AS DESCRIBED IN ASTM D3034. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
C. WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.
D. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5% WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF 5% OF THE ORIGINAL PIPE DIAMETER, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. IF AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

STORM SEWER NOTES

- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), EIGHTH EDITION DATED 2020, AND ALL REVISIONS AND SUPPLEMENTS THERETO.
B. STANDARDS AND REQUIREMENTS OF VILLAGE OF DIAMOND.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
WHERE CRITERIA OF THE AFOREMENTIONED SPECIFICATIONS CONFLICT, THE MORE STRINGENT CRITERIA SHALL BE IMPLEMENTED.
2. MATERIAL SPECIFICATIONS. ALL STORM SEWER SYSTEM ELEMENTS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
A. SEWER PIPE: ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFICALLY NOTED IN THIS PLAN SET.
a. SUMP PUMP SERVICE CONNECTION AND STORM SEWER EXTENSION (4" AND 6")--ABS SEWER PIPE OR PVC SEWER PIPE ASTM D2751, SDR35, OR ASTM D3034, SDR35, RESPECTIVELY.
b. CONCRETE SEWER PIPE (10" DIAMETER AND SMALLER), MINIMUM CLASS 3, ASTM C14.
c. REINFORCED CONCRETE PIPE (12" DIAMETER AND LARGER), CIRCULAR REINFORCEMENT, MINIMUM CLASS 3, WALL B, ASTM C76.
d. REINFORCED CONCRETE ARCH CULVERT PIPE--DOUBLE LINE REINFORCEMENT, MINIMUM CLASS 3, ASTM C506.
e. REINFORCED CONCRETE ELLIPTICAL CULVERT PIPE--MINIMUM CLASS HE-III OR VE-III, ASTM C507.
f. PVC UNDERDRAIN PIPE (4" AND 6")--ASTM D2729, SDR35.
g. GALVANIZED CORRUGATED STEEL CULVERT PIPE AASHTO M246, TYPE B, MINIMUM WALL THICKNESS 14 GAUGE (SHALL ONLY BE USED FOR CULVERTS).
B. SEWER PIPE JOINTS.
a. ABS PIPE--ASTM C443.
b. PVC PIPE--ASTM D3212, PUSH-ON TYPE, EXCEPT UNDERDRAIN PIPE WHICH SHALL HAVE SOLVENT WELDED JOINTS.
C. CASING PIPES: STEEL PIPE--ASTM A120, 3/8" MINIMUM THICKNESS.
D. MANHOLES AND CATCH BASINS.
a. PRECAST REINFORCED CONCRETE--ASTM C478.
b. SIZE:
FOR SEWER EIGHTEEN INCHES IN DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT INCHES INSIDE DIAMETER.
FOR SEWER TWENTY-ONE TO THIRTY-SIX INCHES IN DIAMETER, MANHOLE SHALL HAVE A SIXTY INCH INSIDE DIAMETER.
FOR SEWER GREATER THAN THIRTY-SIX INCHES IN DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT INCHES INSIDE DIAMETER.
c. ADJUSTMENT: NO MORE THAN TWO PRECAST CONCRETE ADJUSTING RINGS WITH SIX INCH MAXIMUM HEIGHT ADJUSTMENT SHALL BE ALLOWED.
d. ONLY ONE PIPE CONNECTION IS ALLOWED, AND IT SHALL BE PRECAST WITH RESILIENT RUBBER TIGHTWRIGHT PIPE TO MANHOLE SLEEVES OR SEALS.
e. EXTERNAL FLEXIBLE WATER TIGHT SLEEVES SHALL ALSO EXTEND FROM THE MANHOLE CONE TO THE MANHOLE FRAME.
f. BOTTOM SECTIONS: ALL BOTTOM SECTIONS SHALL BE MONOLITHICALLY PRECAST INCLUDING BASES AND INVERT FLOWLINES.
F. CASTINGS (UNLESS OTHERWISE NOTED WITHIN THE PLANS)
MANHOLE FRAME AND COVER--USE AREA INLET AS LISTED BELOW UNLESS SPECIFIED AS A "CLOSED LID" IN THIS PLAN SET. CLOSED LID FRAME AND COVER SHALL BE NEENAH NO. R-1772-C EMBOSSED "STORM SEWER".
a. MANHOLE STEPS--NEENAH NO. R-1981-1.
b. SIX INCH CURB AND GUTTER INLET--NEENAH NO. R-3032.
c. YARD INLET--NEENAH NO. R-2579.
d. PARKING LOT INLET--NEENAH NO. R-2450.
G. CRUSHED GRANULAR BEDDING: CRUSHED GRAVEL OR CRUSHED STONE COURSE AGGREGATE--ASTM C33, SIZE NO. 67.
3. ALL END SECTIONS 24" AND GREATER SHALL COME EQUIPPED WITH TRASH GRATE AND TOE BLOCK IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD DETAIL JOHNSON SECTION, PART ALL ALTIMETER FRAME.
4. INSPECT PIPE FOR DEFECTS AND CRACKS BEFORE BEING LOWERED INTO THE TRENCH, PIECE BY PIECE. REMOVE AND REPLACE DEFECTIVE, DAMAGED OR UNSOUND PIPE OR PIPE THAT HAS HAD ITS GRADE DISTURBED AFTER LAYING. PROTECT OPEN ENDS WITH A STOPPER TO PREVENT EARTH OR OTHER MATERIAL FROM ENTERING THE PIPE DURING CONSTRUCTION. REMOVE DIRT, EXCESS WATER, AND OTHER FOREIGN MATERIALS FROM THE INTERIOR OF THE PIPE DURING THE PIPE LAYING PROGRESS.
5. INSTALL PIPE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
6. COMMENCE INSTALLATION AT THE LOWEST POINT FOR EACH SEGMENT OF THE ROUTE. LAY RCP WITH THE GROOVE OR BELL END UP-STREAM.
7. LAY PIPE TO THE TOLERANCES PROVIDED WITHIN THE SPECIFICATIONS WITH THE NECESSARY FITTINGS, BENDS, MANHOLE, RISERS AND OTHER APPURTENANCES PLACED AT THE REQUIRED LOCATION AS NOTED ON DRAWINGS.
8. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION FA-6 OR APPROVED EQUAL. (GRADE 8 OR GRADE 9).
9. ALL TOLERANCES SHALL BE TO 98 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698, (OR 95 PERCENT OF MAXIMUM DENSITY, IN ACCORDANCE WITH ASTM D1557) OBTAINED AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T180.
10. DO NOT BACKFILL TRENCHES UNTIL REQUIRED TESTS ARE PERFORMED AND UTILITY SYSTEMS COMPLY WITH AND ARE ACCEPTED BY APPLICABLE GOVERNING AUTHORITIES.
11. BACKFILL TRENCHES TO CONTOURS AND ELEVATIONS SHOWN ON THE DRAWINGS.

WATER UTILITY NOTES

- WATER MAINS AND SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
A. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), EIGHTH EDITION DATED 2020 (AND ALL REVISIONS AND SUPPLEMENTS THERETO).
B. ALL APPLICABLE STATE AND LOCAL PLUMBING CODES.
C. ADDITIONAL DETAILS AND REQUIREMENTS PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING THIS PLAN SET.
D. VILLAGE OF POPLAR GROVE WATERMAIN CODES.
WHERE CRITERIA OF THE AFOREMENTIONED SPECIFICATIONS CONFLICT, THE MORE STRINGENT CRITERIA SHALL BE IMPLEMENTED.
2. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. ALL WATER MAIN AND SERVICE PIPE GREATER THAN 2" IN DIAMETER SHALL BE DUCTILE IRON PIPE CONFORMING TO AWWA C151, CLASS OR THICKNESS PER AWWA C150, SEAL COATED AND / OR CEMENT LINE PER AWWA C104, WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS. FITTINGS SHALL COMPLY WITH AWWA C104, JOINTS SHALL COMPLY WITH AWWA C11.
4. THE MINIMUM COVER FOR ALL WATER MAIN AND WATER SERVICE PIPE IS 6" FROM FINISHED GRADE TO TOP OF PIPE.
5. ALL WATER MAINS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED STREET PAVEMENT OR CURB SHALL BE BACKFILLED WITH IDOT APPROVED GRANULAR BACKFILL MATERIAL.
6. TRENCH BACKFILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
7. ALL VALVES SHALL BE RESILIENT GATE MUELLER MODEL A-2362-20 OR APPROVED EQUAL. ALL VALVES SHALL OPEN LEFT.
8. WATER MAIN SEPARATION FROM STORM AND SANITARY SEWER SHALL CONFORM TO SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS.
9. THE WATER SERVICE PIPE SHALL BE TYPE K COPPER TUBING IN ACCORDANCE WITH ASTM B88 AND ASTM 251 UP TO 2" IN DIAMETER.
10. ALL CORPORATION STOPS AND CURB STOP SHALL BE FABRICATED OF BRASS AND SHALL BE PROVIDED WITH OUTLETS SUITABLE FOR COPPER CONNECTIONS. THE CORPORATION STOP, CURB STOP, AND THE SERVICE BOX SHALL BE OF TYPE AND MANUFACTURE ACCEPTABLE TO THE VILLAGE OF POPLAR GROVE.
11. NO OBJECT MAY BE CONSTRUCTED, MAINTAINED OR INSTALLED WITHIN 48 INCHES OF A FIRE HYDRANT. NO TREES, BUSHES, WALLS, OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT WILL NOT BE PERMITTED.
12. HYDRANTS SHALL BE PAINTED IN CONFORMITY TO AWWA C502. THE CONTRACTOR SHALL VERIFY COLOR OF PAINT WITH THE VILLAGE OF POPLAR GROVE PRIOR TO PROCUREMENT.
13. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARD C502 AND VILLAGE OF POPLAR GROVE REQUIREMENTS. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF POPLAR GROVE FOR SPECIFIC REQUIREMENTS. ALL PUBLIC HYDRANTS SHALL HAVE A "BREAKAWAY" DESIGN AND SHALL BE PLACED SO THAT THE CENTER OF THE PUMPER NOZZLE IS 18 TO 24 INCHES ABOVE THE GROUND LINE. A HOLE OF 1/2 CUBIC YARD VOLUME SHALL BE DUG AT EACH HYDRANT AND FILLED WITH WASHED GRAVEL TO ACT AS A DRAIN FOR TWO (2) BRONZE LINED OUTLETS. HYDRANTS SHALL BE MUELLER CENTURION MODEL A-423 UNLESS A DIFFERENT MODEL IS APPROVED IN ADVANCE BY VILLAGE OF POPLAR GROVE.
14. FIRE HYDRANTS SHALL BE PLACED AT LEAST 3 FEET OFF THE EDGE OF PAVEMENT.
15. CONNECTIONS TO EXISTING MAINS. ALL CONNECTIONS TO THE VILLAGE WATER DISTRIBUTION SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE PRESSURE UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER AT LOCATIONS APPROVED BY THE VILLAGE ENGINEER.
16. PRESSURE TEST.
A. AS PART OF THE CONSTRUCTION, THE WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 41-2.12 OF THE STANDARD SPECIFICATIONS.
B. ALL NEWLY LAID PIPE SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH. DURATION OF EACH PRESSURE TEST SHALL BE FOR A PERIOD OF NOT LESS THAN TWO HOURS. EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER AND THE SPECIFIED TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE.
C. BEFORE APPLYING THE SPECIFIED TEST PRESSURE, ALL AIR SHALL BE EXCELLED FROM THE PIPE. ALL LEAKS SHALL BE REPAIRED UNTIL TIGHT. ANY CRACKED OR DEFECTIVE PIPES, FITTINGS, VALVES, OR HYDRANTS DISCOVERED IN CONSEQUENCE OF THIS PRESSURE TEST SHALL BE REMOVED AND REPLACED AND THE TEST REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
15. ALL TESTING SHALL BE DONE AFTER THE INSTALLATION OF SERVICE LINES. SUITABLE MEANS SHALL BE PROVIDED FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE SPECIFIED TEST PRESSURE IN ACCORDANCE WITH SECTION 41-2.14C OF THE STANDARD SPECIFICATIONS.
16. DISINFECTON.
A. WATER FROM THE EXISTING DISTRIBUTION SYSTEM OR OTHER SOURCE OF SUPPLY SHALL BE CONTROLLED SO AS TO FLOW SLOWLY INTO THE NEWLY LAID PIPELINE DURING THE APPLICATION OF CHLORINE GAS. THE RATE OF CHLORINE MIXTURE FLOW SHALL BE IN SUCH PROPORTION TO THE RATE OF WATER ENTERING THE PIPE THAT THE CHLORINE DOSE APPLIED TO THE WATER ENTERING THE NEWLY LAID PIPE SHALL BE AT LEAST FORTY TO FIFTY PPM, OR ENOUGH TO MEET THE REQUIREMENTS DURING THE RETENTION PERIOD. THIS MAY REQUIRE AS MUCH AS ONE HUNDRED PPM OF CHLORINE IN THE WATER LEFT IN THE LINE AFTER CHLORINATION.
B. VALVES SHALL BE MANIPULATED SO THAT THE STRONG CHLORINE SOLUTION IN THE LINE BEING TREATED WILL NOT FLOW BACK INTO THE LINE SUPPLYING THE WATER.
C. TREATED WATER SHALL BE RETAINED IN THE PIPE LONG ENOUGH TO DESTROY ALL SPORE-FORMING BACTERIA. THIS RETENTION PERIOD SHALL BE AT LEAST TWENTY-FOUR HOURS. AFTER THE CHLORINE-TREATED WATER HAS BEEN RETAINED FOR THE REQUIRED TIME, THE CHLORINE RESIDUAL AT THE PIPE EXTREMITIES AND AT OTHER REPRESENTATIVE POINTS SHOULD BE AT LEAST TEN PPM.
D. IN THE PROCESS OF CHLORINATING NEWLY LAID PIPE, ALL VALVES OR OTHER APPURTENANCES SHALL BE OPERATED WHILE THE PIPELINE IS FILLED WITH THE CHLORINATING AGENT.
E. ALL WATER MAINS AND SERVICES SHALL BE DISINFECTED AND TESTED ACCORDING TO THE REQUIREMENTS OF THE STANDARDS FOR DISINFECTING WATER MAINS, AWWA C601. ALL DISINFECTON SHALL BE PERFORMED BY AN INDEPENDENT FIRM EXHIBITING EXPERIENCE IN THE METHODS AND TECHNIQUES OF THIS OPERATION, AND SHALL BE APPROVED BY THE VILLAGE.
17. FINAL FLUSHING AND TESTING.
A. FOLLOWING CHLORINATION, ALL TREATED WATER SHALL BE THOROUGHLY FLUSHED FROM THE NEWLY LAID PIPELINE AT ITS EXTREMITIES UNTIL THE REPLACEMENT WATER, THROUGHOUT ITS LENGTH SHALL, UPON TEST, BE APPROVED AS SAFE WATER BY THE VILLAGE ENGINEER. THIS QUALITY OF WATER DELIVERED BY THE NEW MAIN SHOULD CONTINUE FOR A PERIOD OF AT LEAST TWO FULL DAYS AS DEMONSTRATED BY LABORATORY EXAMINATION OF SAMPLES TAKEN FROM A TAP LOCATED AND INSTALLED IN SUCH A WAY AS TO PREVENT OUTSIDE CONTAMINATION. SAMPLES SHOULD NEVER BE TAKEN FROM AN UNSTABILIZED HOSE OR FROM A FIRE HYDRANT, BECAUSE SUCH SAMPLES SELDOM MEET CURRENT BACTERIOLOGICAL STANDARDS.
B. AFTER DISINFECTING AND FLUSHING, WATER SAMPLES SHALL BE COLLECTED BY THE CONTRACTOR ON TWO SUCCESSIVE DAYS, WITH NOTICE GIVEN, SO THAT THE COLLECTION MAY BE WITNESSED BY THE VILLAGE. BACTERIOLOGICAL SAMPLING AND ANALYSIS OF THE SAMPLES SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE ILLINOIS DEPARTMENT OF PUBLIC HEALTH AND THE VILLAGE. SHOULD THE INITIAL TREATMENT RESULT IN AN UNSATISFACTORY BACTERIAL TEST, THE PROCEDURE SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED. THE CONTRACTOR OR DEVELOPER SHALL PAY FOR THE SAMPLING AND ANALYSIS. RESULTS OF THE ANALYSIS SHALL BE TRANSMITTED BY THE LABORATORY DIRECTLY TO THE VILLAGE ENGINEER. TEST RESULTS SHALL INDICATE THE DATE THE SAMPLE WAS COLLECTED, THE DATE THE ANALYSIS WAS MADE, THE EXACT LOCATIONS AT WHICH SAMPLES WERE TAKEN, THE FIRM SUBMITTING THE SAMPLE, AND THE PROJECT AT WHICH THE SAMPLES WERE COLLECTED. SUFFICIENT SAMPLES SHALL BE COLLECTED IN ORDER TO INSURE THAT THE SYSTEM IS BACTERIOLOGICALLY SAFE.
18. ANY AREAS WHERE SOLID ROCK IS ENCOUNTERED WHEN LAYING THE WATER MAIN, APPROVED BEDDING MATERIAL SHALL BE USED.



PROJECT NAME
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POPLAR GROVE AIRPORT EXPANSION

11619 IL-76

POPLAR GROVE, IL 61065

BOONE COUNTY

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POPLAR GROVE, IL 61065
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CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
2. AGENCY REVIEW	03-17-2025
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SHEET TITLE

GENERAL NOTES

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CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

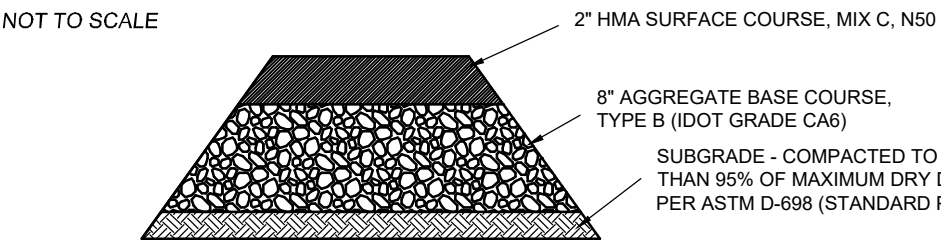
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C-01

ADDITIONAL CONCRETE PAVING NOTES

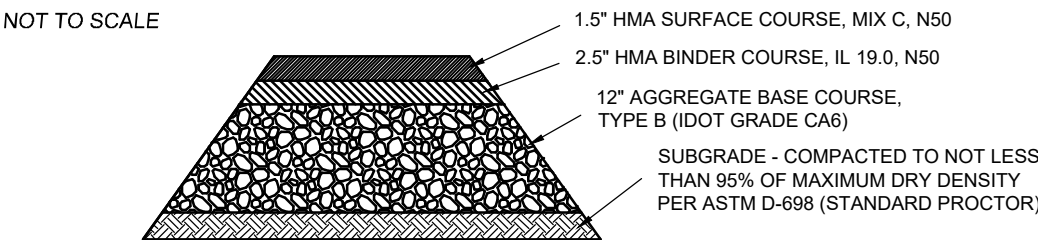
1. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
- A. PORTLAND CEMENT: ASTM C150 TYPE I, NORMAL ASTM C150 TYPE II, HIGH-EARLY-STRENGTH.
 - B. FINE AGGREGATE: ASTM C33, CLEAN SAND GRADED BETWEEN #100 AND #4 SIEVE LIMITS.
 - C. COARSE AGGREGATE: ASTM C33, UNCOATED CRUSHED STONE OR WASHED GRAVEL.
 - D. WATER: POTABLE AND FIT TO DRINK.
 - E. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A (NORMAL) OR TYPE D (RETARDER).
 - F. AIR ENTRAINING AGENT: ASTM C260.
 - G. PREMOULDED FILLER STRIPS: ASTM D994.
 - H. CURING COMPOUND: ASTM C309, TYPE 2 (WHITE, PIGMENTED).
 - I. REINFORCEMENT: ASTM A615, GRADE 40.
2. PHYSICAL CHARACTERISTICS SHALL COMPLY WITH THE FOLLOWING:
- A. STRENGTH: 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 - B. MIX: MINIMUM 6 BAG MIX.
 - C. SLUMP: MAXIMUM 4".
 - D. WATER TO CEMENT RATIO: SHALL NOT EXCEED 0.45 BY WEIGHT.
 - E. AIR ENTRAINMENT: 6% ± 1%
3. ALL CURB AND GUTTER AND SIDEWALK SHALL BE BROOM FINISHED.
4. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 1020.13 OF THE STANDARD SPECIFICATIONS.
5. THE CURB AND GUTTER SHALL HAVE 1" THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18 INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AT 20-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER. CURB JOINTS AND TIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 606001.
6. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AND AT DRIVEWAY LOCATIONS IN ACCORDANCE WITH IDOT STANDARD 606001.
7. SIDEWALK SHALL BE A MINIMUM OF 6" THICK THROUGH ALL DRIVEWAY CROSSINGS.
8. CONCRETE PAVEMENT JOINTS SHALL COMPLY WITH THE FOLLOWING:
- F. CONSTRUCT EXPANSION, WEAKENED-PLANE CONTROL (CONTRACTION), AND CONSTRUCTION JOINTS STRAIGHT WITH FACE PERPENDICULAR TO CONCRETE SURFACE. CONSTRUCT TRANSVERSE JOINTS PERPENDICULAR TO CENTERLINE, UNLESS OTHERWISE DETAILED.
 - G. PROVIDE JOINTS AT A SPACING OF 15'-0" (MAXIMUM) ON CENTERS EACH WAY. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH TO WIDTH RATIO NOT EXCEEDING 125% UNLESS OTHERWISE NOTED. CONSTRUCT CONTROL JOINTS WITH A DEPTH EQUAL TO AT LEAST 1/4 OF THE CONCRETE THICKNESS, AS FOLLOWS:
 - G.1. FORM TOOLED JOINTS IN FRESH CONCRETE BY GROOVING TOP WITH RECOMMENDED TOOL AND FINISHING EDGE WITH JOINTER.
 - G.2. FORM SAWED JOINTS USING POWERED SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT JOINTS INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRADED, OR OTHERWISE DAMAGED BY CUTTING ACTION. CONTRACTOR SHALL SAWCUT TANK FARM AND ISLAND / CANOPY AREA TO MID-DEPTH WITHIN 24 HOURS OF POUR.
 - H. SIDEWALK CONTRACTION JOINT SPACING SHALL NOT EXCEED CORRESPONDING WIDTH OF SIDEWALK. 12" WIDE SIDEWALKS SHALL HAVE A LONGITUDINAL CONTRACTION JOINT ALONG THE CENTER OF THE SIDEWALK AND TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED AT 6' MAX.
 - I. A DIAMOND EDGE SAW BLAND SHALL BE USED FOR ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
 - J. ALL SAWCUTS REQUIRED SHALL BE INCIDENTAL TO ITEMS FOR WHICH DIRECT PAYMENT IS MADE.
 - K. PLACE CONSTRUCTION JOINTS AT END OF PLACEMENTS AND AT LOCATIONS WHERE PLACEMENT OPERATIONS ARE STOPPED FOR PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH PLACEMENTS TERMINATE AT EXPANSION JOINTS. CONSTRUCT JOINTS IN ACCORDANCE WITH IDOT SPECIFICATIONS.
 - L. LOCATE TRANSVERSE EXPANSION JOINTS AT MAXIMUM OF 180'-0" ON CENTERS, MAXIMUM EACH WAY UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS. PROVIDE PREMOULDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, SIDEWALKS, AND OTHER FIXED OBJECTS.
 - M. FOR BUTT JOINTS AGAINST EXISTING PAVEMENT:
 - D.1. PLACE 16" LONG DOWELS EIGHT INCHES INTO HOLES DRILLED INTO CENTER OF EXISTING SLAB.
 - D.2. EPOXY DOWELS INTO HOLES WITH APPROVED EPOXY COMPOUND.
 - D.3. PLACE DOWELS PRIOR TO CONCRETE PLACEMENT FOR NEW CONCRETE.
 - D.4. DOWEL SPACING SHALL BE 24" ON CENTER UNLESS OTHERWISE SHOWN ON CONSTRUCTION DRAWINGS.
 - D.5. SAW JOINT AND FILL WITH JOINT SEALER.
9. EXTEND JOINT FILLERS FULL-WIDTH AND DEPTH OF JOINT, AND NOT LESS THAN 1/2-INCH NOR MORE THAN 1-INCH BELOW FINISHED SURFACE WHERE JOINT SEALER IS INDICATED. FURNISH JOINT FILLERS IN 1-PIECE LENGTHS FOR FULL WIDTH BEING PLACED, WHEREVER POSSIBLE. WHERE MORE THAN 1 LENGTH IS REQUIRED, LACE OR CLIP JOINT FILLER SECTIONS TOGETHER.
10. ALL JOINTS SHALL BE SEALED WITH WHITE OR GRAY APPROVED EXTERIOR PAVEMENT JOINT SEALANTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TAXIWAY DETAILS



STANDARD DUTY ASPHALT PAVEMENT

ROADWAY DETAILS

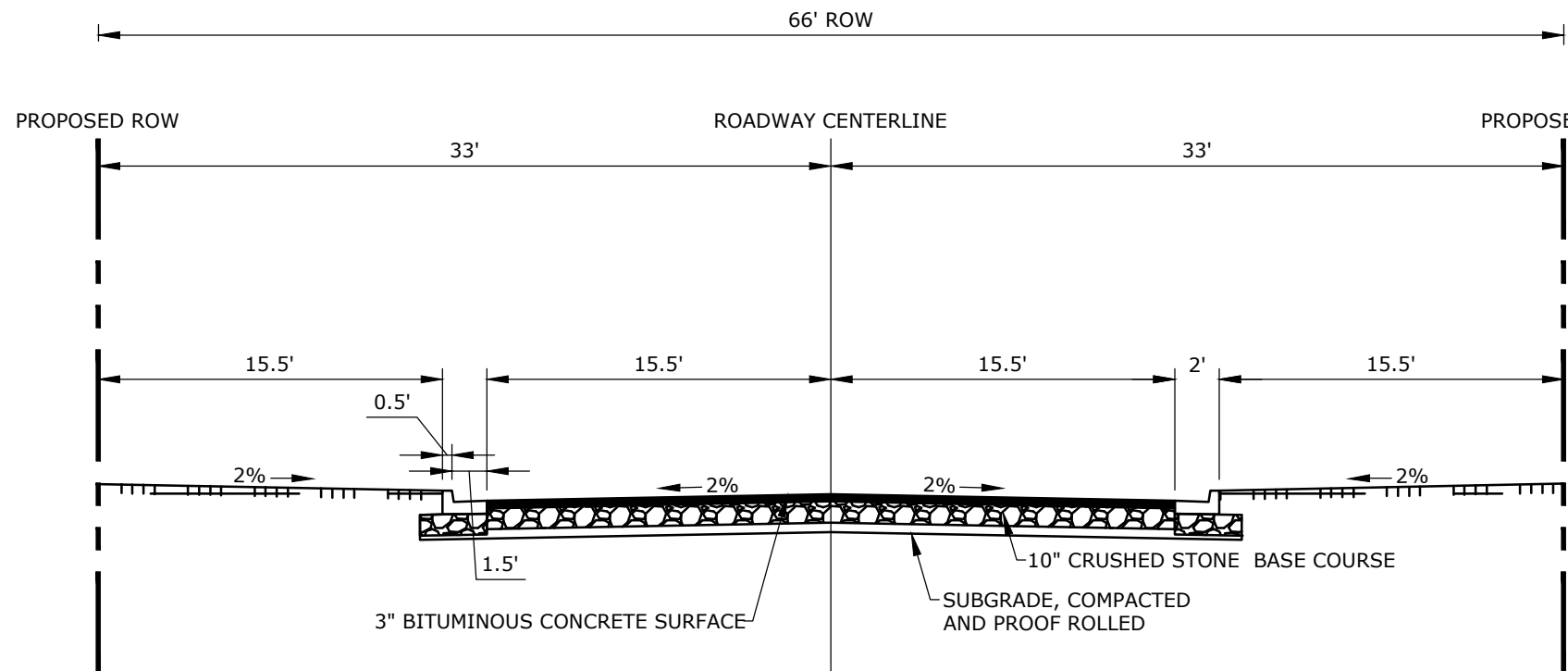


STANDARD DUTY ASPHALT PAVEMENT

ADDITIONAL ASPHALT PAVING NOTES

1. WEATHER LIMITATIONS:
- A. APPLY PRIME AND TACK COATS WHEN AMBIENT OR BASE SURFACE TEMPERATURE IS ABOVE 40 °F, AND WHEN TEMPERATURE HAS BEEN ABOVE 35 °F FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET, CONTAINS EXCESS MOISTURE, DURING RAIN, OR WHEN FROZEN.
 - B. CONSTRUCT ASPHALTIC CONCRETE PAVING WHEN AMBIENT TEMPERATURE IS ABOVE 40 °F.
2. MATERIALS SHALL COMPLY WITH THE FOLLOWING STANDARDS OF QUALITY:
- A. COARSE AGGREGATE SHALL COMPLY WITH SECTION 1004.03 OF THE STANDARD SPECIFICATIONS.
 - B. FINE AGGREGATE SHALL COMPLY WITH SECTION 1003.03 OF THE STANDARD SPECIFICATIONS.
 - C. RAP MATERIAL SHALL COMPLY WITH SECTION 1031 OF THE STANDARD SPECIFICATIONS.
 - D. MINERAL FILLER SHALL CONSIST OF DRY LIMESTONE DUST, FLY ASH, CEMENT KILN DUST, OR LIME KILN DUST, AND SHALL COMPLY WITH THE FOLLOWING:
 - D.1. THE GRADATION SHALL BE ACCORDING TO THE FOLLOWING:
 - D.1.a. 100% SHALL PASS THE NO. 30 SIEVE (600 MM).
 - D.1.b. 92 ± 48% SHALL PASS THE NO. 100 SIEVE (MM).
 - D.1.c. 82 ± 18% SHALL PASS THE NO. 200 SIEVE (MM).
 - D.2. THE LOSS ON IGNITION FOR ALL PRODUCTS SHALL BE A MAXIMUM OF 5% WHEN TESTED ACCORDING TO THE TTP, "LOSS ON IGNITION FOR MINERAL FILLER."
 - D.3. MINERAL FILLER FOR USE IN SMA SHALL BE FREE FROM ORGANIC IMPURITIES AND HAVE A PLASTICITY INDEX ≤ 4.
 - E. HYDRATED LIME SHALL BE ACCORDING TO ASTM C207.
 - F. SLAKED QUICKLIME SHALL BE ACCORDING TO ASTM C5.
 - G. A STABILIZING ADDITIVE SUCH AS CELLULOSE OR MINERAL FIBER SHALL BE ADDED TO SMA MIXTURES ACCORDING TO ILLINOIS MODIFIED AASHTO M325. THE STABILIZING ADDITIVE SHALL MEET THE FIBER QUALITY REQUIREMENTS LISTED IN ILLINOIS MODIFIED AASHTO M325. PRIOR TO APPROVAL AND USE OF FIBERS, THE CONTRACTOR SHALL SUBMIT A NOTARIZED CERTIFICATION BY THE PRODUCER OF THESE MATERIALS STATING THEY MEET THESE REQUIREMENTS.
 - H. ASPHALT CEMENT SHALL COMPLY WITH AASHTO M226, TABLE 2 - REQUIREMENTS FOR ASPHALT BINDER GRADED BY VISCOSITY AT 60 °C (140 °F) (GRADING BASED ON ORIGINAL ASPHALT) DEPENDING ON MEAN ANNUAL AIR TEMPERATURES (MAAT) IN ACCORDANCE WITH THE FOLLOWING:
 - H.1. FOR LOCATIONS WITH A MAAT OF 45 °F OR LOWER, A VISCOSITY GRADE OF AC-10 SHALL BE USED.
 - H.2. FOR LOCATIONS WITH A MAAT BETWEEN 45 °F AND 75 °F, A VISCOSITY GRADE OF AC-20 SHALL BE USED.
 - H.3. FOR LOCATIONS WITH A MAAT ABOVE 75 °F, A VISCOSITY GRADE OF AC-40 SHALL BE USED.
 - I. TACK COAT ON BRICK, CONCRETE, OR HMA BASES SHALL BE ONE OF THE FOLLOWING: SS-1; SS-1H; SS-1HP; SS1-VH; RS-1; RS-2, CSS-1, CSS-1H; CSS-1HP; CRS-1; CRS-2; HFE-90; OR RC-70.
 - J. PRIME COAT ON AGGREGATE BASES SHALL BE MC-30 OR PEP.
3. MIX DESIGN SHALL COMPLY WITH THE FOLLOWING:
- A. BASE COURSE: ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) APPROVED MIX FOR HOT-MIX ASPHALT BINDER COURSE, IL-12.5, N50.
 - B. SURFACE (WEARING) COURSE: ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) APPROVED MIX FOR HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50.
4. REMOVE LOOSE MATERIAL FROM COMPACTED BASE MATERIAL SURFACE IMMEDIATELY BEFORE APPLYING PRIME COAT.
5. ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS.
6. COVER THE SURFACES OF CURBS, GUTTERS, MANHOLES AND OTHER STRUCTURES ON WHICH THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED, WITH A THIN, UNIFORM COAT OF LIQUID ASPHALT. WHERE THE ASPHALTIC CONCRETE MIXTURE WILL BE PLACED AGAINST THE VERTICAL FACE OF AN EXISTING PAVEMENT, CLEAN THE VERTICAL FACE TO REMOVE FOREIGN SUBSTANCES AND APPLY A COATING OF LIQUID ASPHALT AT A RATE OF APPROXIMATELY 0.25 GALLONS PER SQUARE YARD.
7. THE APPLICATION OF PRIME COAT SHALL BE AS FOLLOWS:
- A. APPLY TO BASE MATERIAL SURFACES AT LEAST 24 HOURS IN ADVANCE.
 - B. APPLY AT MINIMUM RATE OF 0.25 GAL PER SQ. YD OVER COMPACTED BASE MATERIAL. APPLY TO PENETRATE AND SEAL, BUT NOT FLOOD SURFACE.
 - C. TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT AREAS FROM OVER SPRAY.
 - D. CURE AND DRY AS LONG AS NECESSARY TO ATTAIN PENETRATION OF COMPACTED BASE AND EVAPORATION OF VOLATILE SUBSTANCES.
8. THE APPLICATION OF TACK COAT SHALL BE AS FOLLOWS:
- A. APPLY TO CONTACT SURFACES OF PREVIOUSLY CONSTRUCTED ASPHALTIC CONCRETE BASE COURSES OR PORTLAND CEMENT CONCRETE AND SURFACES ABUTTING OR PROJECTING INTO ASPHALTIC CONCRETE OR INTO ASPHALTIC CONCRETE PAVEMENT.
 - B. APPLY TACK COAT TO ASPHALTIC CONCRETE BASE COURSE OR SAND ASPHALT BASE COURSE. APPLY EMULSIFIED ASPHALT TACK COAT BETWEEN EACH LIFT OR LAYER OF FULL DEPTH ASPHALTIC CONCRETE AND SAND ASPHALT BASES AND ON SURFACE OF BASES WHERE ASPHALTIC CONCRETE PAVING WILL BE CONSTRUCTED.
 - C. APPLY AT MINIMUM RATE OF 0.05 GAL PER SQ. YD OF SURFACE.
 - D. ALLOW DRYING UNTIL AT PROPER CONDITION TO RECEIVE PAVING.
9. PLACE ASPHALTIC CONCRETE MIXTURE ON COMPLETED COMPACTED SUBGRADE SURFACE, SPREAD, AND STRIKE OFF.
- A. SPREAD MIXTURE AT FOLLOWING MINIMUM AMBIENT TEMPERATURES:
 - A.1. ASPHALTIC CONCRETE MIXTURE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS LESS THAN 40 °F.
 - A.2. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 40 AND 50 °F, THE MIXTURE TEMPERATURE SHALL BE 285 °F.
 - A.3. WHEN THE AMBIENT TEMPERATURE IS BETWEEN 50 AND 60 °F, THE MIXTURE TEMPERATURE SHALL BE 280 °F.
 - A.4. WHEN THE AMBIENT TEMPERATURE IS ABOVE 60 °F, THE MIXTURE TEMPERATURE SHALL BE 275 °F.
 - B. WHENEVER POSSIBLE, SPREAD PAVEMENT BY FINISHING MACHINE; HOWEVER, INACCESSIBLE OR IRREGULAR AREAS MAY BE PLACED BY HAND METHODS. SPREAD HOT MIXTURE UNIFORMLY TO REQUIRED DEPTH WITH HOT SHOVELS AND RAKES. AFTER SPREADING, CAREFULLY SMOOTH HOT MIXTURE TO REMOVE SEGREGATED COURSE AGGREGATE AND RAKE MARKS. RAKES AND LUTES USED FOR HAND SPREADING SHALL BE TYPE DESIGNED FOR USE ON ASPHALT MIXTURES. DO NOT DUMP LOADS FASTER THAT THEY CAN BE PROPERLY SPREAD. WORKERS SHALL NOT STAND ON LOOSE MIXTURE WHILE SPREADING.
 - C. PAVING MACHINE PLACEMENT: APPLY SUCCESSIVE LIFTS OF ASPHALTIC CONCRETE IN TRANSVERSE DIRECTIONS WITH SURFACE COURSE PLACED PARALLEL TO FLOW OF TRAFFIC. PLACE ASPHALTIC PAVING IN TYPICAL STRIPS NOT LESS THAN 10'-0" WIDE. ASPHALTIC CONCRETE PAVEMENT, INCLUDING BASE AND SURFACE COURSE, SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. EACH LIFT SHALL BE BETWEEN 1 TO 3 INCHES THICK.
 - D. JOINTS SHALL BE PLACED BETWEEN OLD AND NEW PAVEMENTS, OR BETWEEN SUCCESSIVE DAYS AND WORK IN A MANNER THAT WILL PROVIDE CONTINUOUS BOND BETWEEN ADDING WORK. CONSTRUCTION JOINTS SHALL HAVE SAME TEXTURE, DENSITY, AND SMOOTHNESS AS OTHER SECTIONS OF ASPHALTIC CONCRETE COURSE. CLEAN CONTACT SURFACES OF JOINTS AND APPLY TACK COAT.
10. AFTER BEING SPREAD, MIXTURE SHALL BE COMPACTED BY ROLLING AS SOON AS IT WILL BEAR THE WEIGHT OF ROLLERS WITHOUT UNDUE DISPLACEMENT. NUMBER, WEIGHT, TYPES OF ROLLERS, AND SEQUENCES OF ROLLING OPERATIONS SHALL BE SUCH THAT THE REQUIRED DENSITY AND SURFACE ARE CONSISTENTLY ATTAINED WHILE THE MIXTURE IS IN WORKABLE CONDITION.
11. COMPACT MIXTURE WITH HOT HAND TAMPERS OR VIBRATING PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS.
12. PERFORM BREAKDOWN OR INITIAL ROLLING IMMEDIATELY FOLLOWING ROLLING OF JOINTS AND OUTSIDE EDGE. CHECK SURFACE AFTER BREAKDOWN ROLLING AND REPAIR DISPLACED AREAS BY LOOSENING AND FILLING WITH HOT MATERIAL.
13. SECOND ROLLING SHALL FOLLOW BREAKDOWN ROLLING AS SOON AS POSSIBLE WHILE MIXTURE IS HOT. CONTINUE SECOND ROLLING UNTIL MIXTURE HAS BEEN THOROUGHLY COMPACTED TO AN AVERAGE DENSITY OF 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D1556, BUT NOT LESS THAN 94 PERCENT NOR GREATER THAN 100 PERCENT.
14. PERFORM FINISH ROLLING WHILE MIXTURE IS STILL WARM ENOUGH FOR REMOVAL OF ROLLER MARKS. CONTINUE ROLLING UNTIL ROLLER MARKS ARE ELIMINATED AND COURSE HAS ATTAINED MAXIMUM DENSITY.
15. REMOVE AND REPLACE PAVING AREAS MIXED WITH FOREIGN MATERIALS AND DEFECTIVE AREAS. CUT OUT SUCH AREAS AND FILL WITH FRESH, HOT ASPHALTIC CONCRETE. COMPACT BY ROLLING TO MAXIMUM SURFACE DENSITY AND SMOOTHNESS.
16. AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED. ANY MASKED OR MARRED FINISH SURFACES SHALL BE REPAIRED OR SMOOTHED.
17. ASPHALT PAVING JOINTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- A. PLACE EACH ASPHALTIC PAVING LAYER AS CONTINUOUS AS POSSIBLE TO KEEP THE NUMBER OF JOINTS TO A MINIMUM. CREATE JOINTS BETWEEN OLD AND NEW PAVEMENT, BETWEEN SUCCESSIVE DAYS WORK, AND WHERE THE MIXTURE HAS BECOME COLD (LESS THAN 140 °F). MAKE THESE JOINTS IN SUCH A MANNER AS TO CREATE A CONTINUOUS BOND BETWEEN THE OLD AND NEW PAVEMENT CONSTRUCTION COURSES.
 - B. OFFSET JOINT OF SUCCESSIVE COURSES BY AT LEAST 6 INCHES.
 - a. IF PLACING OF MATERIAL IS DISCONTINUED OR IF MATERIAL IN PLACE BECOMES COLD, MAKE A JOINT RUNNING PERPENDICULAR TO THE DIRECTION TRAVELED BY THE PAVER. BEFORE PLACEMENT CONTINUES, TRIM THE EDGE OF THE PREVIOUSLY PLACED PAVEMENT TO A STRAIGHT LINE PERPENDICULAR TO THE PAVEMENT AND CUT BACK TO EXPOSE AN EVEN VERTICAL SURFACE FOR THE FULL THICKNESS OF THE COURSE. WHEN PLACEMENT CONTINUES, POSITION THE PAVER ON THE TRANSVERSE JOINT SO THAT SUFFICIENT HOT MIXTURE WILL BE SPREAD IN ORDER TO CREATE A JOINT AFTER ROLLING THAT CONFORMS TO THE REQUIRED SMOOTHNESS. IF THE TEMPERATURE OF THE PREVIOUSLY PLACED PAVEMENT MATERIAL DROPS BELOW 140 °F BEFORE PAVING IS RESUMED, GIVE THE EXPOSED VERTICAL FACE A THIN COAT OF LIQUID ASPHALT JUST BEFORE PAVING IS CONTINUED.
 - b. COAT LONGITUDINAL JOINTS THAT ARE NOT COMPLETED BEFORE THE PREVIOUSLY LAID MIXTURE HAS COOLED TO A TEMPERATURE BELOW 140 °F WITH LIQUID ASPHALT IMMEDIATELY PRIOR TO RESUMING PAVING ACTIVITIES.

TYPICAL ROADWAY SECTION



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Illinois Design Firm License No. 184-001334

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POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
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SHEET TITLE

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24033

C-02



ZONING ANALYSIS		
EXISTING ZONING DISTRICT	R-2 MEDIUM DENSITY RESIDENTIAL AREA	
EXISTING USE	AGRICULTURE FIELD	
PROPOSED USE	RESIDENTIAL NEIGHBORHOOD	
USE ALLOWED?	YES, AS A SPECIAL USE	
	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF	10,000 SF
MINIMUM FLOOR AREA	1,500 SF	3,600 SF
MINIMUM LOT WIDTH	70'	80'
MAXIMUM LOT COVERAGE	50%	41%
MINIMUM STREET FRONTAGE	40'	42'
PRIMARY STRUCTURE MINIMUM SETBACKS		
Front Side Line	20'	12'
Side Lot Line	10'	10'
Total of Both Side Lot Lines	25'	20'
Rear Lot Line	20'	45'
ACCESSORY STRUCTURE MINIMUM SETBACKS		
Front Lot Line	30'	N/A
Side Lot Line	5'	N/A
Rear Lot Line	5'	N/A
PAVED SURFACE SETBACKS		
Street	10'	N/A
Rear	3'	N/A
Side	3'	N/A
MAXIMUM HEIGHT		
Principal Use	35'	34.942'
MINIMUM DWELLING UNIT SEPARATION	12'	20'
BUFFER YARD	30'	0'

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OVERALL PLAN

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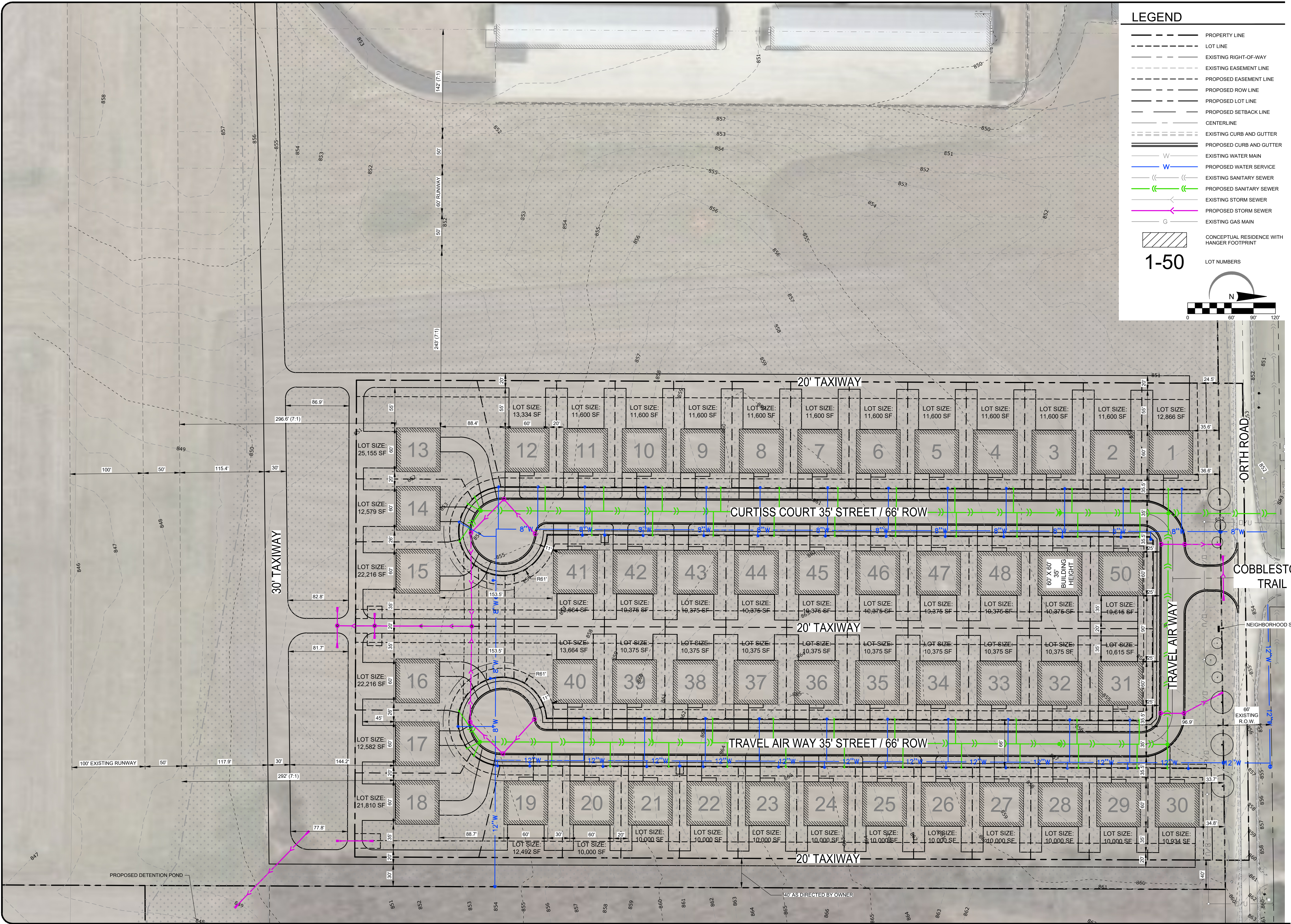
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C-03



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROW LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- CENTERLINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN
- CONCEPTUAL RESIDENCE WITH HANGER FOOTPRINT

1-50 LOT NUMBERS

0 60' 90' 120'

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**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR	DATE
1. AGENCY REVIEW	03-17-2025
2. AGENCY REVIEW	06-27-2025
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SHEET TITLE

**NEIGHBORHOOD
PLAN**

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-04

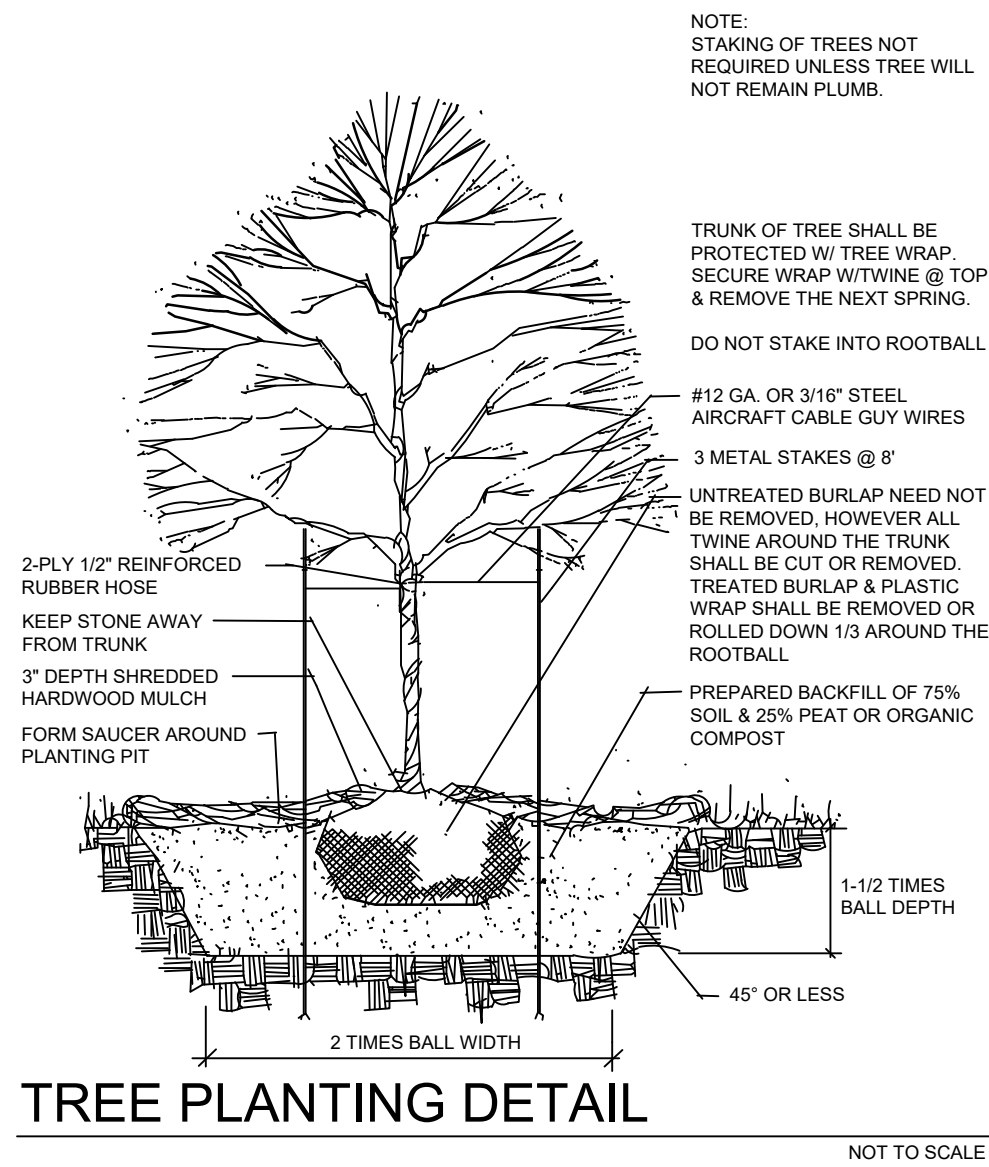


LEGEND (C-06 - C-09)

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- CENTERLINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LARGE DECIDUOUS SHADE TREE
- ORNAMENTAL DECIDUOUS TREE
- CLASS 1 IDOT TURF SEED MIX WITH BLANKET, SEE CIVIL ENGINEERING PLANS FOR COORDINATION OF LOCATIONS (FIELD VERIFY)
- STORMWATER/BIOINFILTRATION #SWB (NATURALIZED DETENTION POND SLOPE STABILIZATION SEED MIX), SEE CIVIL ENGINEERING PLANS FOR COORDINATION OF LOCATIONS (FIELD VERIFY)

PLANTING NOTES

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING J.U.L.I.E. AT 811. FOR REGIONAL LOCATING, CONTACT "DIGGERS HOTLINE". ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SOD/SEED. ROTO-TIL, DISC, GRASS, HARROW OR HAND RAKE SUB GRADE IN ALL LAWN AREAS AND REMOVE CONSTRUCTION DEBRIS, FOREIGN MATTER OR STONES LARGER THAN 2". GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, FREE FROM DEPRESSIONS OR RIDGES. LEVEL, RAKE AND ROLL AS NECESSARY TO AN EVEN AND TRUE CONDITION AND OBTAIN POSITIVE DRAINAGE IN ALL AREAS. FINISH GRADES SHALL MEET THE APPROVAL OF OWNER PRIOR TO LAWN INSTALLATION.
- ALL DISTURBED AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 6 INCHES IN AREAS TO BE SEEDDED OR SODDED, AND 12 INCHES FOR ALL INTERIOR (CURBED) LANDSCAPE ISLANDS. ALL LAWN AREAS ARE TO BE FINISHED WITH MULCH, STRAW MULCH, SEED, SOD, ETC. OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SOD NOTES FOR ACCEPTANCE DETAILS).
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.
- PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.
- SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALLED OR CONTAINER GROWN.
- ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- ANY PLANT MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUN SCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED BY LANDSCAPE ARCHITECT AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
- ALL PLANT MATERIAL, ESPECIALLY TREES, MUST BE SOURCED WITHIN A FIFTY (50) MILE RADIUS OF THE SUBJECT PROPERTY OR CONSTRUCTION SITE.
- UPON INSPECTION AND ACCEPTANCE OF ALL LANDSCAPE ITEMS BY LANDSCAPE ARCHITECT AND/OR OWNER THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PERIOD OF THIRTY (30) DAYS. FOR ALL PLANT MATERIAL, TO INCLUDE: WATERING, CULTIVATING, WEEDING, PRUNING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION UNTIL RESPONSIBILITY IS TRANSFERRED TO THE OWNER (SEE BELOW).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES AS DESCRIBED (SEE ABOVE). CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, ANY CONCERNS RELATED TO MAINTENANCE PRACTICES.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED CONTINUOUS WITH 3" DEPTH SHREDDED HARDWOOD MULCH, SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN A PLANTING BED SHALL BE MULCHED WITH A 3'-0" DIAMETER CIRCLE. EVERGREEN TREES AND MULT-STEMMED ORNAMENTAL TREES SHALL BE MULCHED TO OUTER-MOST BRANCHES AT THE TIME OF INSTALLATION.
- PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "VEE" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUS BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.
- CONTRACTOR TO SEED ALL GENERAL DISTURBED LAWN AREAS. ALL GENERAL DISTURBED AND SEEDDED LAWN AREAS SEED MIX TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F. ALL SEEDDED LAWN AREAS SHALL BE COVERED WITH STRAW MULCH OR EROSION CONTROL NETTING, CONSISTING OF HAND OR MACHINE APPLICATION AT A RATE OF 2 TON PER ACRE. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE. INSTALL PER METHOD 1, SECTION 251, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SEEDDED TURF AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 6-20-20 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 21-7-14 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDDED AREAS.
- ACCEPTANCE OF GRADING AND SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS) AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDDED LAWN AREAS MAY INCLUDE SCATTERED BARE OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN ONE (1) SQUARE FOOT AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.
- CONTRACTOR TO GRADE AND PREPARE THE RELATED DETENTION BASIN AREA AS SHOWN ON THE PLANS AND TO ALLOW FOR THE INSTALLATION OF NATIVE, STORMWATER/BIOINFILTRATION (NATURALIZED, DETENTION POND SLOPE STABILIZATION, NO-MOW) SEED MIX. SEED MIX TO BE #SWB, BY AGRECOL NATIVE NURSERY, 1 (608) 223-3571, WWW.AGRECOL.COM, OR APPROVED EQUAL. SEED TO BE INSTALLED FROM THE NORMAL WATERLINE TO 1'-0" ABOVE/BEYOND THE LIMITS OF DISTURBANCE OR AS SHOWN ON PLANS, FIELD VERIFY SEEDING LIMITS WITH ENGINEER AND/OR OWNER PRIOR TO INSTALLATION. SEED TO BE INSTALLED PER MANUFACTURERS STANDARDS AND SPECIFICATIONS (REFER TO IDOT STANDARDS).



ARC DESIGN
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FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE AIRPORT EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
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CONSULTANTS

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SHEET TITLE

OVERALL RESTORATION PLAN

DRAWN	TRS
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PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-05

MATCHLINE - SEE SHEET C-08



RESTORATION LIMITS
(VERIFY WITH SITE PLANS)

30' TAXIWAY

TOPSOIL, SEED AND COVER
RESTORATION AREAS, AS
DISTURBED BY CONSTRUCTION.

TOPSOIL, SEED AND COVER
RESTORATION AREAS, AS
DISTURBED BY CONSTRUCTION.

RESTORATION LIMITS
(VERIFY WITH SITE PLANS)

SEE SHEET C-05
FOR LEGEND
AND NOTES

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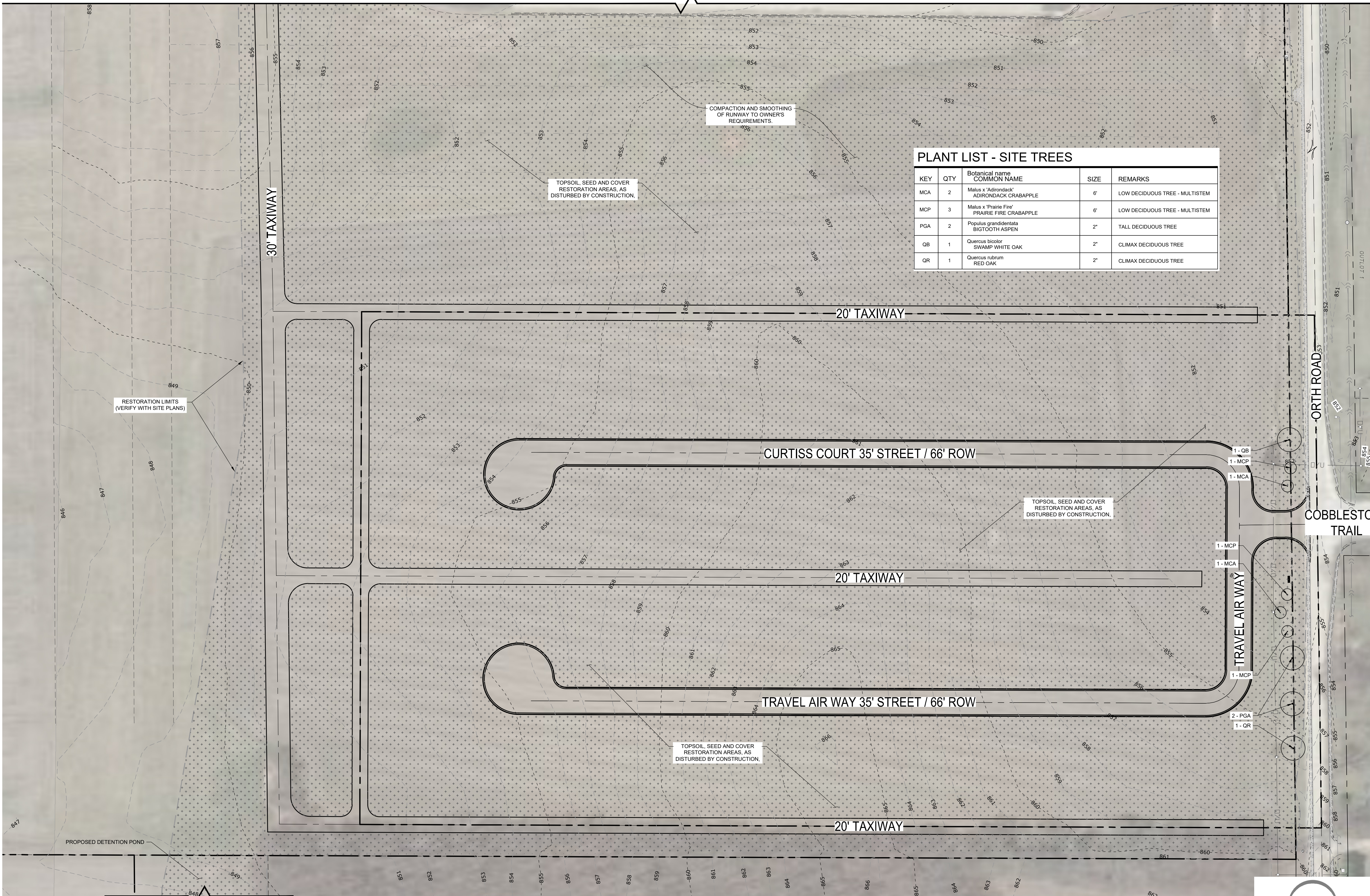
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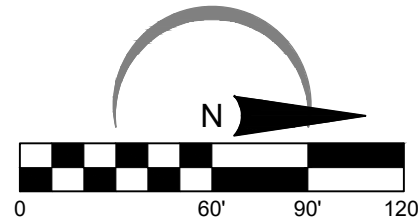
**24033
C-06**

MATCHLINE - SEE SHEET C-06



MATCHLINE - SEE SHEET C-09

SEE SHEET C-05 FOR
LEGEND AND NOTES



PLANT LIST - SITE TREES

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
MCA	2	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	6'	LOW DECIDUOUS TREE - MULTISTEM
MCP	3	Malus x 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	6'	LOW DECIDUOUS TREE - MULTISTEM
PGA	2	Populus grandidentata BIGTOOTH ASPEN	2"	TALL DECIDUOUS TREE
QB	1	Quercus bicolor SWAMP WHITE OAK	2"	CLIMAX DECIDUOUS TREE
QR	1	Quercus rubrum RED OAK	2"	CLIMAX DECIDUOUS TREE

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SHEET TITLE

RESTORATION
PLAN EAST

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033
C-07



SEE SHEET C-05
FOR LEGEND
AND NOTES

ARC DESIGN
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SHEET TITLE

**EXISTING POND
RESTORATION
PLAN**

DRAWN	TRS
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PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-08

RESTORATION LIMITS
(VERIFY WITH SITE PLANS)

NORMAL WATER LINE,
RESTORATION LIMITS
(VERIFY WITH SITE PLANS)

NATIVE, NO-MOW IDOT CLASS 4B
WETLAND GRASS AND SEDGE MIXTURE
TO APPROXIMATE HWL (ELEVATION 856)
SEE CIVIL PLANS

849 848 847 846 845 844 843 842 841 840 839 838 837 836 835 834 833 832 831 830 829 828 827 826 825 824 823 822 821 820 819 818 817 816 815 814 813 812 811 810 809 808 807 806 805 804 803 802 801 800 799 798 797 796 795 794 793 792 791 790 789 788 787 786 785 784 783 782 781 780 779 778 777 776 775 774 773 772 771 770 769 768 767 766 765 764 763 762 761 760 759 758 757 756 755 754 753 752 751 750 749 748 747 746 745 744 743 742 741 740 739 738 737 736 735 734 733 732 731 730 729 728 727 726 725 724 723 722 721 720 719 718 717 716 715 714 713 712 711 710 709 708 707 706 705 704 703 702 701 700 699 698 697 696 695 694 693 692 691 690 689 688 687 686 685 684 683 682 681 680 679 678 677 676 675 674 673 672 671 670 669 668 667 666 665 664 663 662 661 660 659 658 657 656 655 654 653 652 651 650 649 648 647 646 645 644 643 642 641 640 639 638 637 636 635 634 633 632 631 630 629 628 627 626 625 624 623 622 621 620 619 618 617 616 615 614 613 612 611 610 609 608 607 606 605 604 603 602 601 600 599 598 597 596 595 594 593 592 591 590 589 588 587 586 585 584 583 582 581 580 579 578 577 576 575 574 573 572 571 570 569 568 567 566 565 564 563 562 561 560 559 558 557 556 555 554 553 552 551 550 549 548 547 546 545 544 543 542 541 540 539 538 537 536 535 534 533 532 531 530 529 528 527 526 525 524 523 522 521 520 519 518 517 516 515 514 513 512 511 510 509 508 507 506 505 504 503 502 501 500 499 498 497 496 495 494 493 492 491 490 489 488 487 486 485 484 483 482 481 480 479 478 477 476 475 474 473 472 471 470 469 468 467 466 465 464 463 462 461 460 459 458 457 456 455 454 453 452 451 450 449 448 447 446 445 444 443 442 441 440 439 438 437 436 435 434 433 432 431 430 429 428 427 426 425 424 423 422 421 420 419 418 417 416 415 414 413 412 411 410 409 408 407 406 405 404 403 402 401 400 399 398 397 396 395 394 393 392 391 390 389 388 387 386 385 384 383 382 381 380 379 378 377 376 375 374 373 372 371 370 369 368 367 366 365 364 363 362 361 360 359 358 357 356 355 354 353 352 351 350 349 348 347 346 345 344 343 342 341 340 339 338 337 336 335 334 333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304 303 302 301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285 284 283 282 281 280 279 278 277 276 275 274 273 272 271 270 269 268 267 266 265 264 263 262 261 260 259 258 257 256 255 254 253 252 251 250 249 248 247 246 245 244 243 242 241 240 239 238 237 236 235 234 233 232 231 230 229 228 227 226 225 224 223 222 221 220 219 218 217 216 215 214 213 212 211 210 209 208 207 206 205 204 203 202 201 200 199 198 197 196 195 194 193 192 191 190 189 188 187 186 185 184 183 182 181 180 179 178 177 176 175 174 173 172 171 170 169 168 167 166 165 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 146 145 144 143 142 141 140 139 138 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

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MATCHLINE - SEE SHEET C-08

SEE SHEET C-05
FOR LEGEND
AND NOTES



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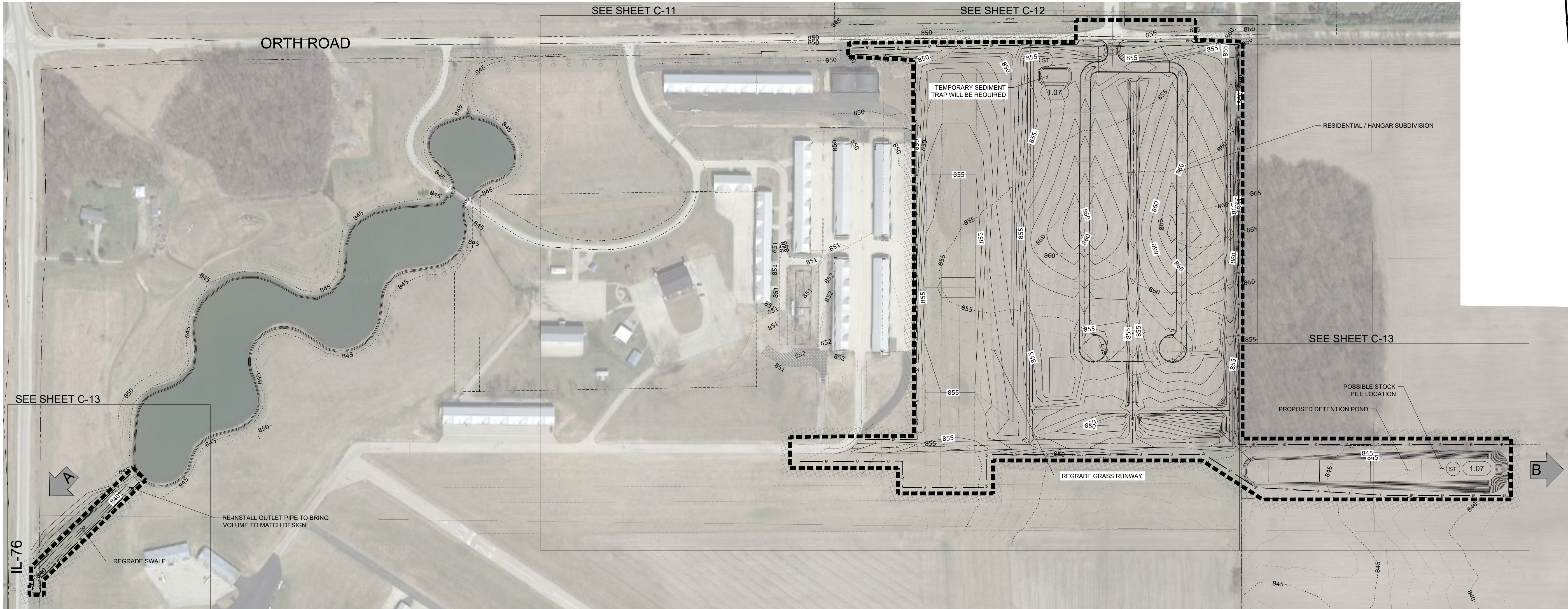
SWALE AND
PROPOSED POND
RESTORATION
PLAN

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-09



LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PERMANENT STORM SEWER FLOWING TO THE LEFT. SEE SITE DRAINAGE PLAN FOR PERMANENT STORM SEWER INFORMATION
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CATCH BASIN OR MANHOLE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- 1.04 OCP OUTLET CONTROL PROTECTION
- CD TEMPORARY CHECK DAM
- 1.05 BLS SHORT TERM SLOPE EROSION CONTROL BLANKET
- TR PERMANENT TURF REINFORCEMENT. ADD REINFORCEMENT TYPE (NORTH AMERICAN GREEN P300 OR CHANNEL REINFORCEMENT BASED ON SITE CONDITIONS)
- 1.07 ST TEMPORARY SEDIMENT TRAP
- WO CONCRETE WASHOUT

EROSION CONTROL REFERENCE NOTES

- 1.01 SEE CONSTRUCTION EXIT DETAIL IL-630 FROM THE ILLINOIS URBAN MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24" IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT.
- 1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.
- 1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 6' BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.
- 1.04 OCP SHALL BE PLACED TO PROTECT THE UPSTREAM END OF THE PERMANENT OUTFALL PIPE PRIOR TO PIPE INSTALLATION. SEE PLAN FOR FINAL LOCATION AND TOP OF OCP ELEVATION. FOLLOWING BASIN SIDE SLOPE STABILIZATION, THE OCP SHALL BE REPLACED WITH THE PERMANENT RIPRAP PAD SPECIFIED ON THE SITE DRAINAGE PLAN.
- 1.05 SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 4:1 OR STEEPER THAN 4:1 PRIOR TO PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.
- 1.06 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMP'S MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMP'S SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.
- 1.07 PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE IUM CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER

SITE DESCRIPTION

SITE LOCATION: 11619 IL-176, POPLAR GROVE IN BOONE COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 44N, RANGE 3E, OF THE THIRD PRINCIPAL MERIDIAN, HOWEVER, MOST OF THE WORK TO BE PERFORMED RESIDES IN SECTION 1, TOWNSHIP 44N, RANGE 3E, OF THE THIRD PRINCIPAL MERIDIAN.
LATITUDE: 42.32705
LONGITUDE: -88.83360
ADJACENT PROPERTIES: THE MAIN AREA TO BE DISTURBED (THE RESIDENTIAL / HANGAR SUBDIVISION) IS BORDERED BY AN AGRICULTURAL FIELD TO THE EAST, RESIDENTIAL SITES TO THE NORTH AND WEST AND THE AIRPORT RUNWAYS AND RESIDENTIAL SITES TO THE SOUTH.
SITE TOPOGRAPHY: AT THE AREA OF MOST DISTURBANCE (THE RESIDENTIAL / HANGAR SUBDIVISION) THE SITE HAS A HIGH POINT NEAR THE CENTER OF THE EAST PROPERTY LINE AND SLOPES DOWN IN ALL DIRECTIONS. ELEVATIONS RANGE FROM 860' AT THE HIGH POINT TO 850' ALONG ORTH ROAD ROW AND CONTINUE TO SLOPE DOWNWARDS HEADING SOUTH. THE EXISTING VEGETATION ON SITE CONSISTS OF AGRICULTURAL FIELDS AND MAINTAINED CUT GRASS.
RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 37 INCHES.
POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION RUNOFF COEFFICIENT OF THE THE DISTURBED AREA: 0.46 (IMPERVIOUS C = 0.95, PVIOUS C = 0.25)
TOTAL SITE AREA: LIMITS OF SITE = 228.52 AC± (THE CONTINUOUS OWNERSHIP OF LAND WHERE WORK IS TO BE PERFORMED)
LIMITS OF DISTURBANCE = 40.79 AC±
ANTICIPATED DISTURBED IMPERVIOUS AREAS = 12.46 AC±
ANTICIPATED DISTURBED SEEDED AREA: 28.33 AC±

ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL: WETLANDS-NONE
THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES
HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

STORMWATER OUTFLOW CONTRIBUTING AND RECEIVING WATERS

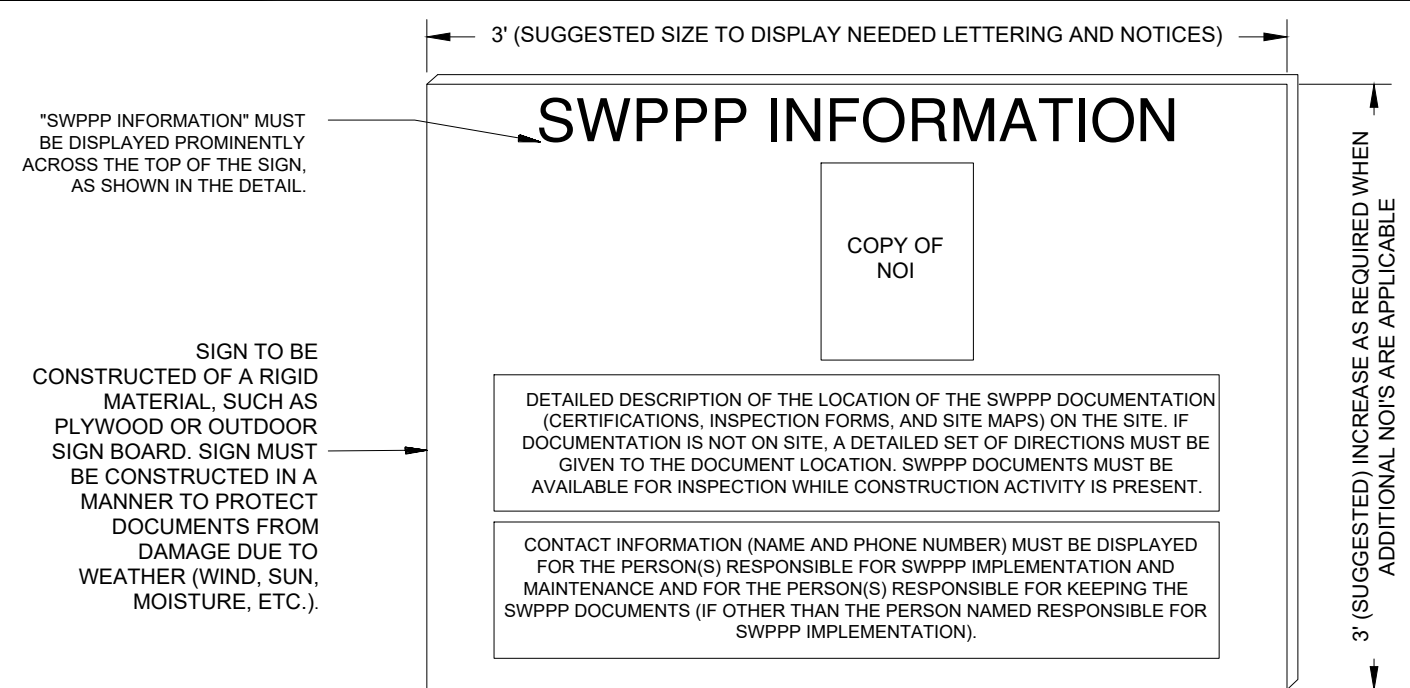
FROM SITE - DRAINAGE AREA "A" (23.4 ACRES) CONSISTS OF LANDSCAPED AREAS, PAVED AREAS AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER TO A RETENTION POND AT THE NW CORNER OF THE SITE. THIS DRAINAGE AREA ULTIMATELY DRAINS TO THE WEST OF THE SITE WHERE IT LEAVES THE SITE VIA STORM SEWER. DRAINAGE AREA "B" (15.9 ACRES) CONSISTS OF LANDSCAPED AREAS, PAVED AREAS AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER TO THE NEW DETENTION POND TOWARDS THE SE END OF THE DISTURBED AREA. THIS DRAINAGE AREA LEAVES THE SITE VIA OVERLAND FLOW AFTER BEING CONVEYED THROUGH THE OUTLET CONTROL STRUCTURE.

TO RECEIVING WATERS - ULTIMATELY CONVEYED TO THE KISHWAUKEE RIVER LOCATED APPROXIMATELY 4.25 MILES TO THE SOUTHWEST OF THE SITE.

SEQUENCE OF CONSTRUCTION

1. PLACE SWPPP INFORMATION SIGN ON SITE. SWPPP BOX SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND ILLINOIS GENERAL PERMIT. SWPPP BOX SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BE SUPPORTED BY A 4"x4" POST IN A 5-GALLON BUCKET OF CONCRETE, TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC. (DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS)
3. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
4. DEMOLISH BUILDINGS.
5. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENURED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
6. CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL OUTLET CONTROL PROTECTION AND LEVEL SPREADER.
7. INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
8. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. PREPARE AREA OF SITE FOR PAVING FOR PARKING AREAS.
10. PAVE AREA OF SITE.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)

SWPPP INFORMATION SIGN



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

	2025												2026
CONSTRUCTION SEQUENCE	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	
TEMPORARY CONSTRUCTION EXITS													
TEMPORARY CONTROL MEASURES													
STRIP & STOCKPILE TOPSOIL													
ROUGH GRADE													
STORM FACILITIES													
SITE CONSTRUCTION													
PERMANENT CONTROL STRUCTURES													
FOUNDATION / BUILDING CONSTRUCTION													
FINISH GRADING													
LANDSCAPING/SEED/FINAL STABILIZATION													
1) SHADING SHOWN IS AN ESTIMATE FOR THE CONSTRUCTION SCHEDULE. CONTRACTOR SHALL UPDATE THE TABLE BY SHADING OR DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES. 2) TIME SCHEDULE MUST COINCIDE WITH SEQUENCE OF CONSTRUCTION.													

ARC DESIGN
RESOURCES INC.

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LOVES PARK, IL 61111
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FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE AIRPORT EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

DATE

1. AGENCY REVIEW	03-17-2025
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SHEET TITLE

OVERALL SWPPP PLAN

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-10



SEE SHEET C-10
FOR LEGEND

ARC

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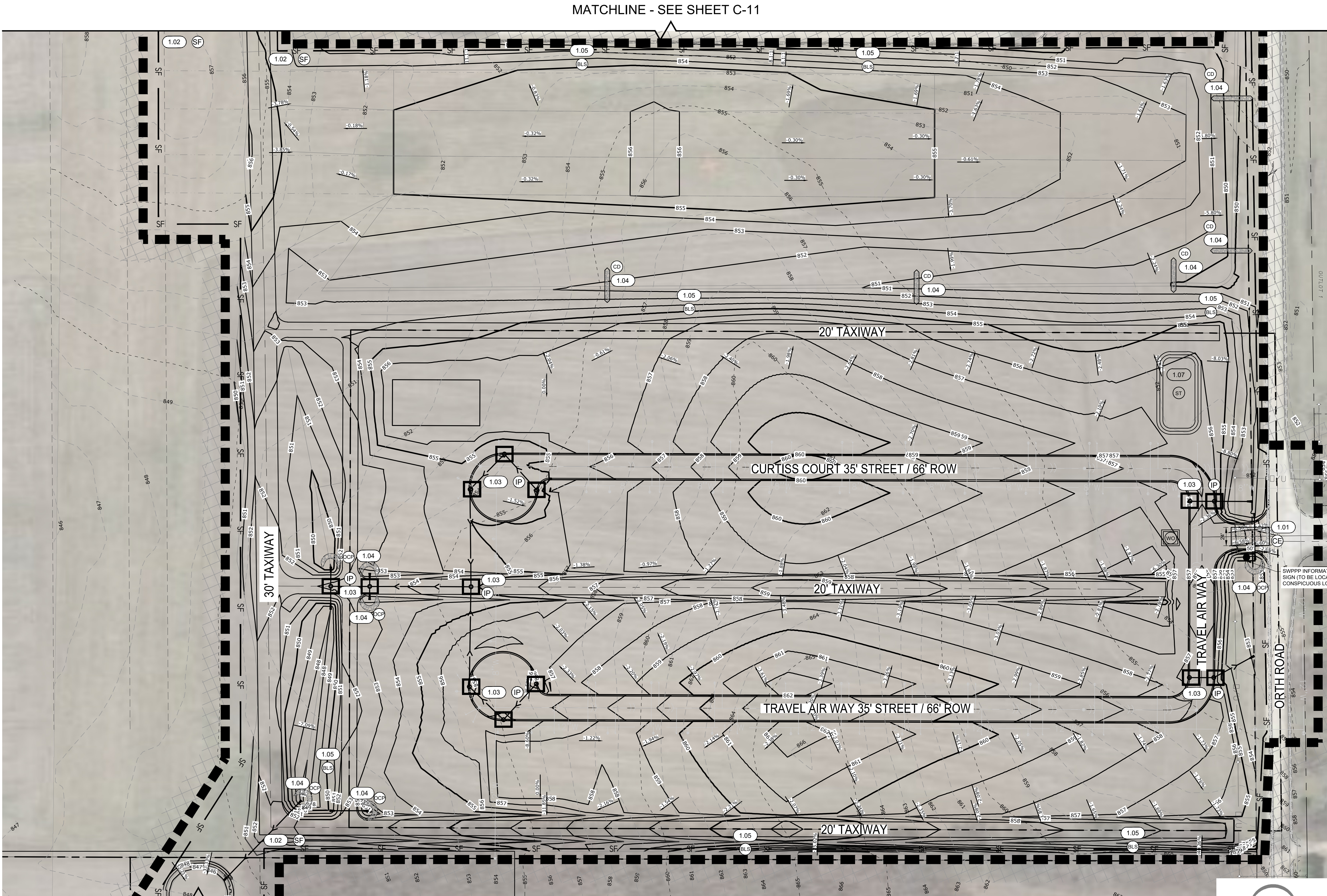
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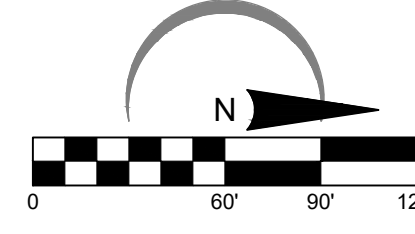
C-11

MATCHLINE - SEE SHEET C-12



MATCHLINE - SEE SHEET C-13

SEE SHEET C-10
FOR LEGEND



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PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

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060°90°120°

SEE SHEET C-10
FOR LEGEND

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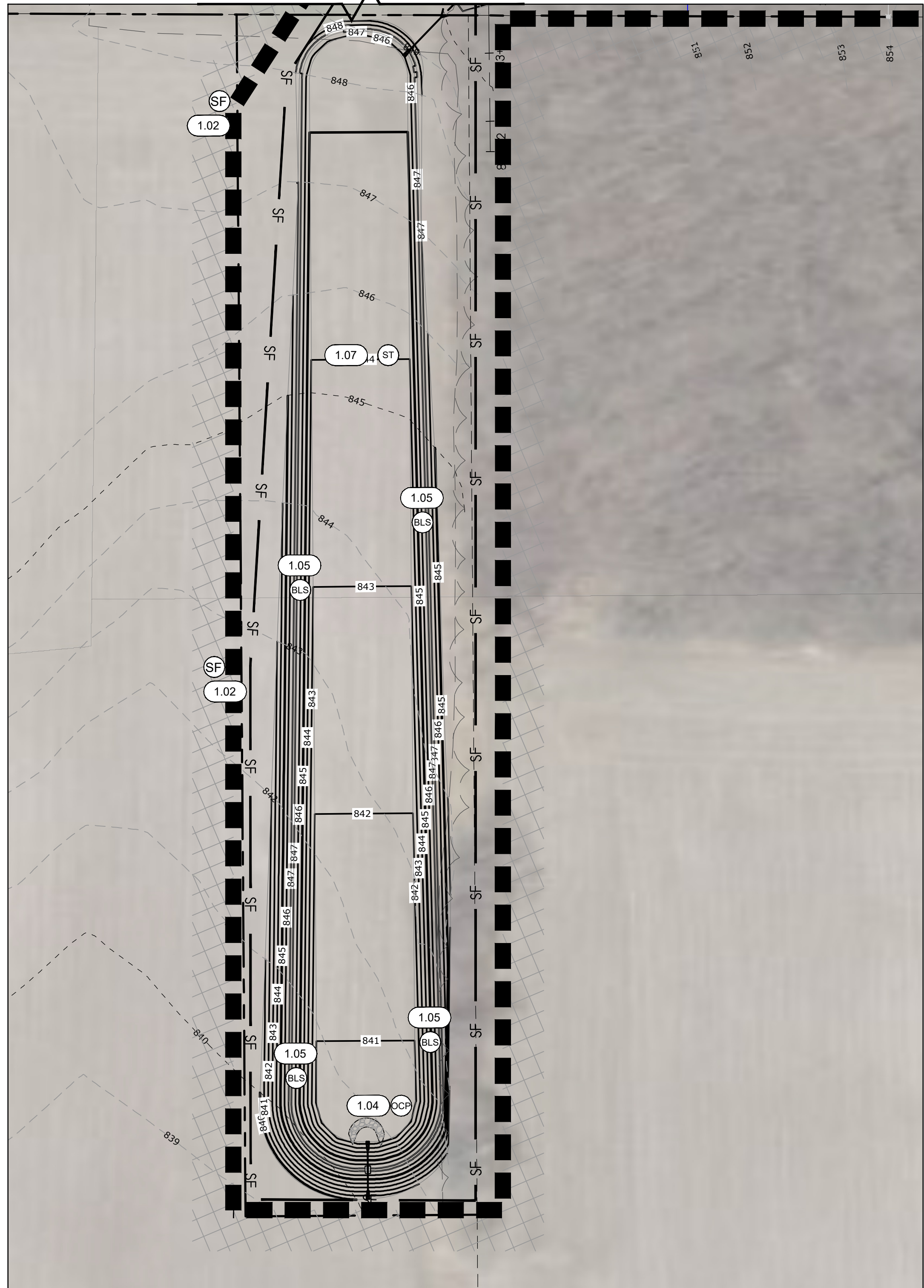
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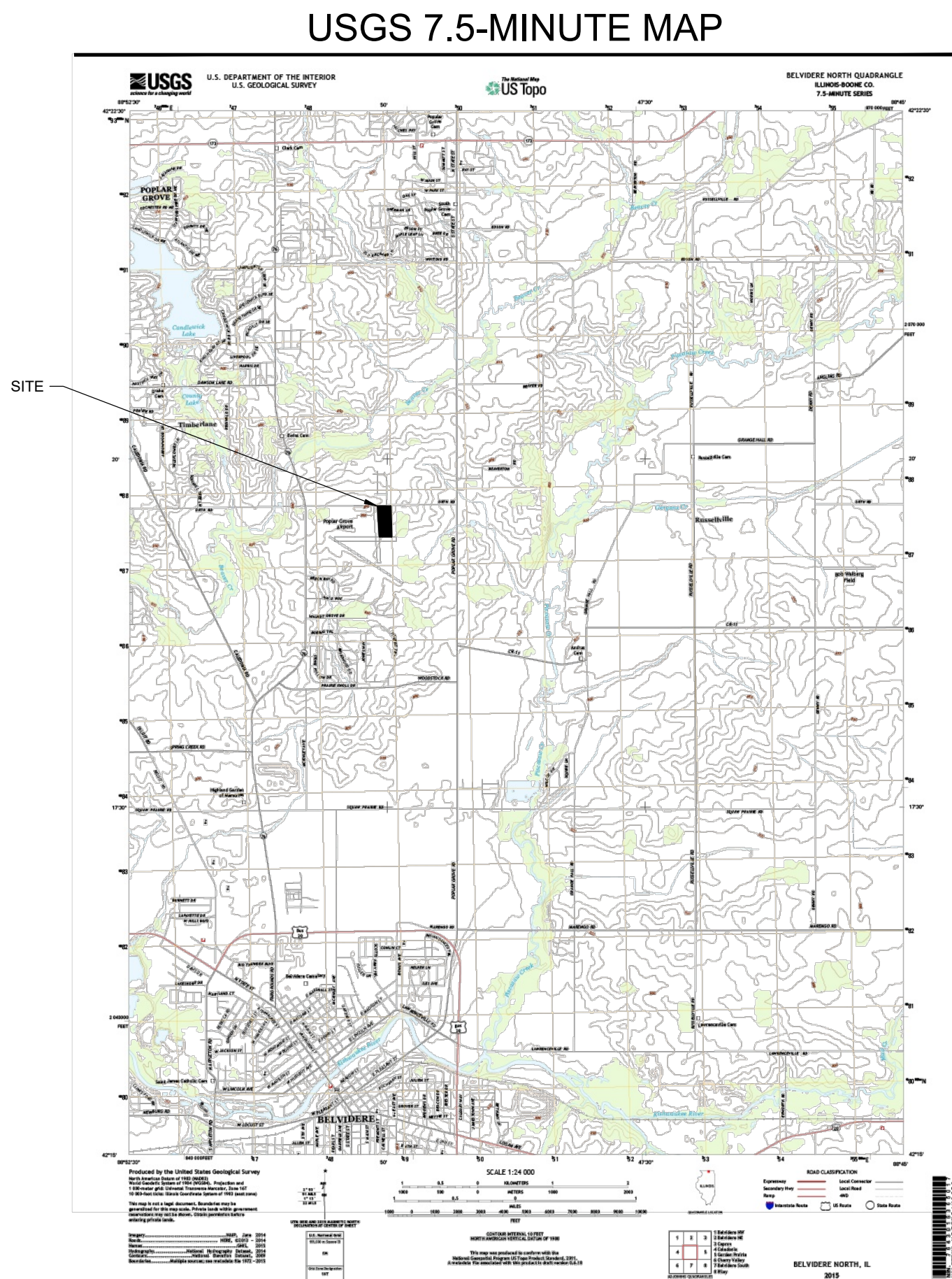
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MATCHLINE - SEE SHEET C-12

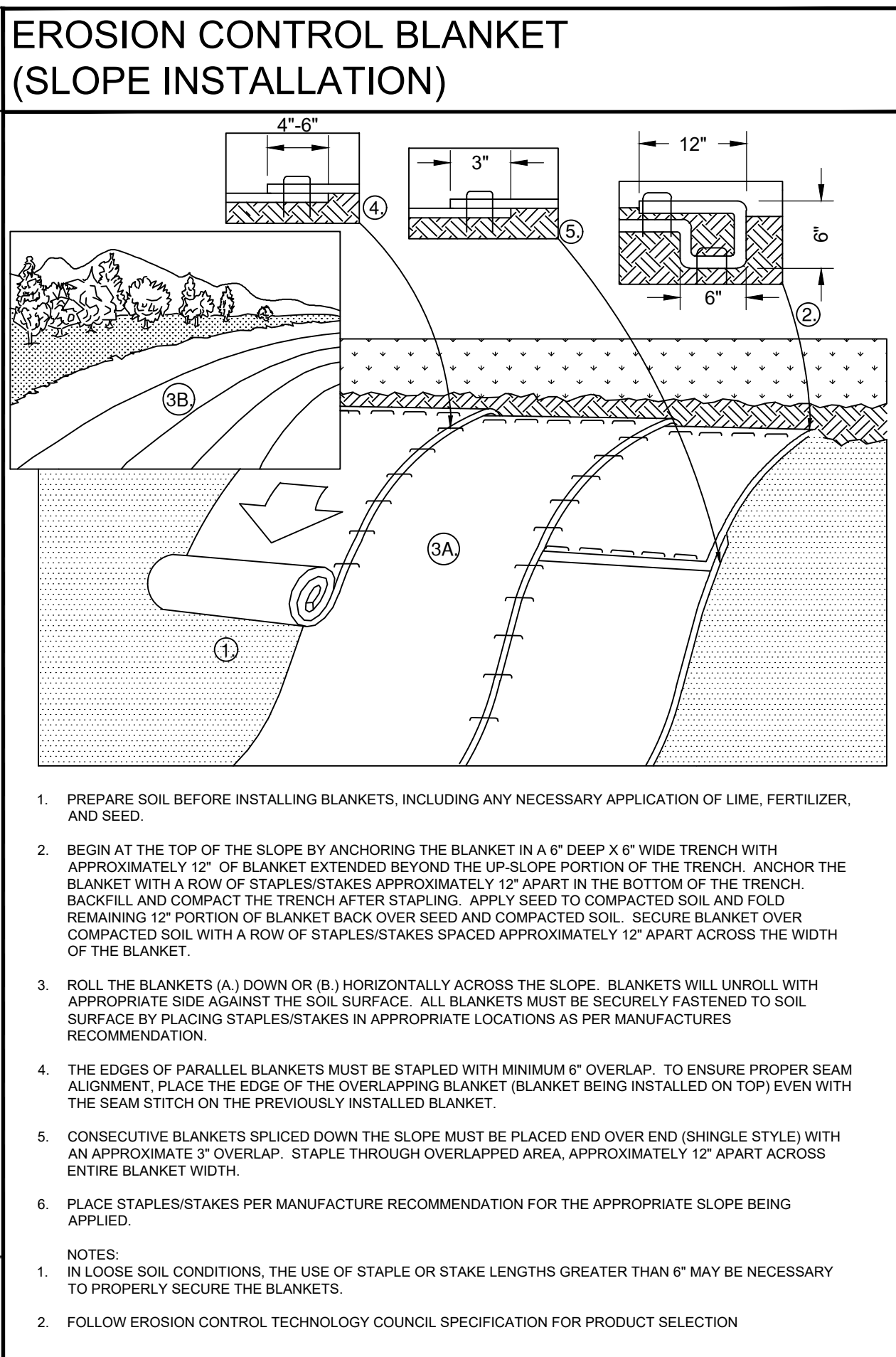
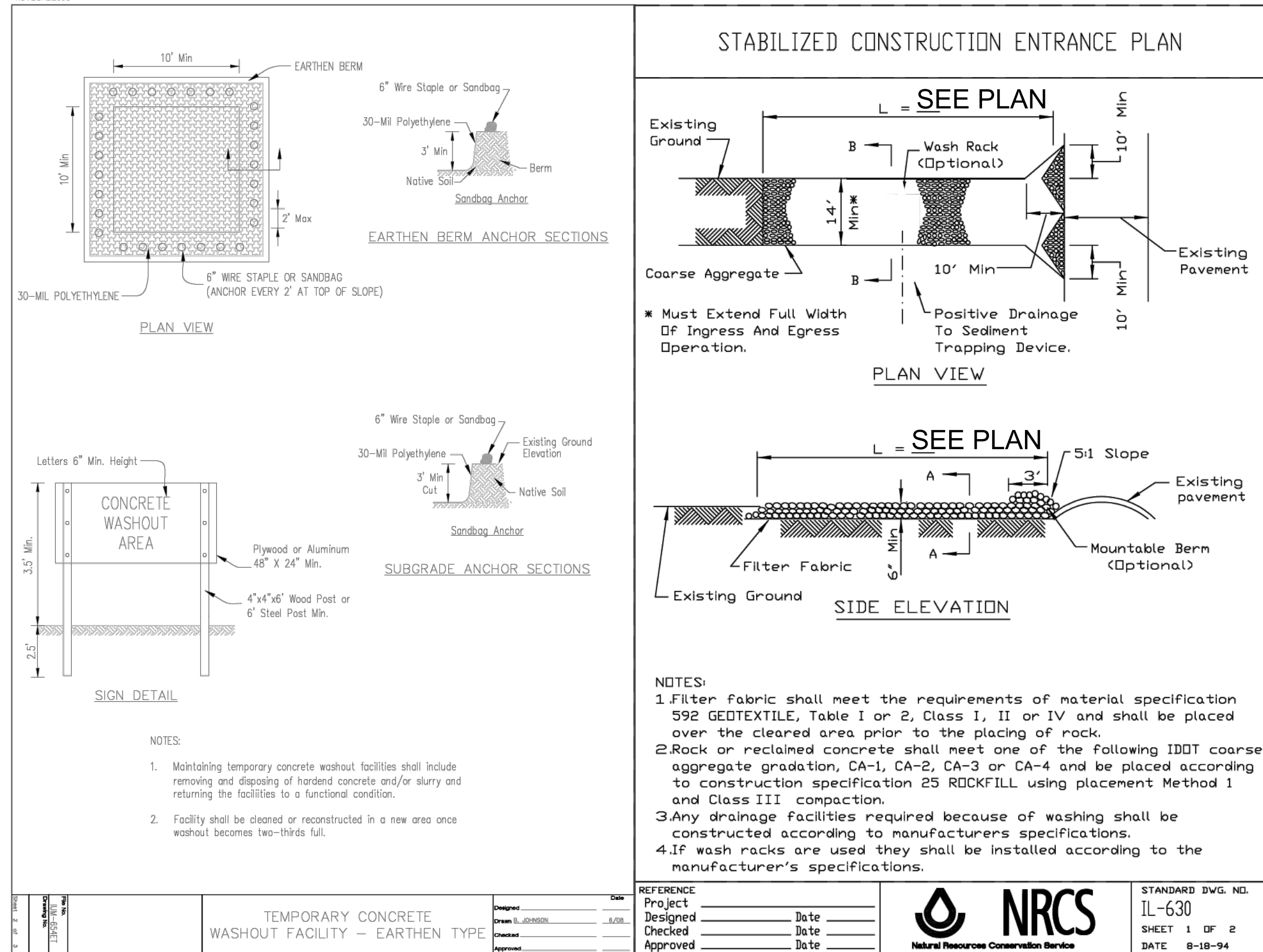


SWALE DETAIL





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SWPPP DETAILS

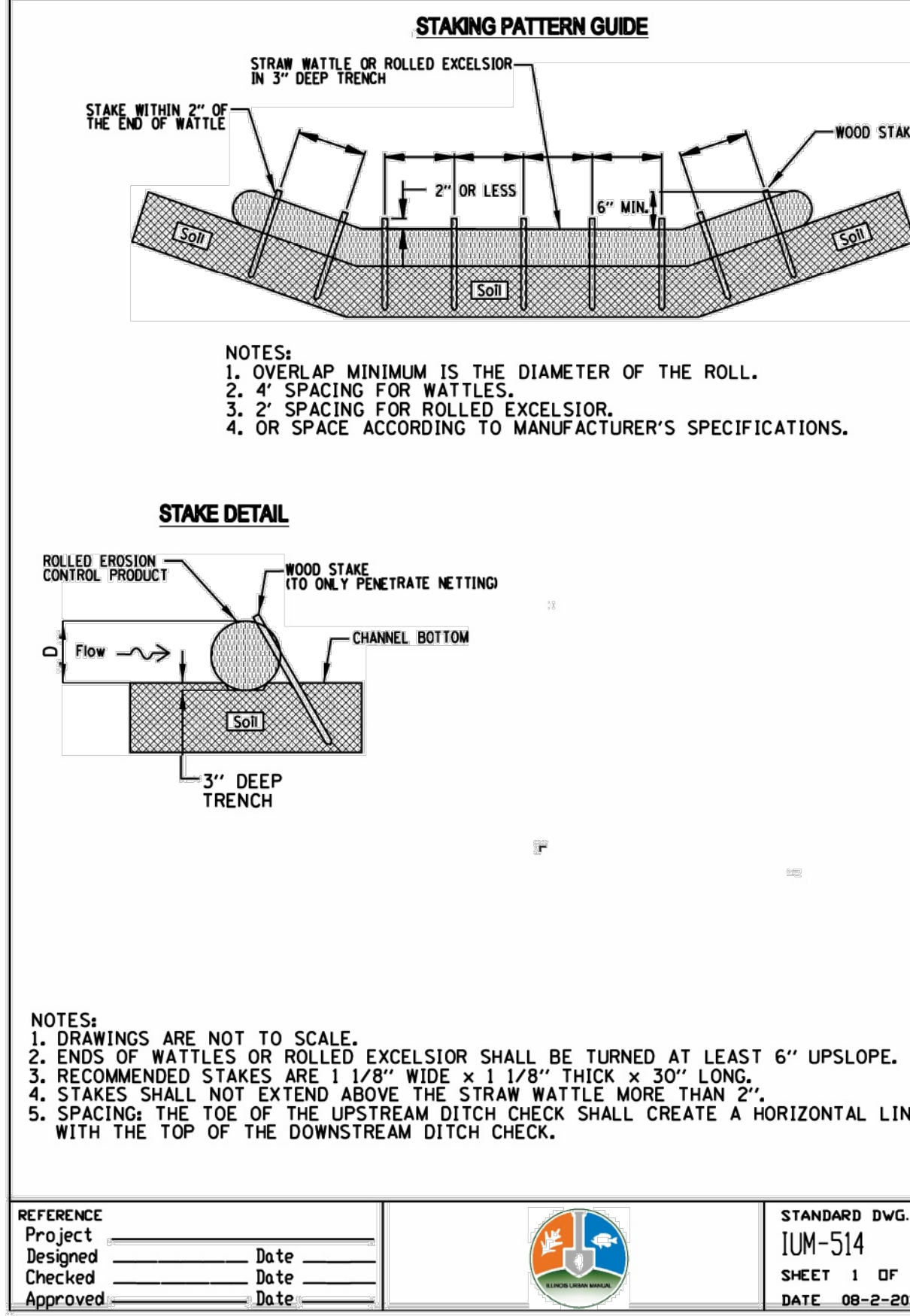
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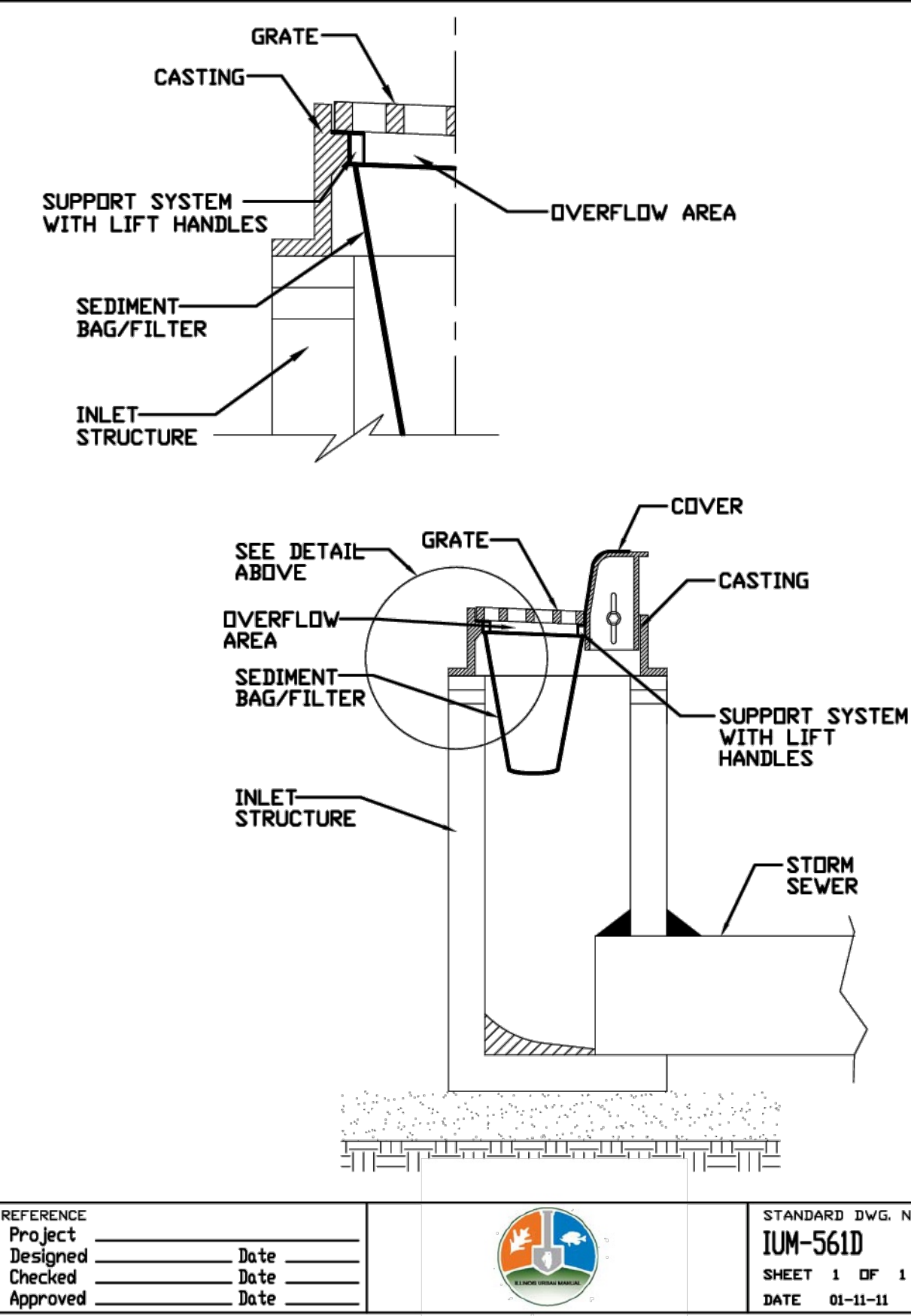
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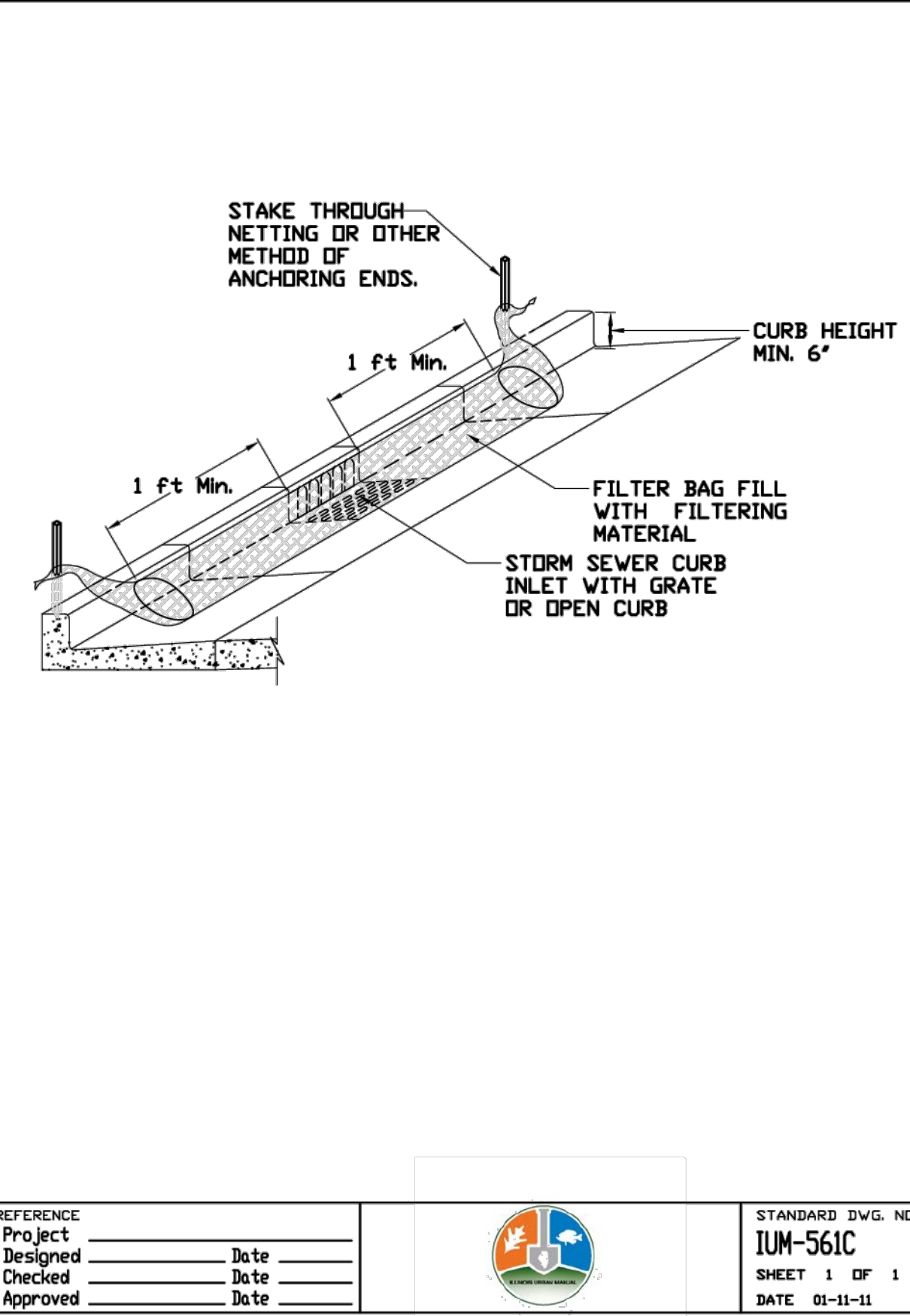
ROLLED EROSION CONTROL PRODUCTS



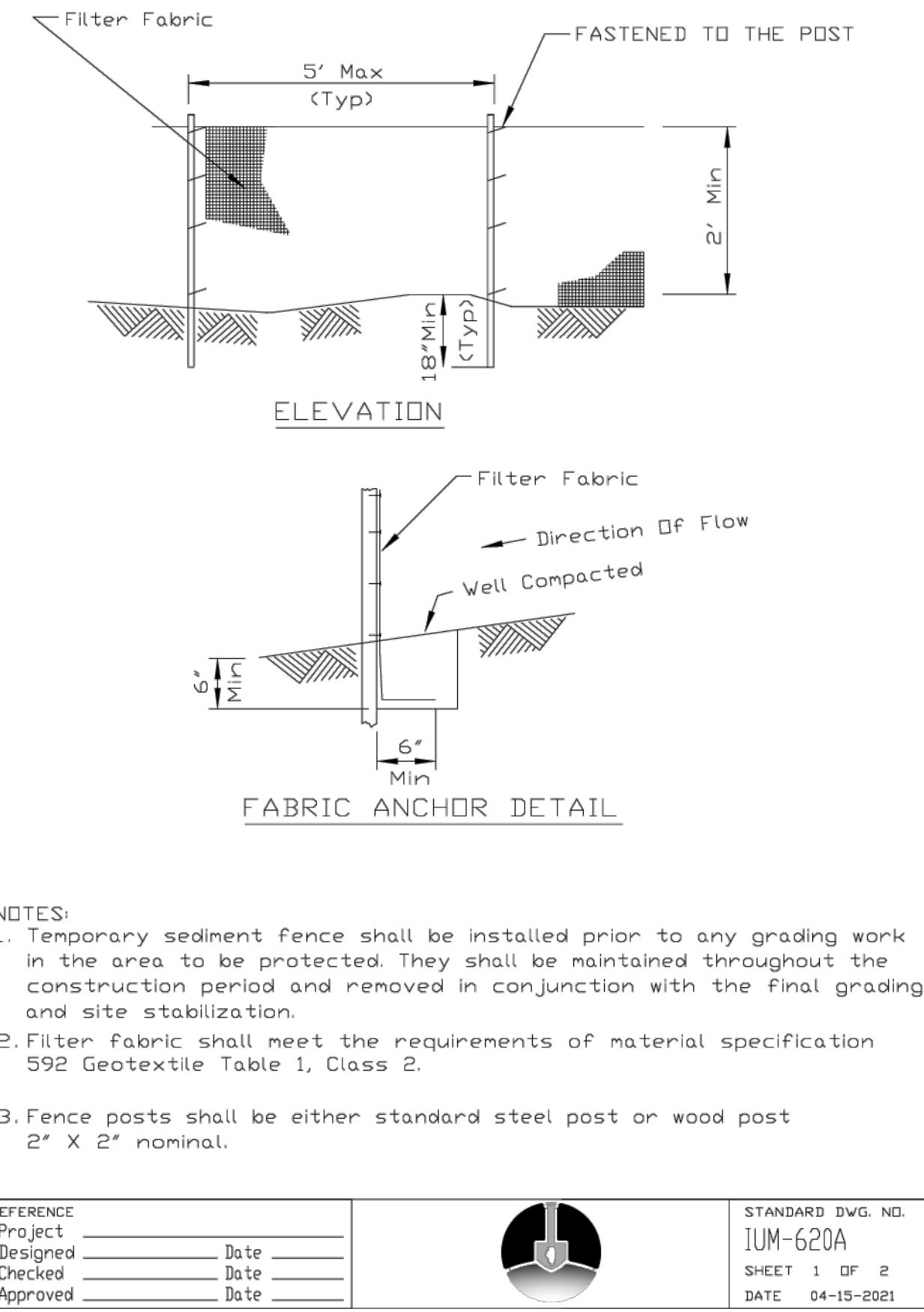
INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION

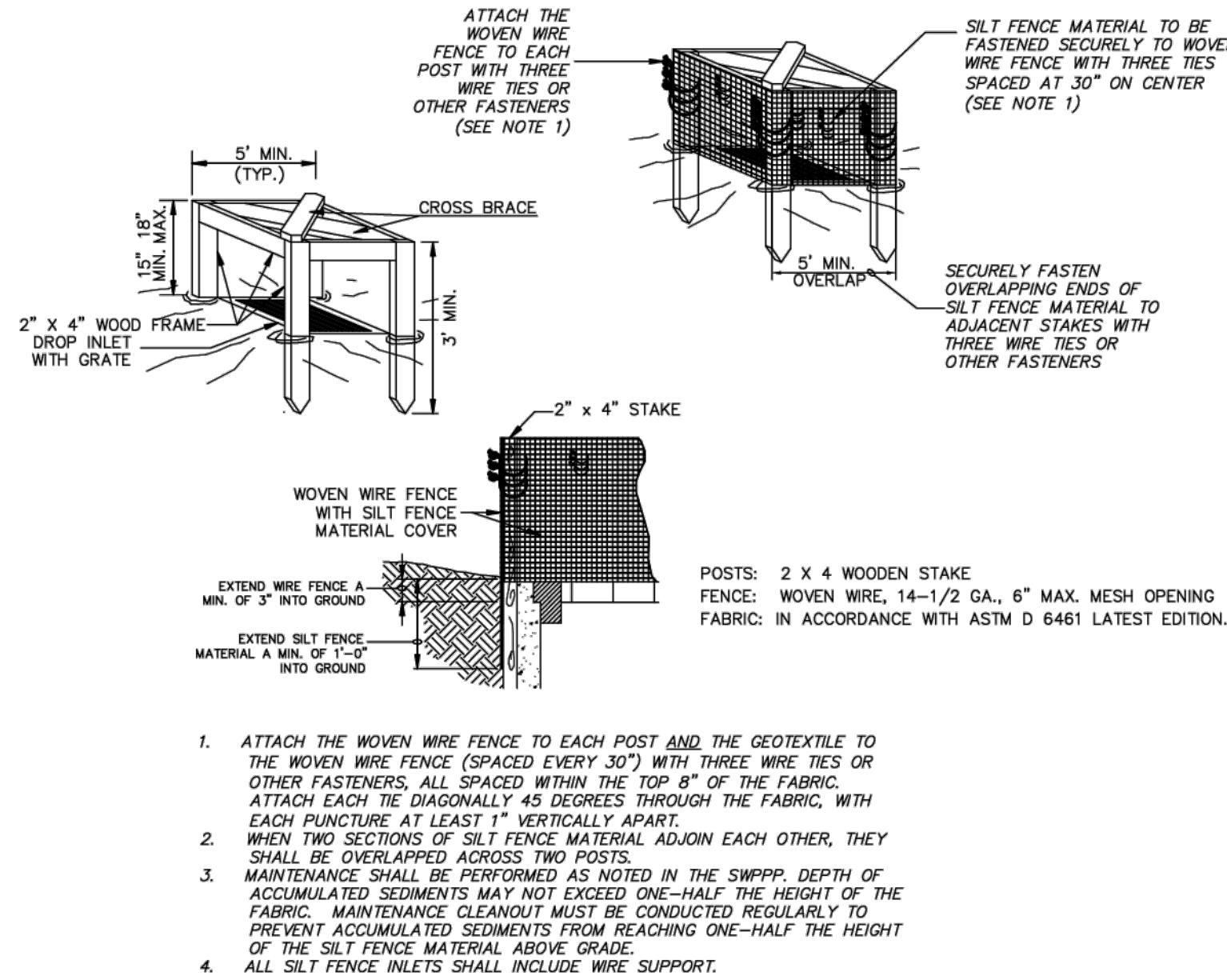
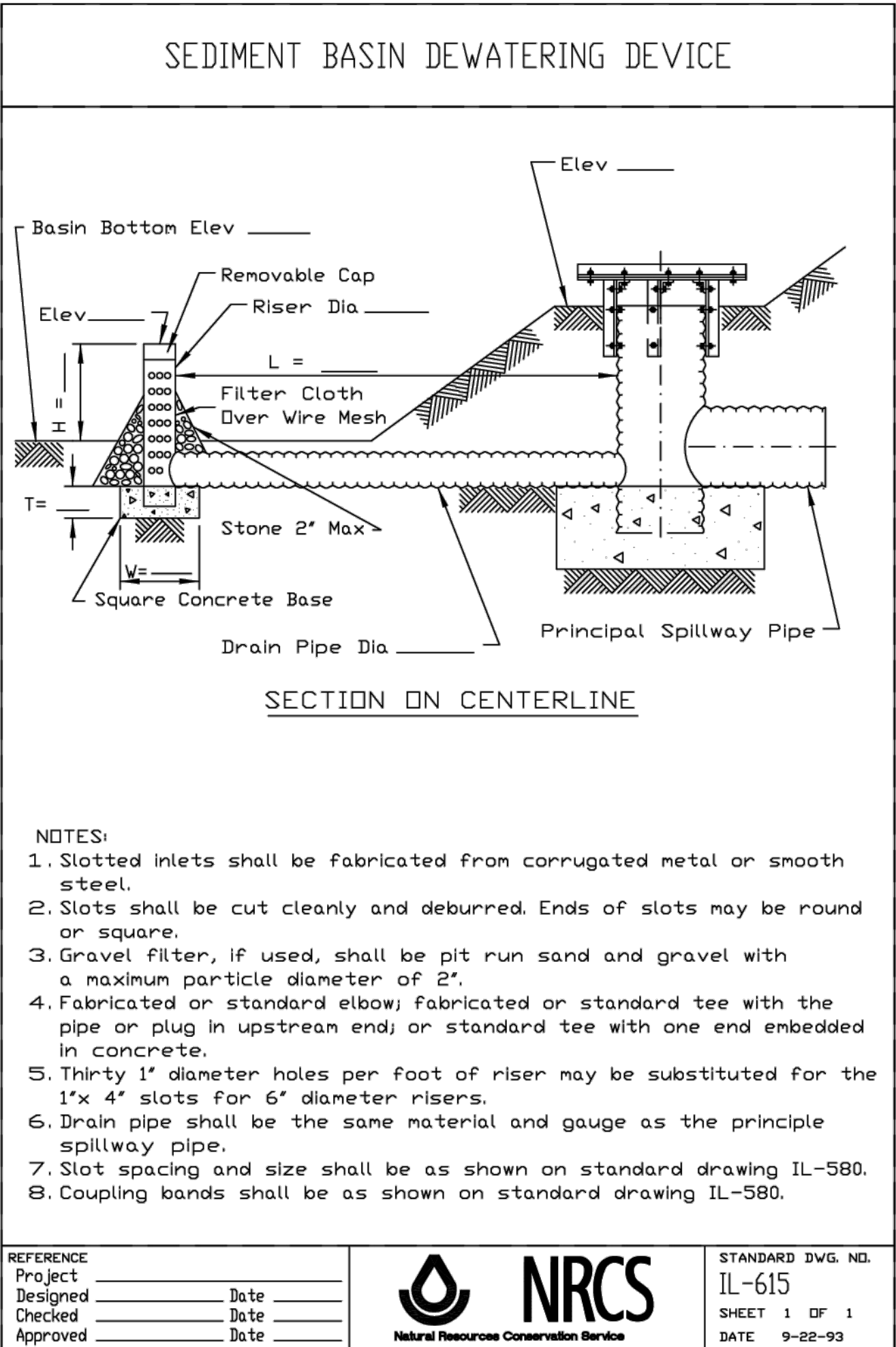
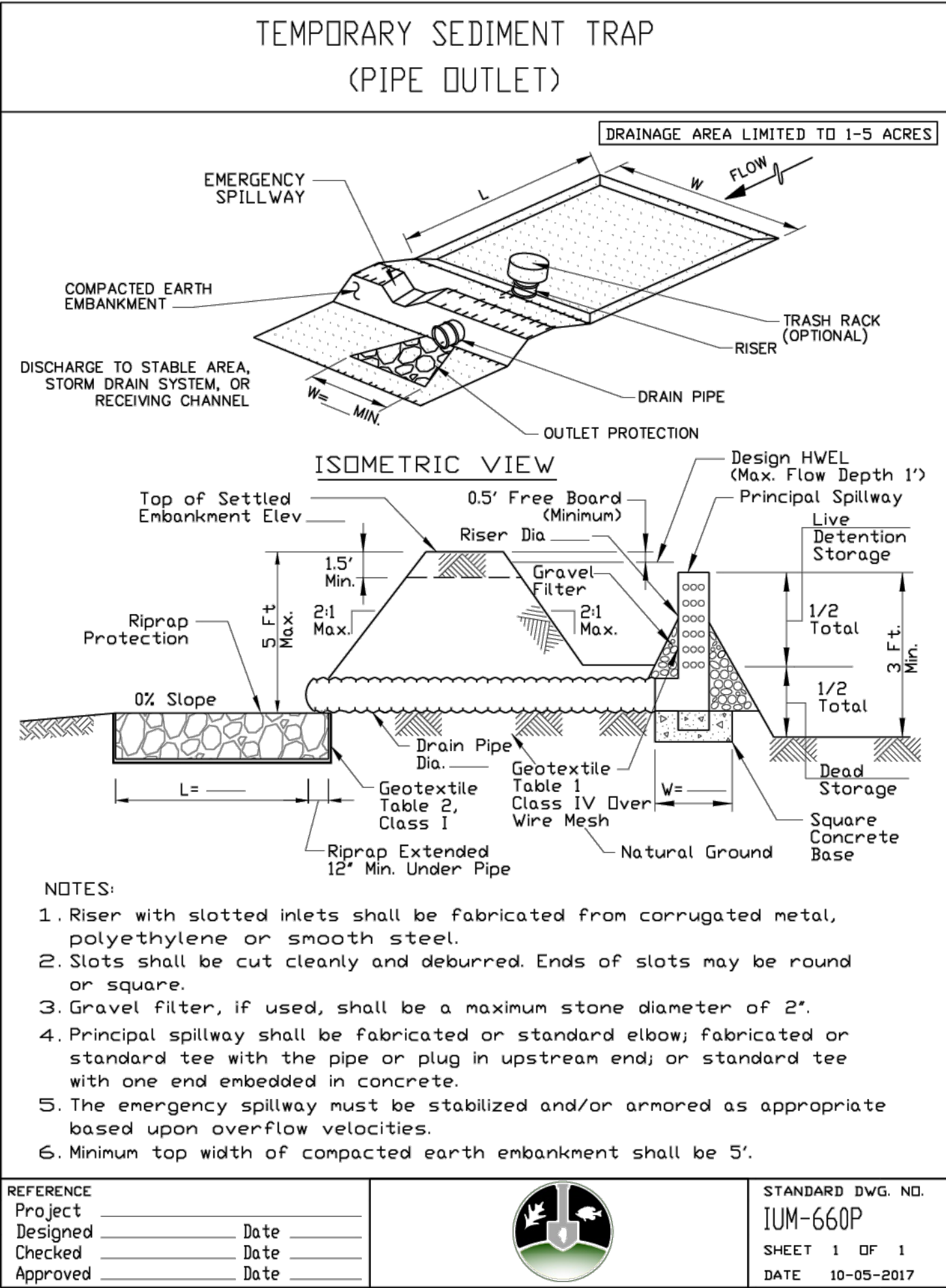


INLET PROTECTION - PAVED AREAS
CURB PROTECTION



SILT FENCE PLAN





7.18 - SILT FENCE INLET PROTECTION

NOT TO SCALE

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SHEET TITLE

SWPPP DETAILS

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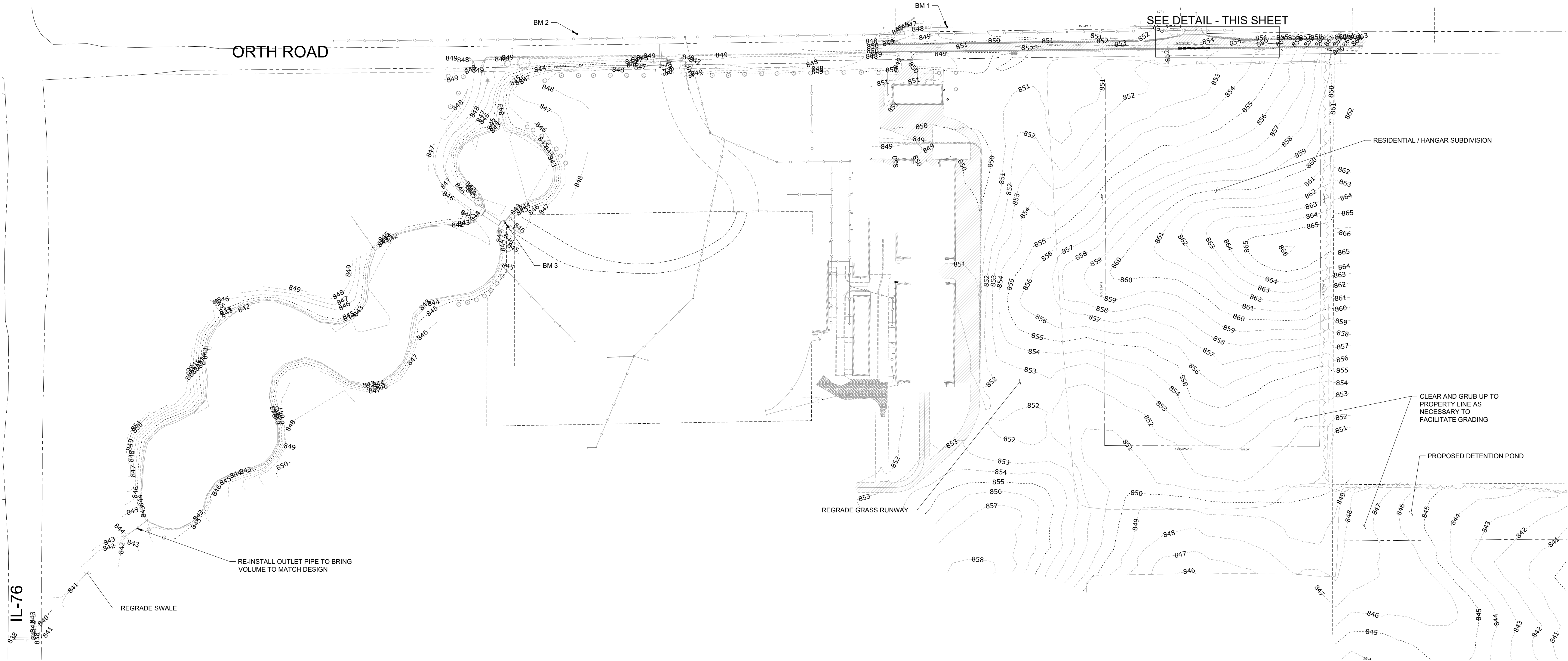
OVERALL
REMOVALS PLAN

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PROJECT NUMBER
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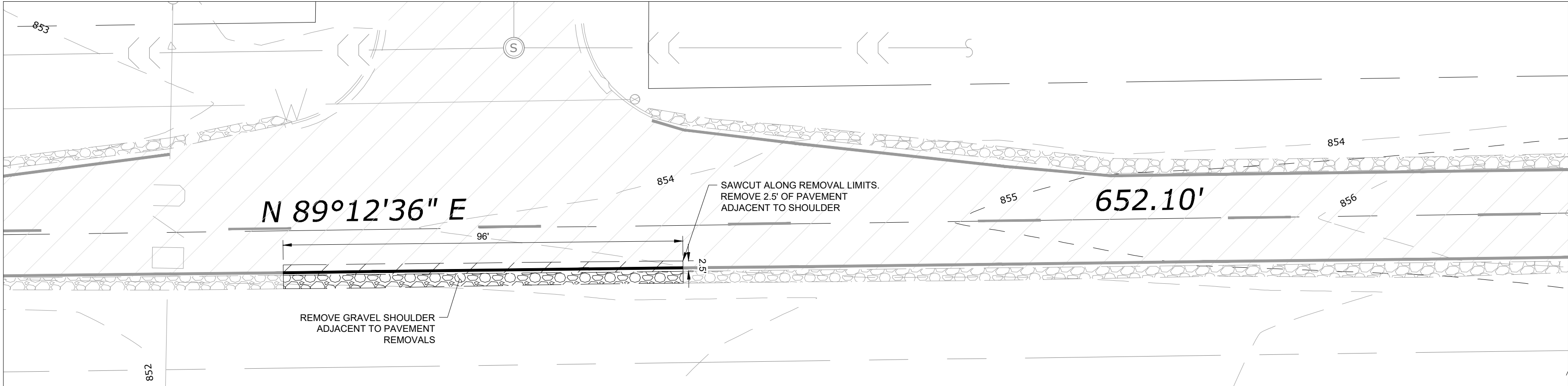
C-16



LEGEND

PROPERTY LINE	EXISTING GAS METER TO REMAIN
LOT LINE	EXISTING ELECTRIC METER TO REMAIN
EXISTING RIGHT-OF-WAY	EXISTING STORM SEWER TO REMAIN
EXISTING EASEMENT LINE	EXISTING SANITARY SEWER TO REMAIN
EXISTING CURB AND GUTTER	BENCHMARK
REMOVE EXISTING CURB AND GUTTER	EXISTING TRAFFIC SIGNAL MAST ARM
EXISTING SANITARY SEWER TO REMAIN	EXISTING SIGNAL CONTROLLER
REMOVE EXISTING SANITARY SEWER	EXISTING LIGHT POLE TO REMAIN
EXISTING STORM SEWER TO REMAIN	REMOVE EXISTING LIGHT POLE
REMOVE EXISTING STORM SEWER	EXISTING TREE TO REMAIN
EXISTING WATER TO REMAIN	
REMOVE EXISTING WATER	
EXISTING OVERHEAD UTILITIES TO REMAIN	
REMOVE EXISTING OVERHEAD UTILITIES	
EXISTING GAS MAIN TO REMAIN	
EXISTING FENCE TO REMAIN	
EXISTING CONTOUR LINE	
EXISTING ASPHALT	
REMOVE EXISTING ASPHALT	
EXISTING GRAVEL	
REMOVE EXISTING GRAVEL SHOULDER	
(SVG) "SALVAGE"	
(TYP) "TYPICAL" FOR ALL SIMILAR ITEMS	
EXISTING WATER TO REMAIN	
REMOVE EXISTING WATER	
EXISTING SIGN TO REMAIN	
REMOVE EXISTING SIGN	

REMOVALS DETAIL



BENCHMARK

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 RAILROAD SPIKE IN POLE	851.48
BENCHMARK 2 RAILROAD SPIKE SOUTH SIDE OF POWER POLE	849.39
BENCHMARK 3 CUT SQUARE ON BRIDGE	846.09

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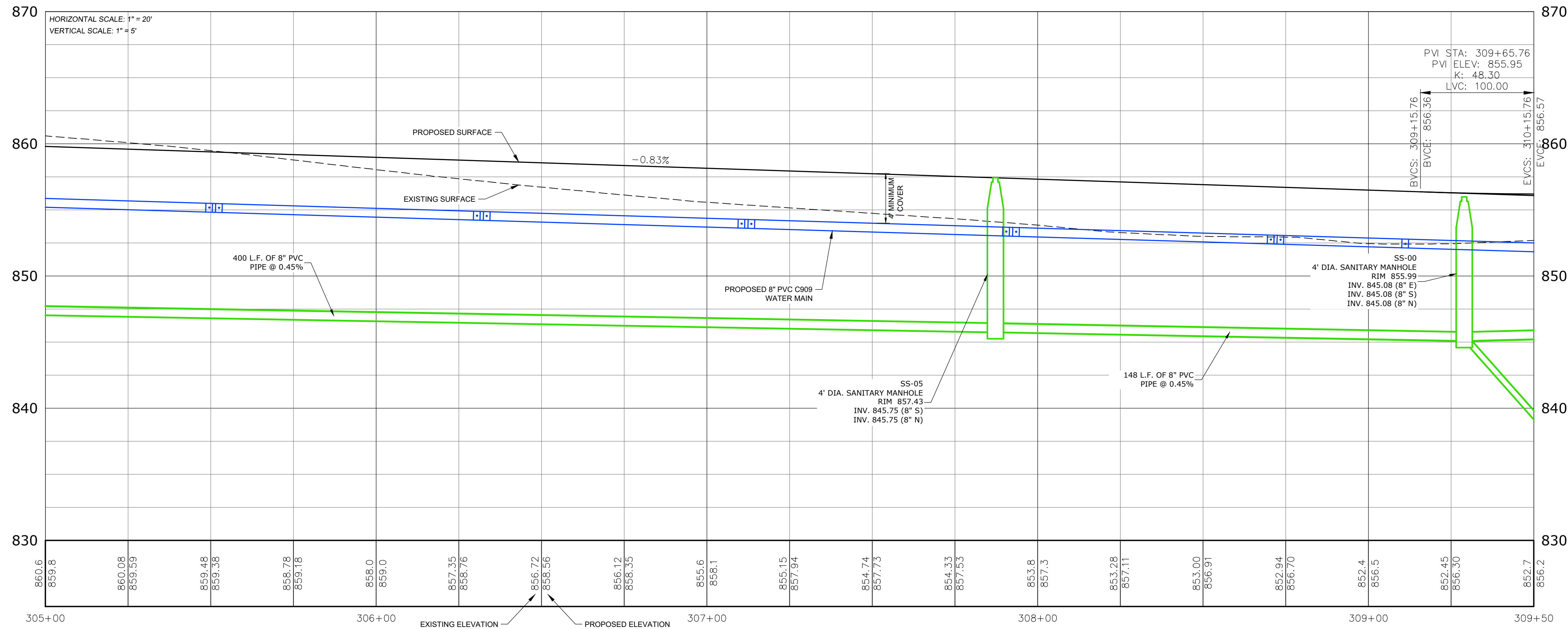
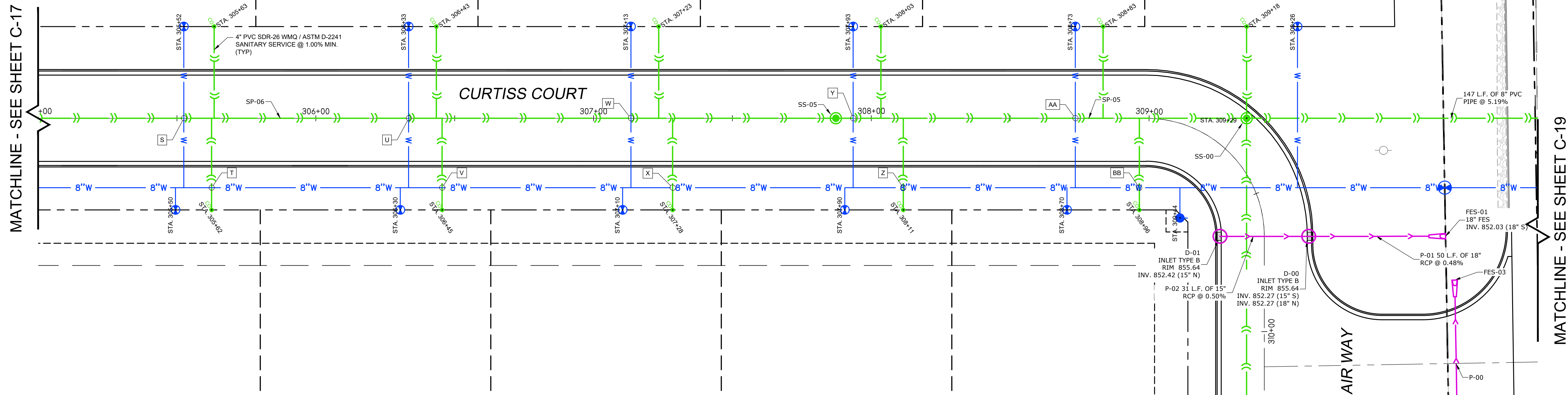
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PROJECT NUMBER
SHEET NUMBER

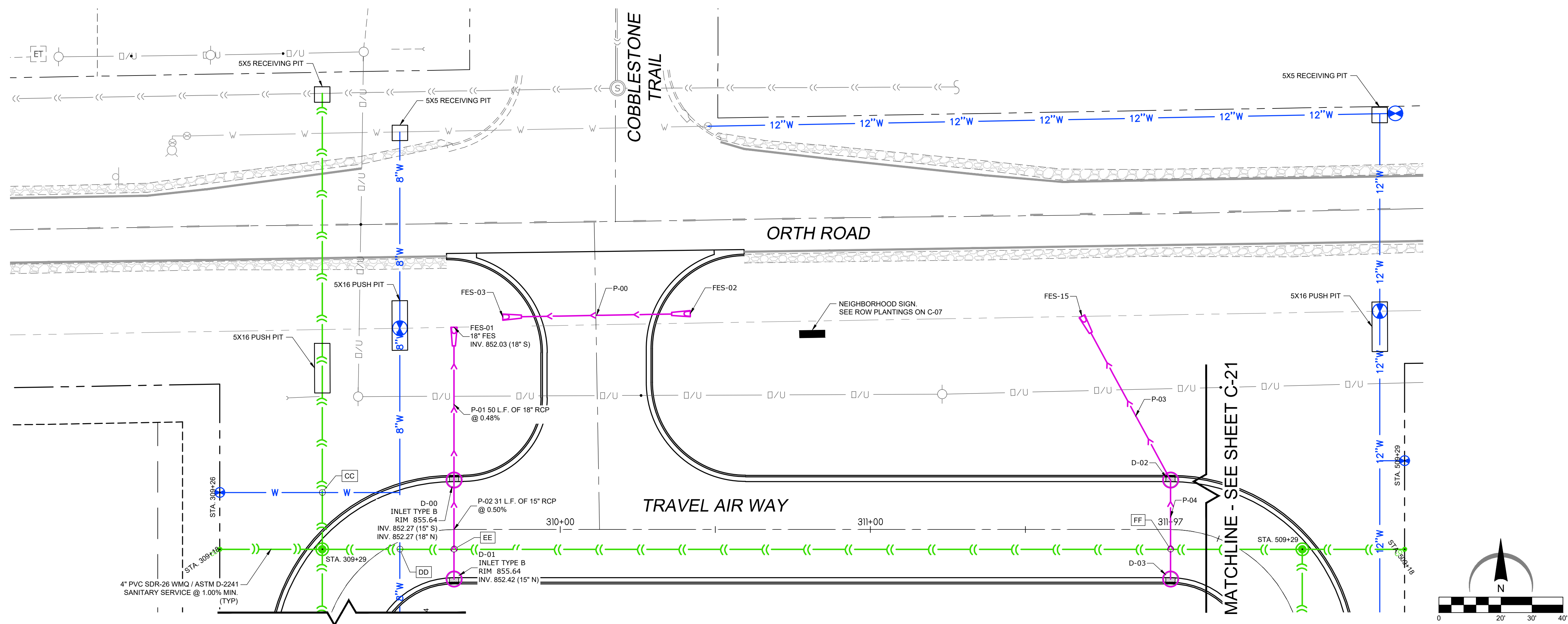
24033

C-18



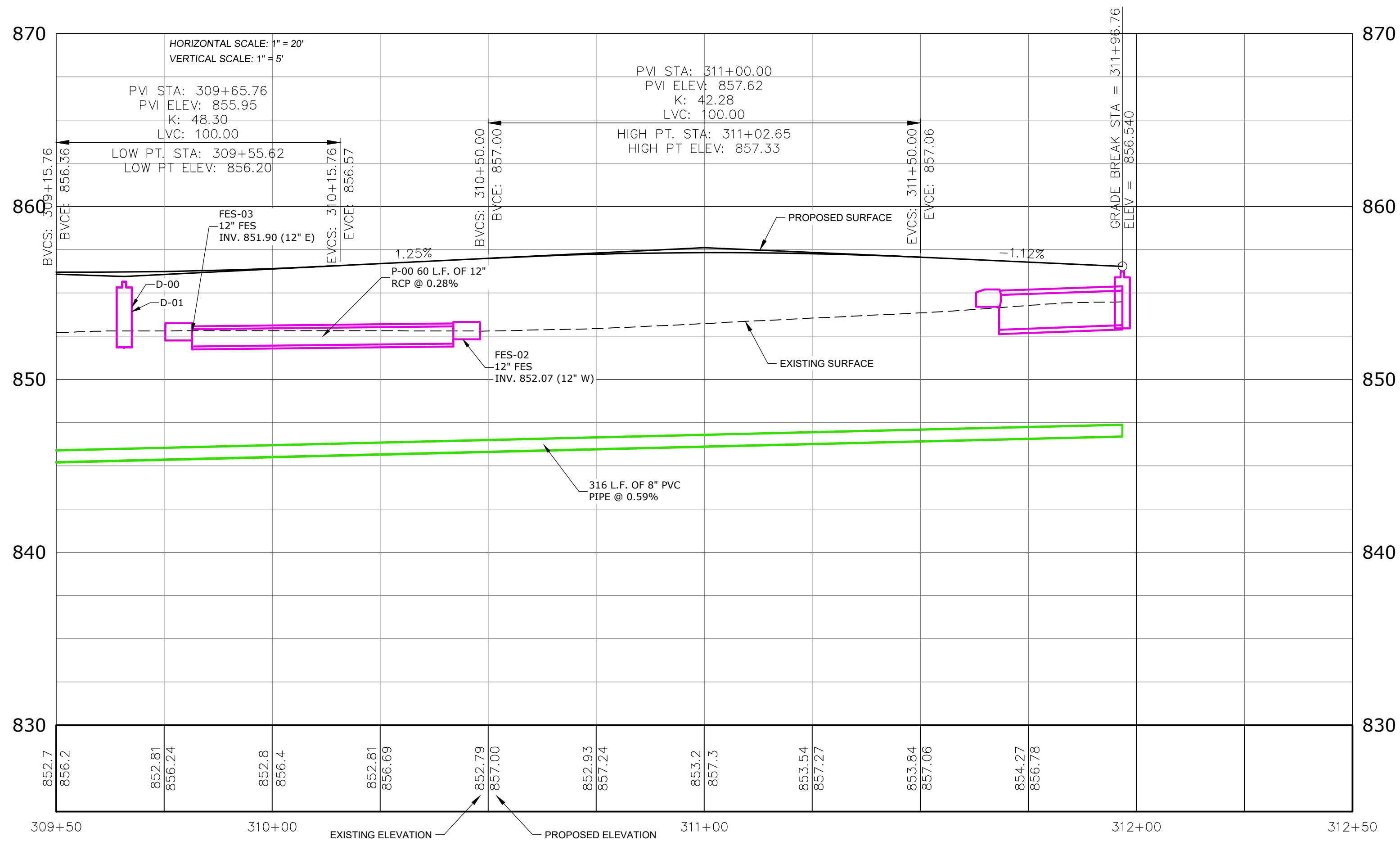
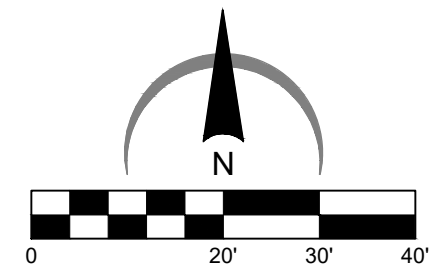
UTILITY CROSSINGS
S: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
T: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
U: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
V: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
W: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
X: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
Y: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
Z: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
AA: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE
BB: BTM WTR = 0.00, TOP SAN = 0.00, 0.00' CLEARANCE

TO BE UPDATED



MATCHLINE - SEE SHEET C-18

MATCHLINE - SEE SHEET C-21



UTILITY CROSSINGS	
CC	81M WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
DD	81M WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
EE	81M STM = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
FF	81M STM = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE

TO BE UPDATED

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR		DATE
1.	AGENCY REVIEW	03-17-2025
2.	AGENCY REVIEW	06-27-2025
3.	---	---
4.	---	---
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REVISIONS		DATE
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SHEET TITLE

TRAVEL AIR WAY
309+50 - 312+44.05

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033
C-19

ARC DESIGN
RESOURCES INC.

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11619 IL-76
POPLAR GROVE, IL 61065
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CONSULTANTS

ISSUED FOR

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REVISIONS

ITEM	DATE
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SHEET TITLE

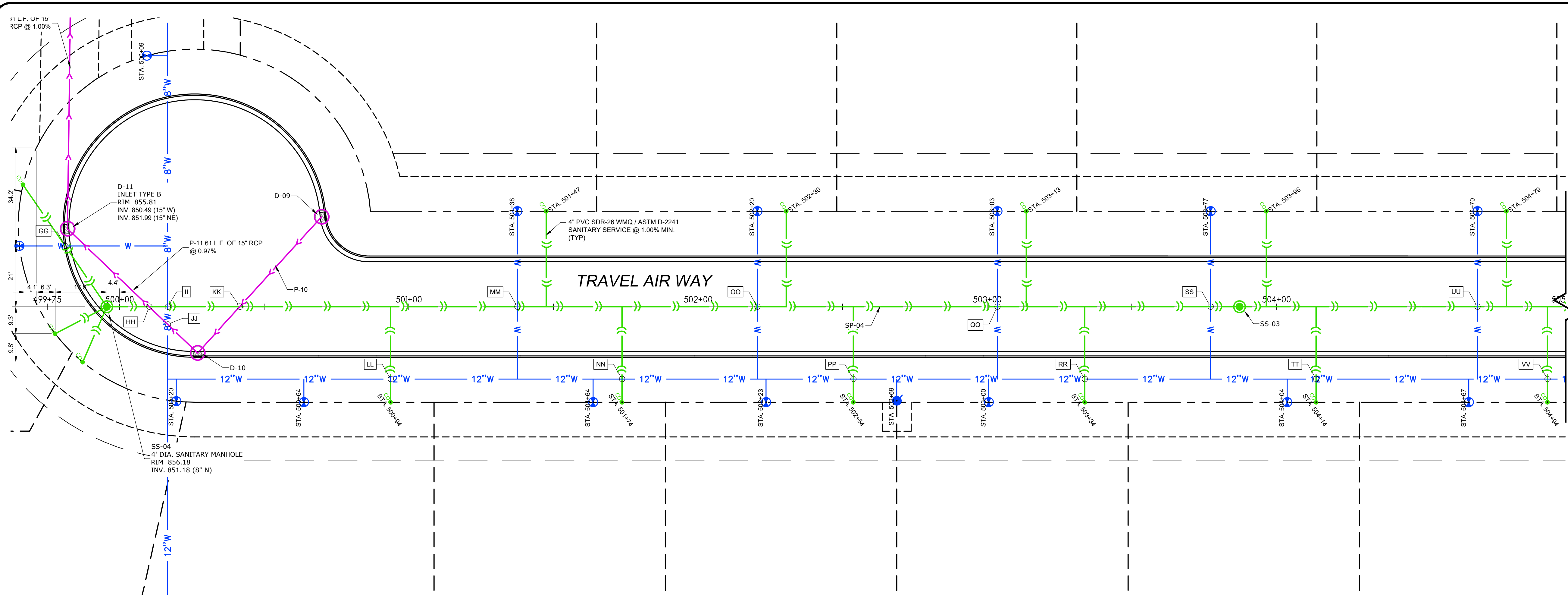
TRAVEL AIR WAY
500+00 - 505+00

DRAWN TRS
CHECKED LND
PM RCS

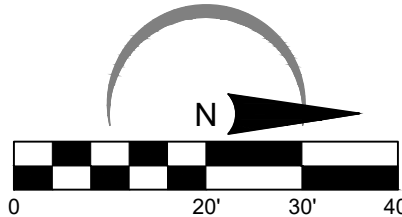
PROJECT NUMBER
SHEET NUMBER

24033

C-20



MATCHLINE - SEE SHEET C-21

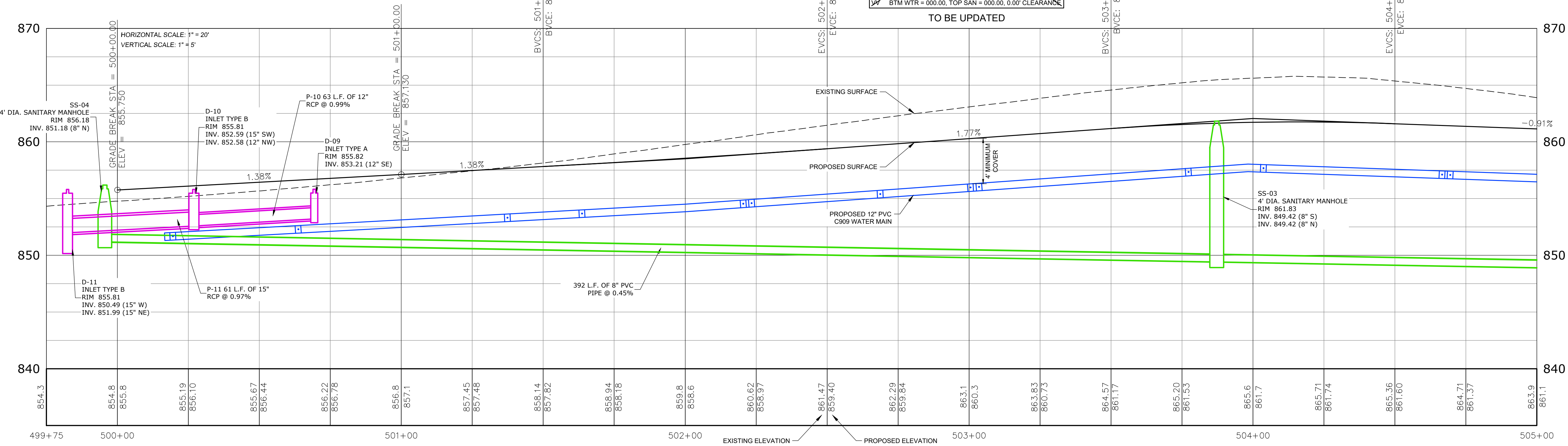


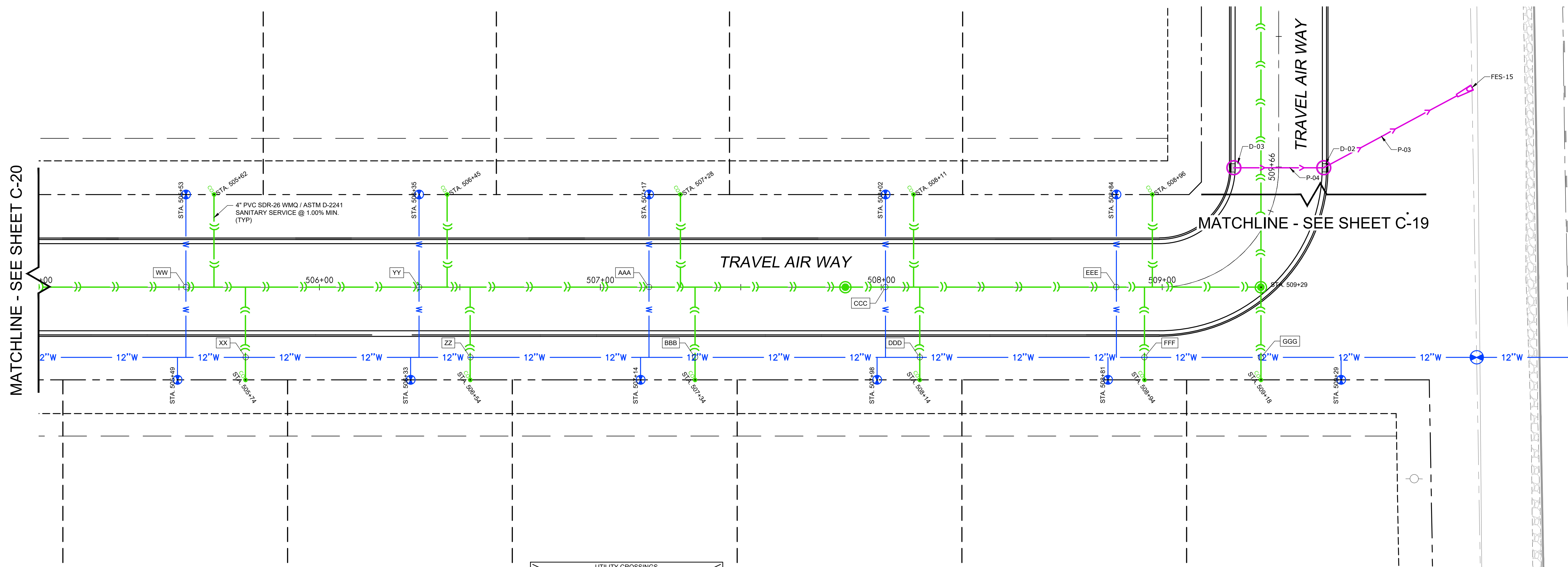
UTILITY CROSSINGS	
GG	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
HH	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
II	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
JJ	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
KK	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
LL	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
MM	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
NN	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
OO	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
PP	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
QQ	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
RR	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
SS	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
TT	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
UU	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
VV	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
WW	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE

PVI STA: 502+00.00
PVI ELEV: 858.51
K: 254.89
LVC: 100.00

PVI STA: 504+00.00
PVI ELEV: 862.05
K: 37.27
LVC: 100.00

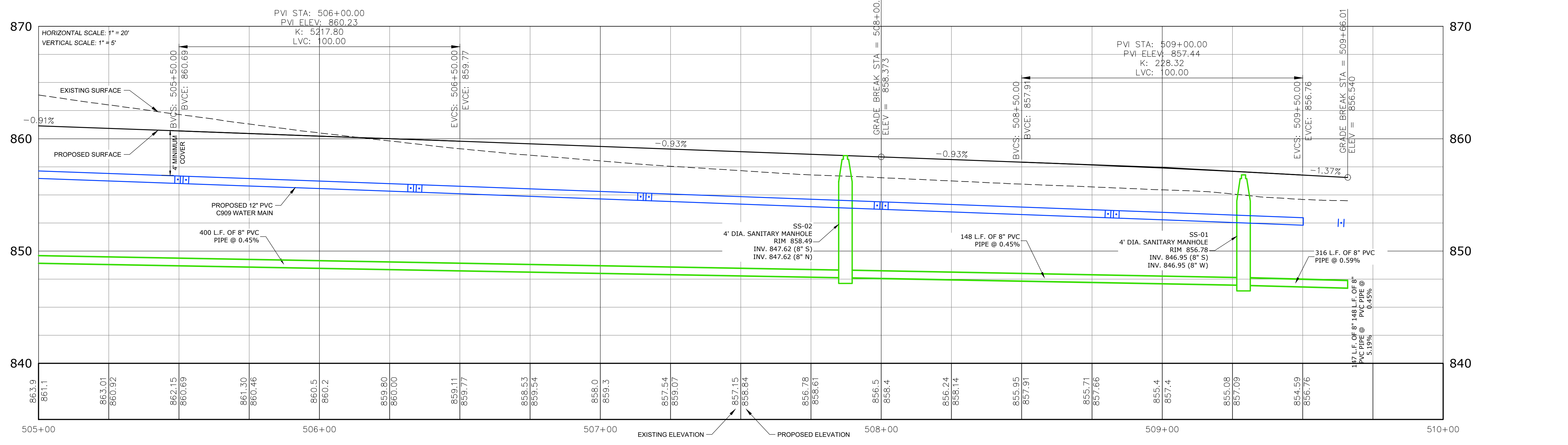
HIGH PT. STA: 504+16.05
HIGH PT ELEV: 861.75





UTILITY CROSSINGS	
WW	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
XX	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
YY	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
ZZ	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
AAA	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
BBB	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
CCC	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
DDD	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
EEE	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
FFF	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
GGG	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE
HHH	BTM WTR = 000.00, TOP SAN = 000.00, 0.00' CLEARANCE

TO BE UPDATED



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PROJECT NAME
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POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

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1. AGENCY REVIEW		03-17-2025
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SHEET TITLE

TRAVEL AIR WAY
505+00 - 509+95.05

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033
C-21

ARC DESIGN
RESOURCES INC.

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REVISIONS

ITEM	DATE
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SHEET TITLE

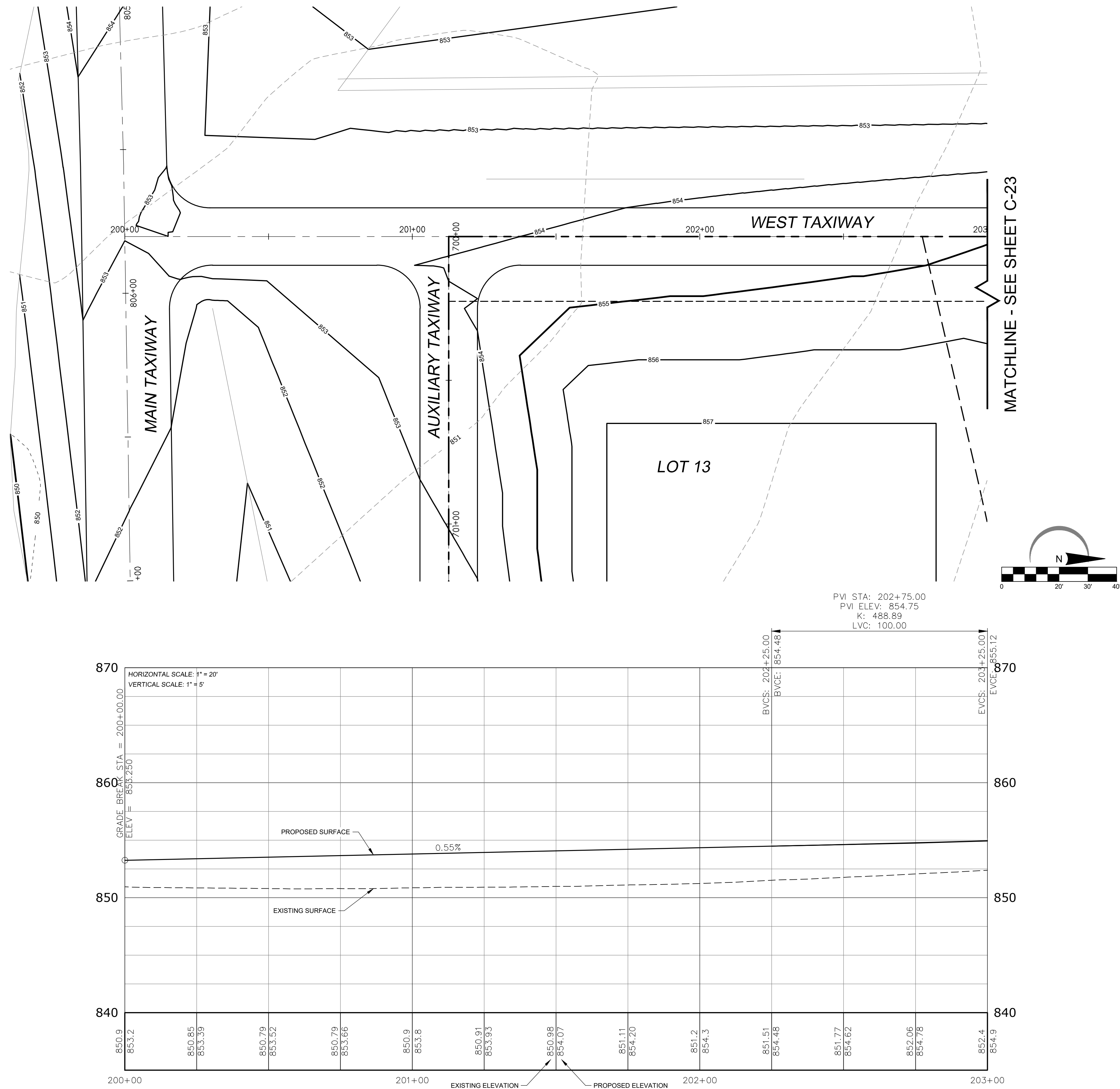
WEST TAXIWAY
200+00 - 203+00

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-22



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POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
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(815) 544-2300

CONSULTANTS

ISSUED FOR

1.	AGENCY REVIEW	DATE
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REVISIONS

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SHEET TITLE

WEST TAXIWAY
203+00 - 208+00

DRAWN

TRS

CHECKED

LND

PM

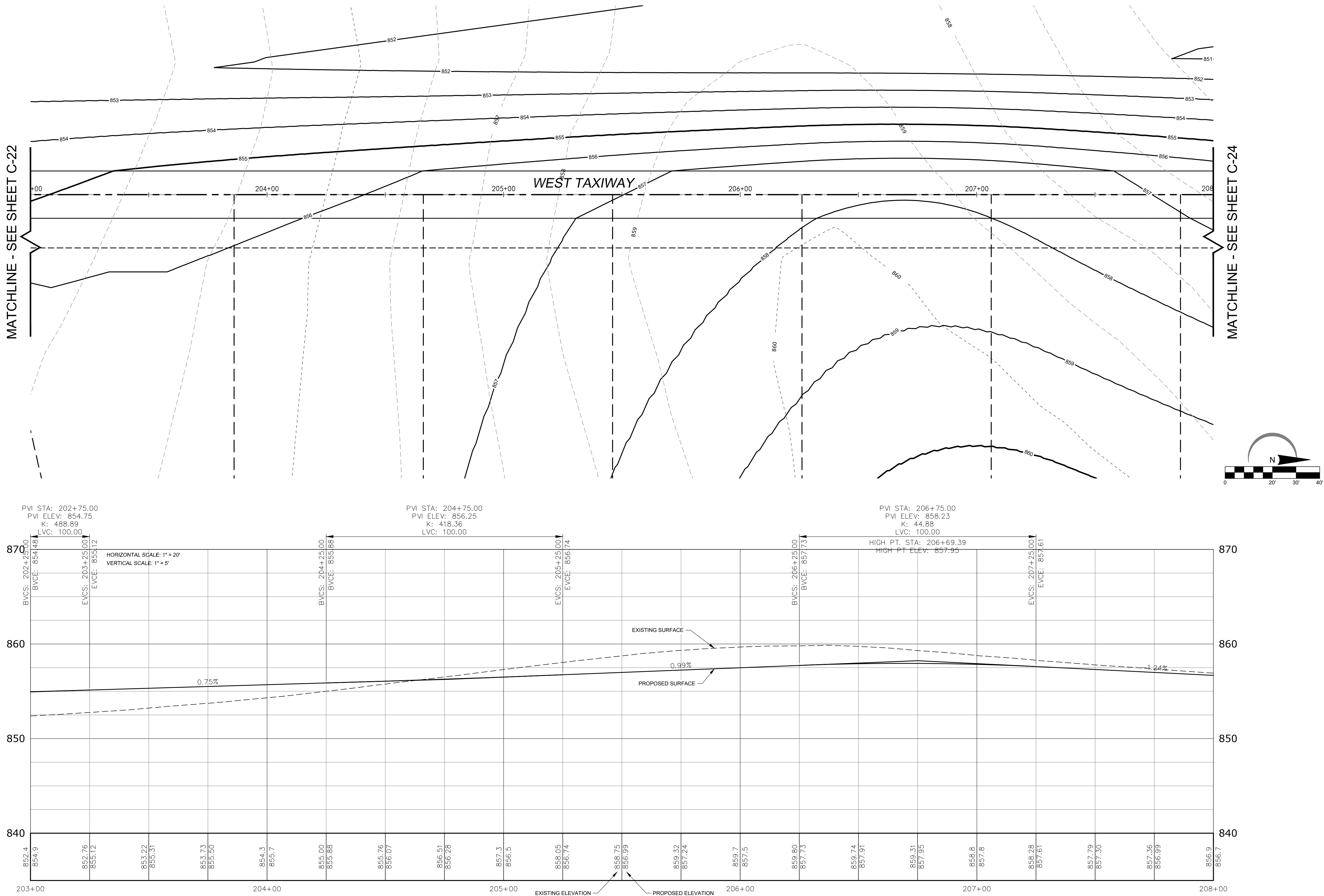
RCS

PROJECT NUMBER

SHEET NUMBER

24033

C-23



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RESOURCES INC.

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PROJECT NAME
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POPLAR GROVE
AIRPORT
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11619 IL-76
POPLAR GROVE, IL 61065
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11619 IL-76
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REVISIONS

ITEM	DATE
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SHEET TITLE

WEST TAXIWAY
208+00 - 212+76

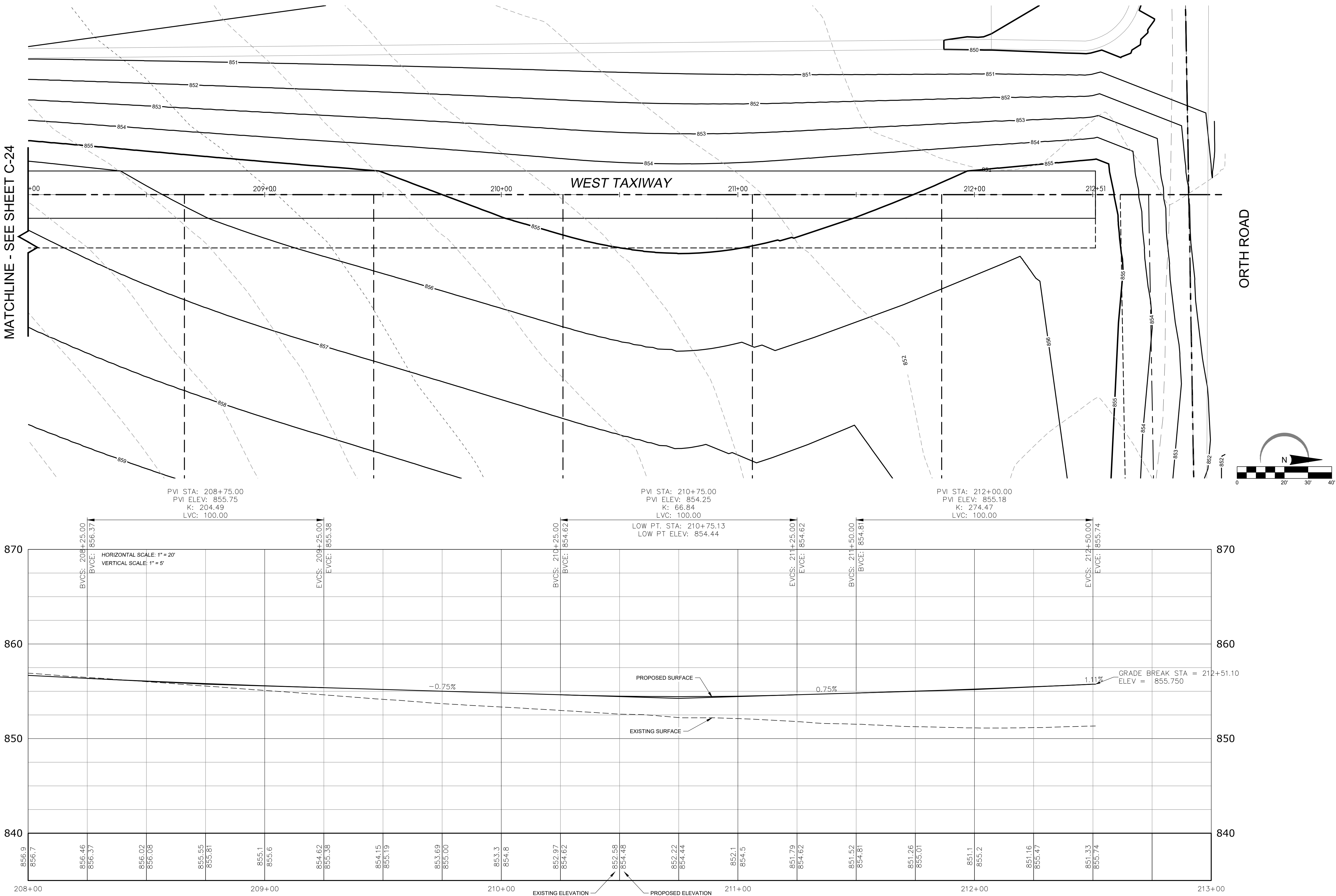
DRAWN TRS
CHECKED LND
PM RCS

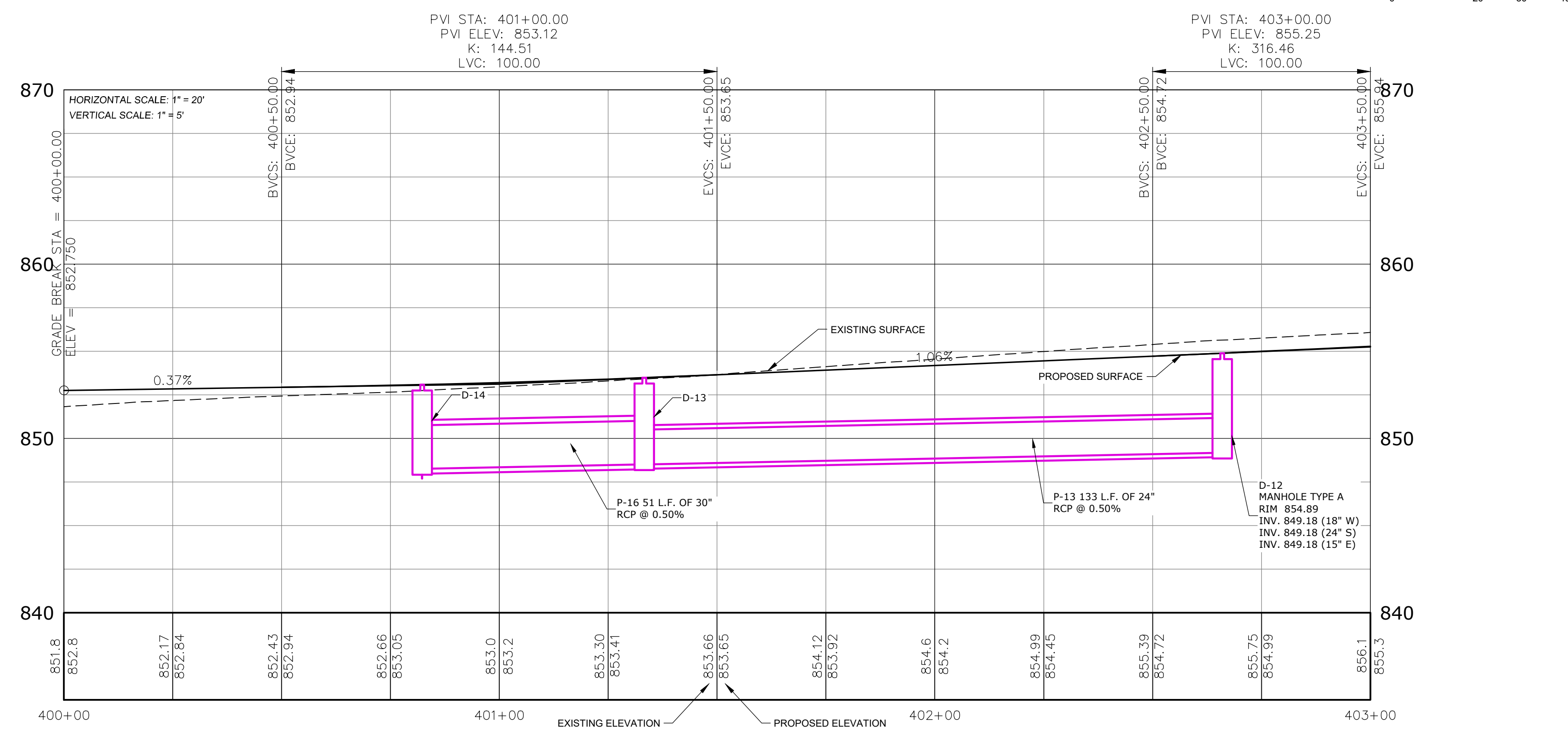
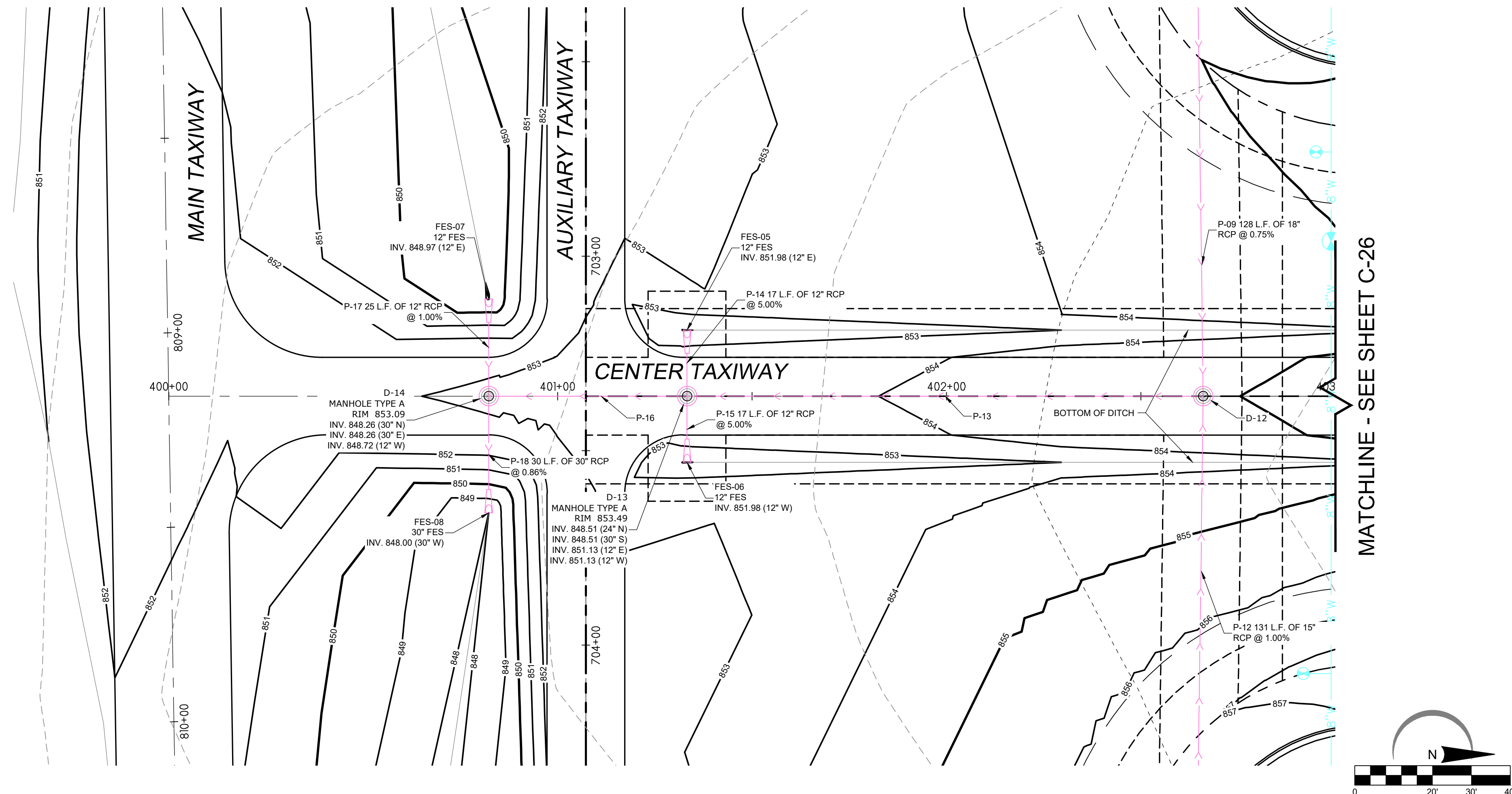
PROJECT NUMBER
SHEET NUMBER

24033

C-24

MATCHLINE - SEE SHEET C-24





ARC DESIGN
RESOURCES INC.

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LOVES PARK, IL 61111
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PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
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REVISIONS

ITEM	DATE
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SHEET TITLE

CENTER TAXIWAY
400+00 - 403+00

DRAWN TRS

CHECKED LND

PM RCS

PROJECT NUMBER
SHEET NUMBER

24033
C-25

ARC DESIGN
RESOURCES INC.

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11619 IL-76
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BOONE COUNTY

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(815) 544-2300

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	DATE
2. --	03-17-2025
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REVISIONS

ITEM	DATE
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SHEET TITLE

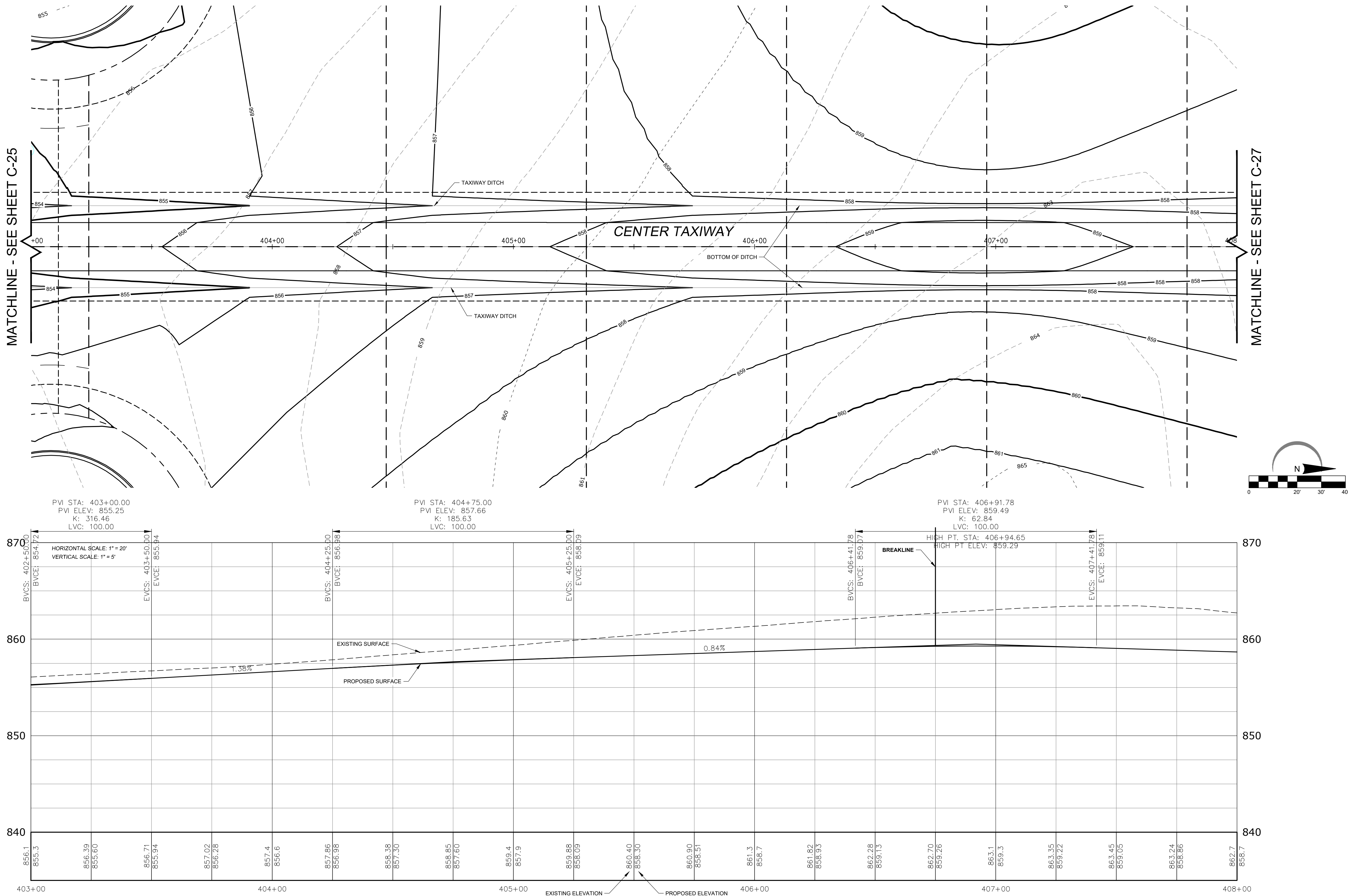
CENTER TAXIWAY
403+00 - 408+00

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-26



ARC DESIGN
RESOURCES INC.

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CONSULTANTS

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REVISIONS

ITEM	DATE
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SHEET TITLE

CENTER TAXIWAY
408+00 - 411+76

DRAWN

TRS

CHECKED

LND

PM

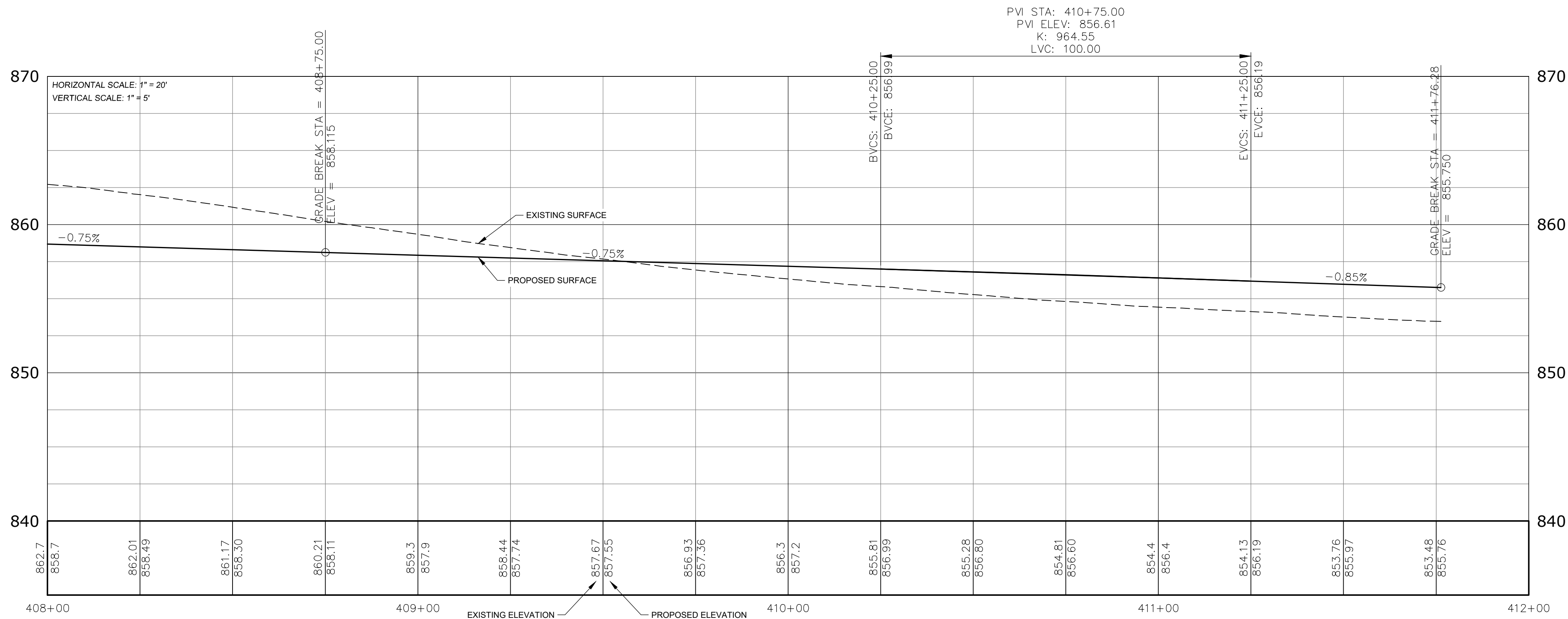
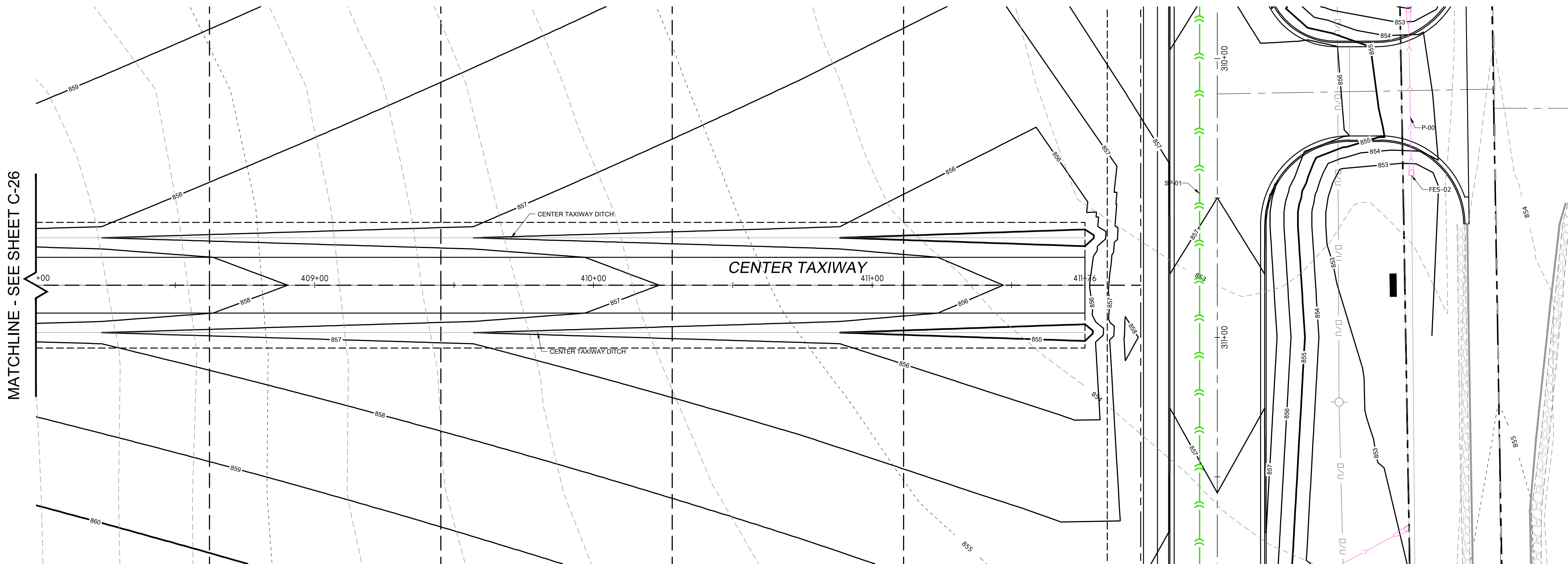
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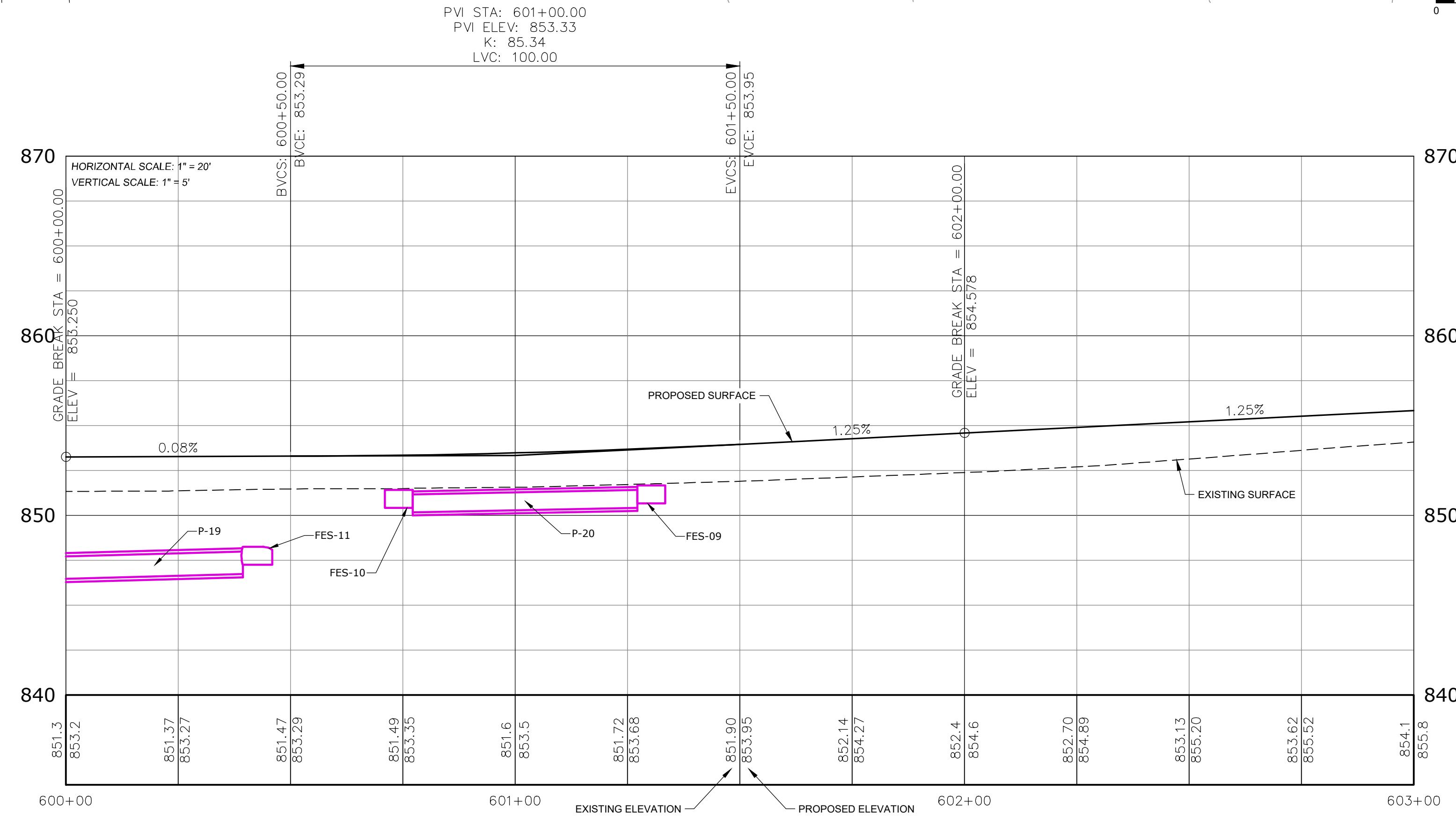
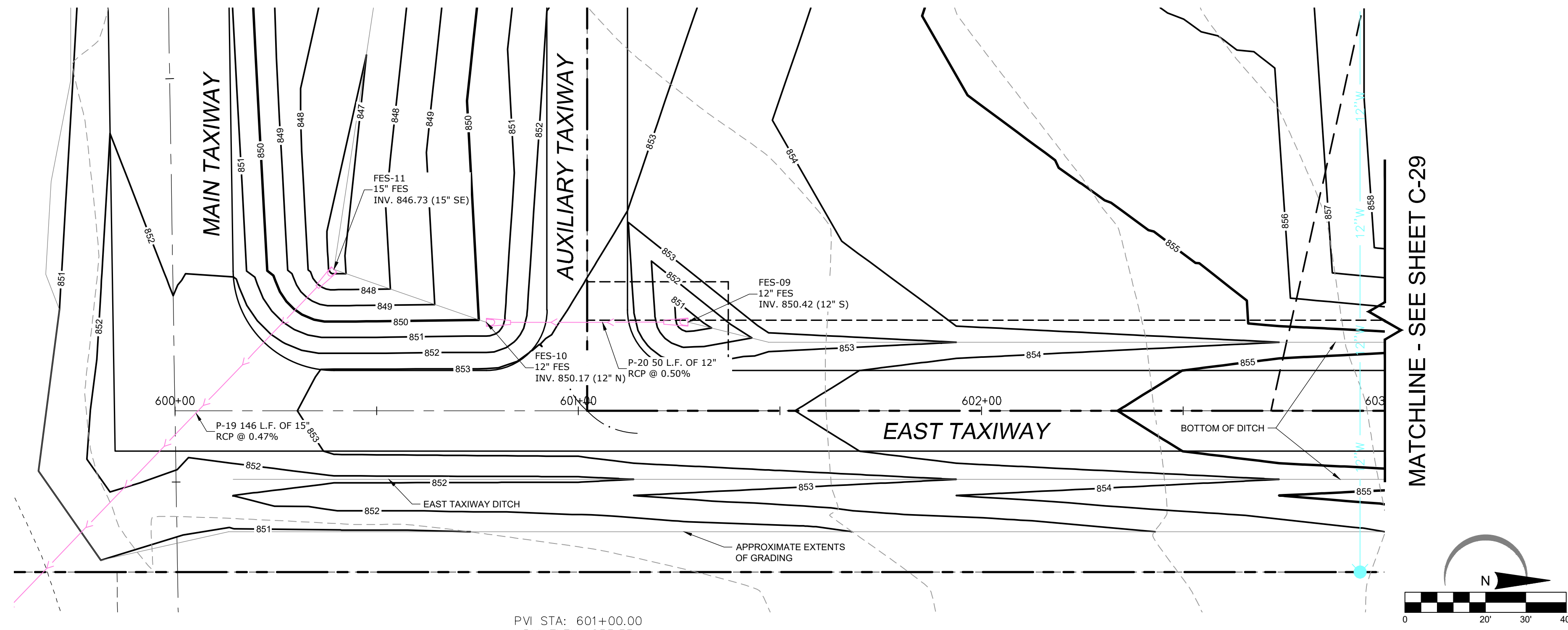
PROJECT NUMBER

SHEET NUMBER

24033

C-27





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PROJECT NAME
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11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
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POPLAR GROVE, IL 61065
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CONSULTANTS

ISSUED FOR	
1. AGENCY REVIEW	DATE
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SHEET TITLE

EAST TAXIWAY
600+00 - 603+00

DRAWN TRS

CHECKED LND

PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-28

ARC DESIGN
RESOURCES INC.

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LOVES PARK, IL 61111
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PROJECT NAME
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POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
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(815) 544-2300

CONSULTANTS

ISSUED FOR

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REVISIONS

ITEM	DATE
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SHEET TITLE

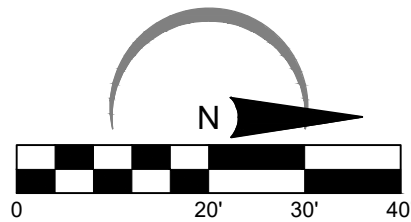
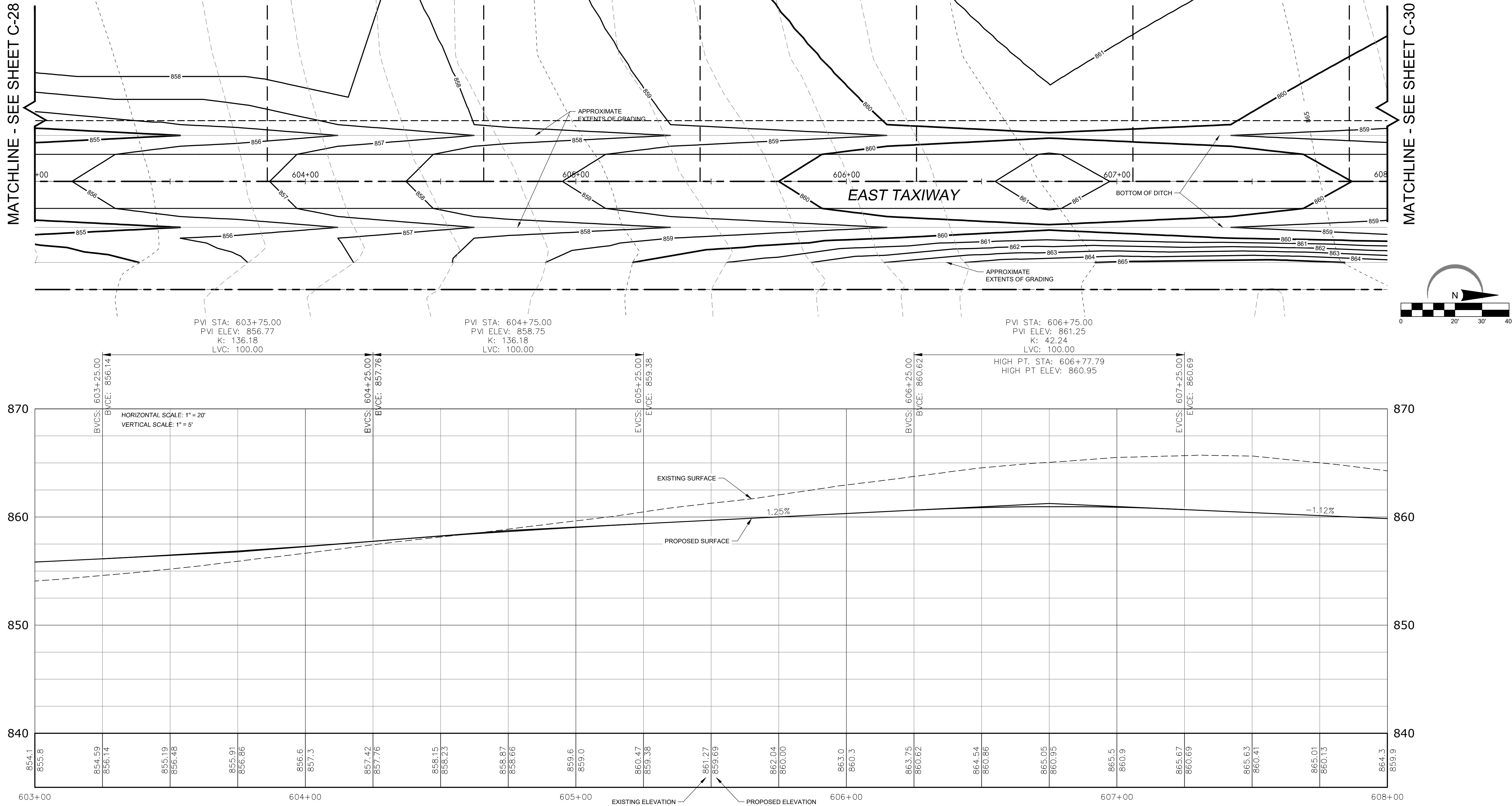
EAST TAXIWAY
603+00 - 608+00

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-29



ARC DESIGN
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REVISIONS

ITEM	DATE
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SHEET TITLE

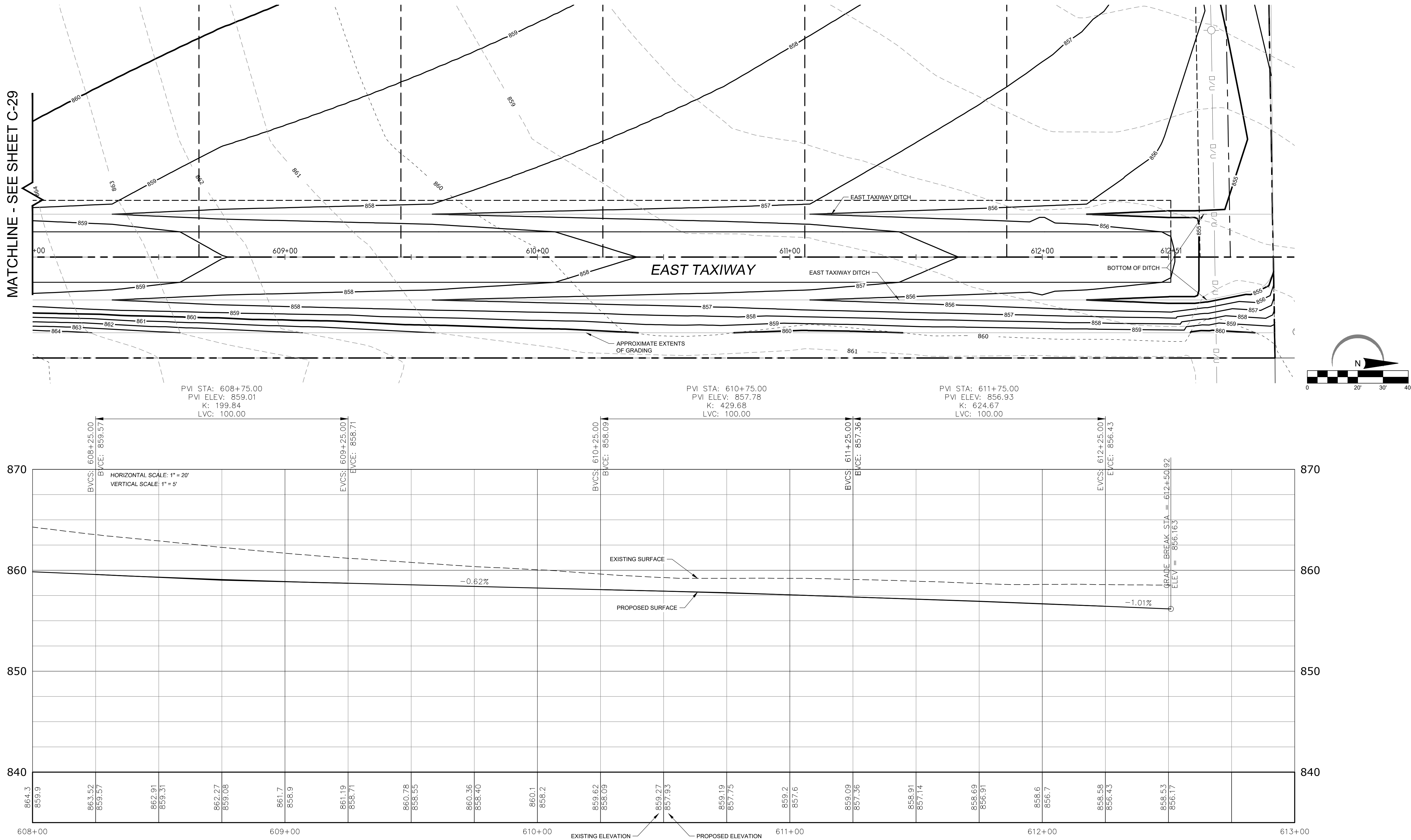
EAST TAXIWAY
608+00 - 612+51

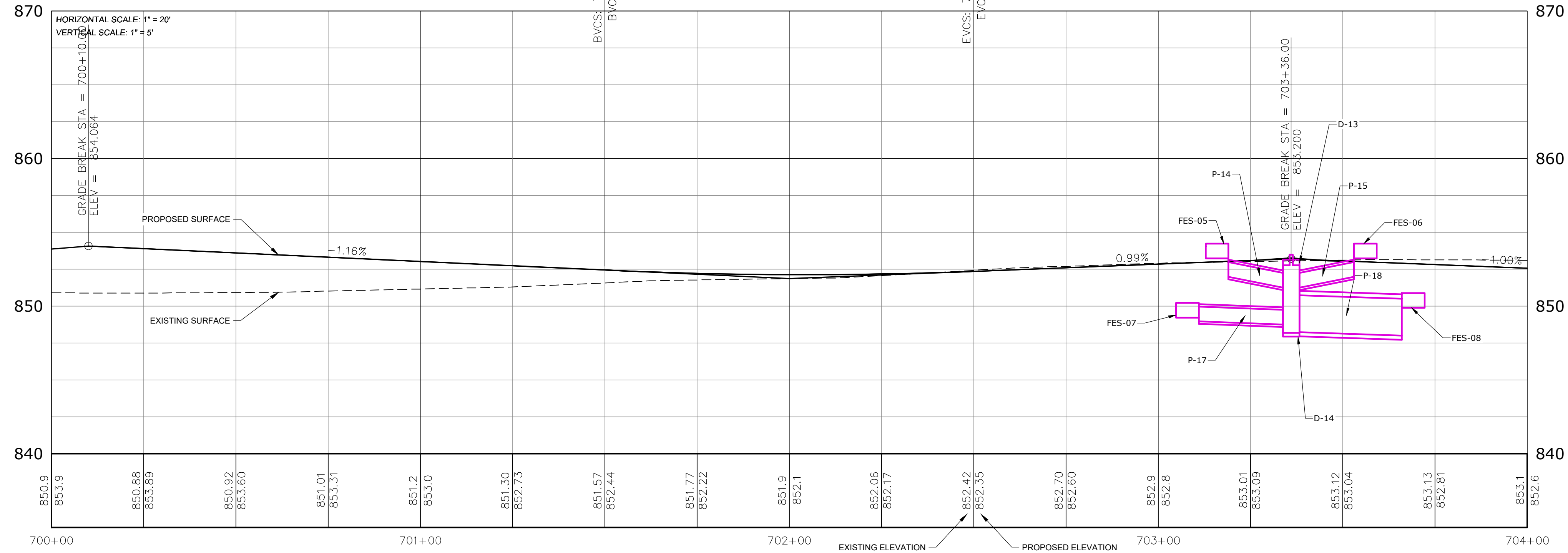
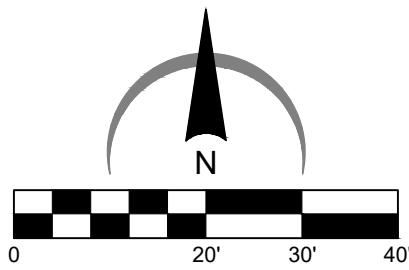
DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-30





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FAX: (815) 484-4303
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1.	AGENCY REVIEW	DATE
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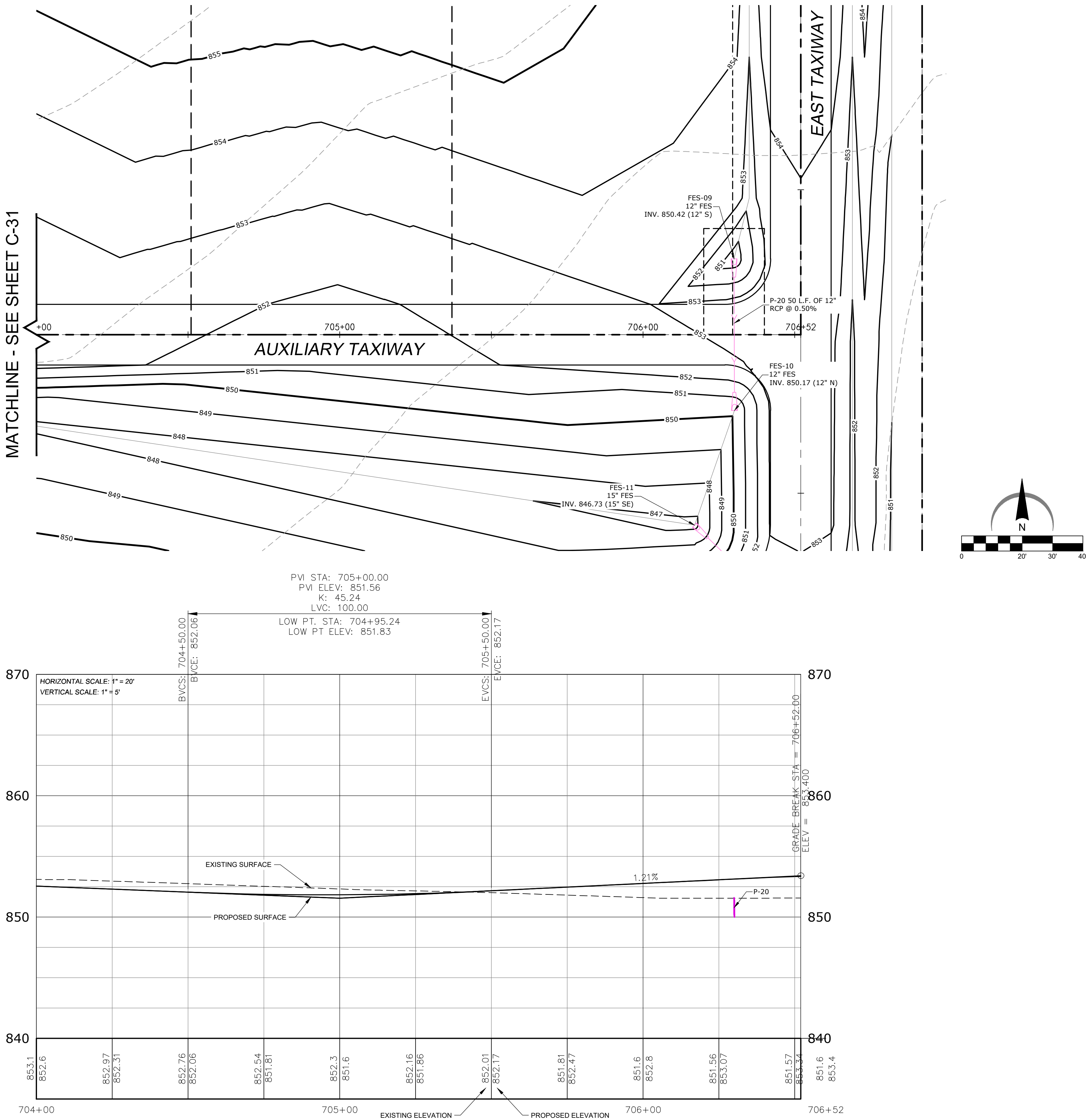
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704+00 - 706+52

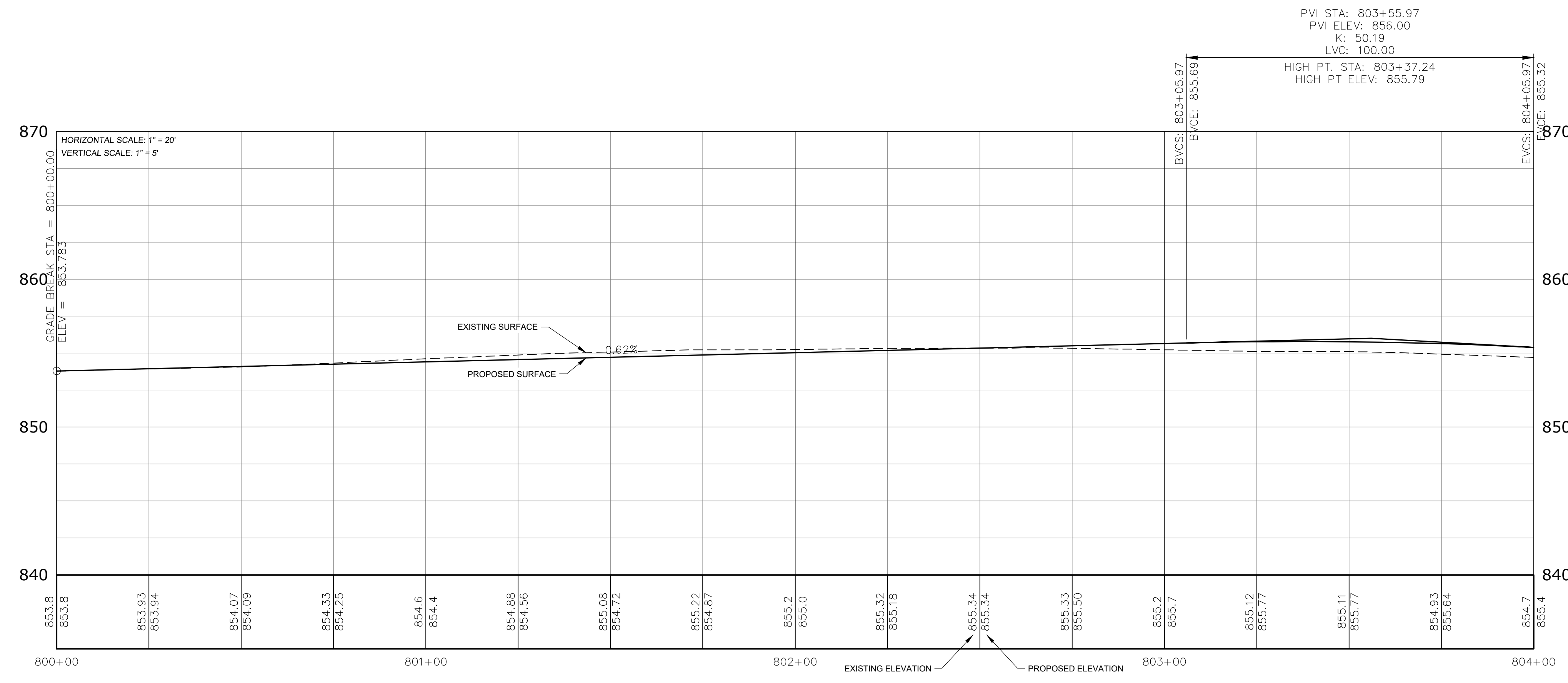
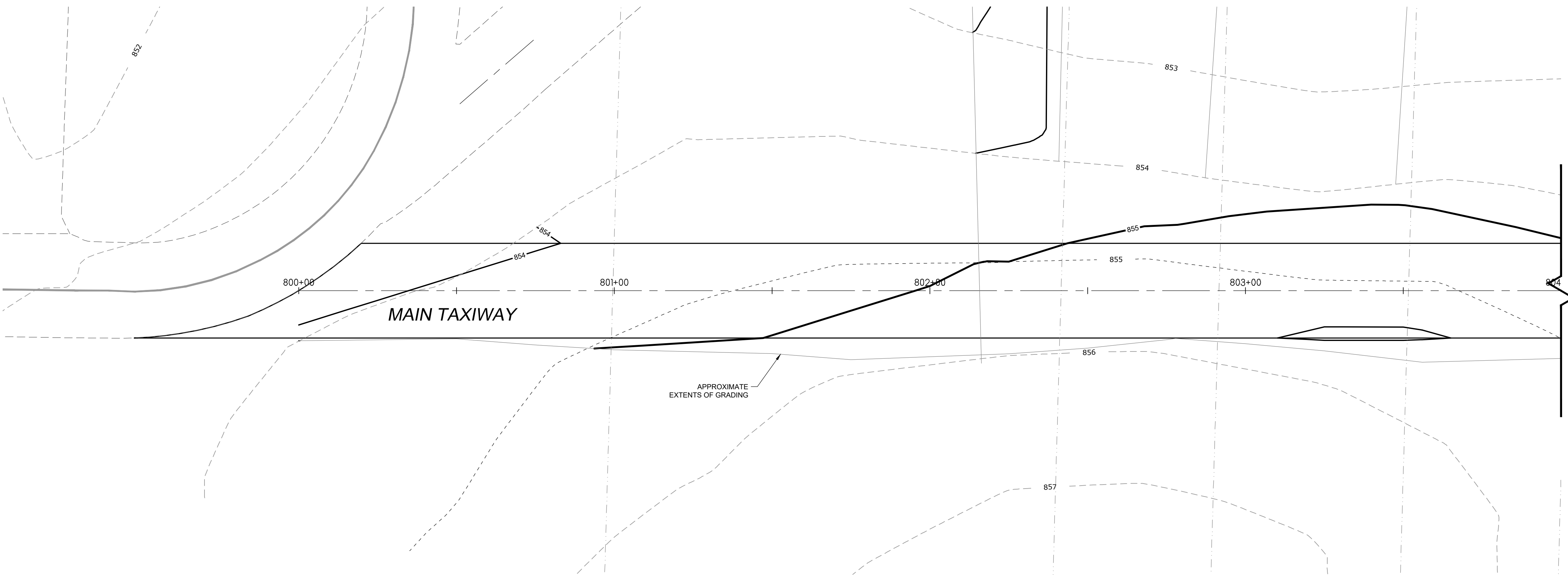
DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-32





ARC DESIGN
RESOURCES INC.

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**POPLAR GROVE
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11619 IL-76
POPLAR GROVE, IL 61065
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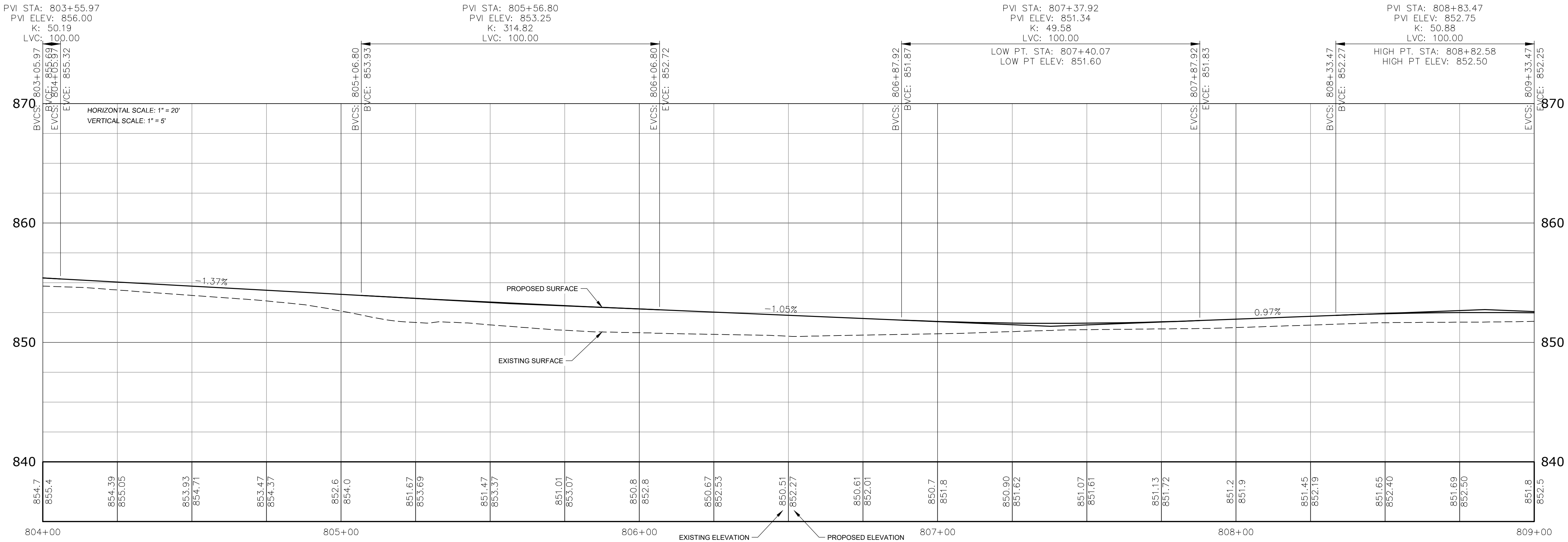
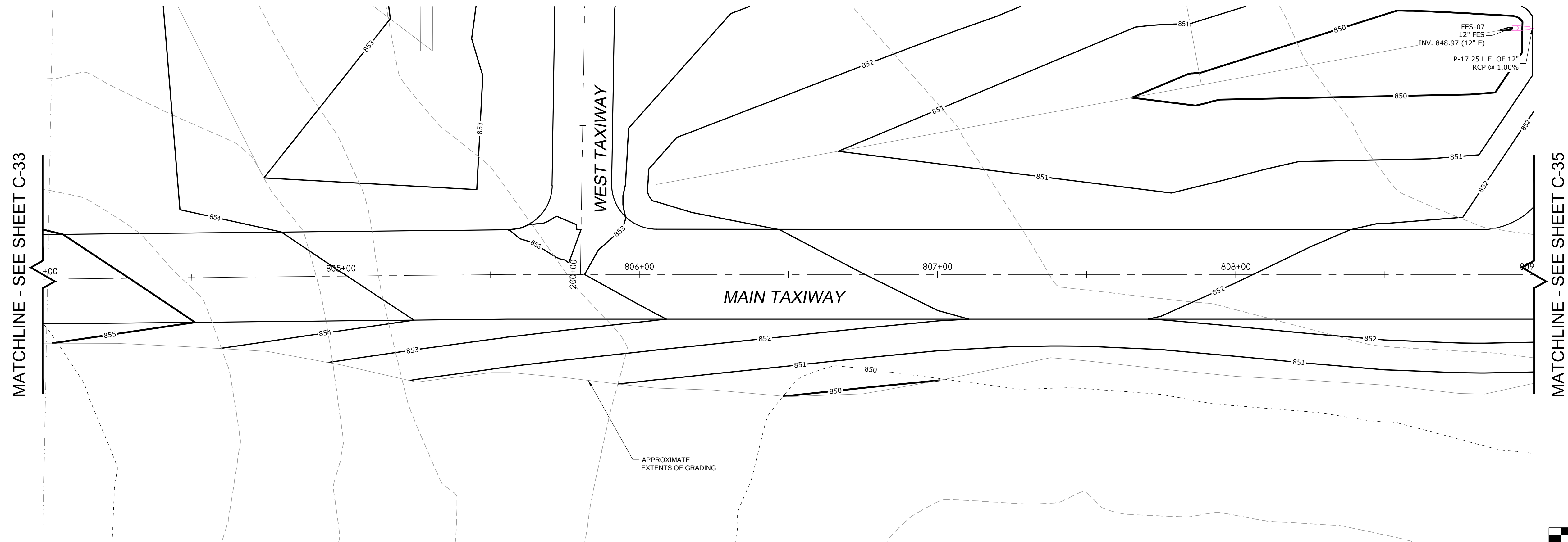
SHEET TITLE

**MAIN TAXIWAY
800+00 - 804+00**

DRAWN TRS
CHECKED LND
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PROJECT NUMBER
SHEET NUMBER

**24033
C-33**



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SHEET TITLE

MAIN TAXIWAY
804+00 - 809+00

DRAWN TRS

CHECKED LND

PM RCS

PROJECT NUMBER
SHEET NUMBER

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C-34

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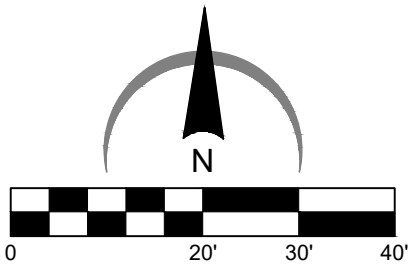
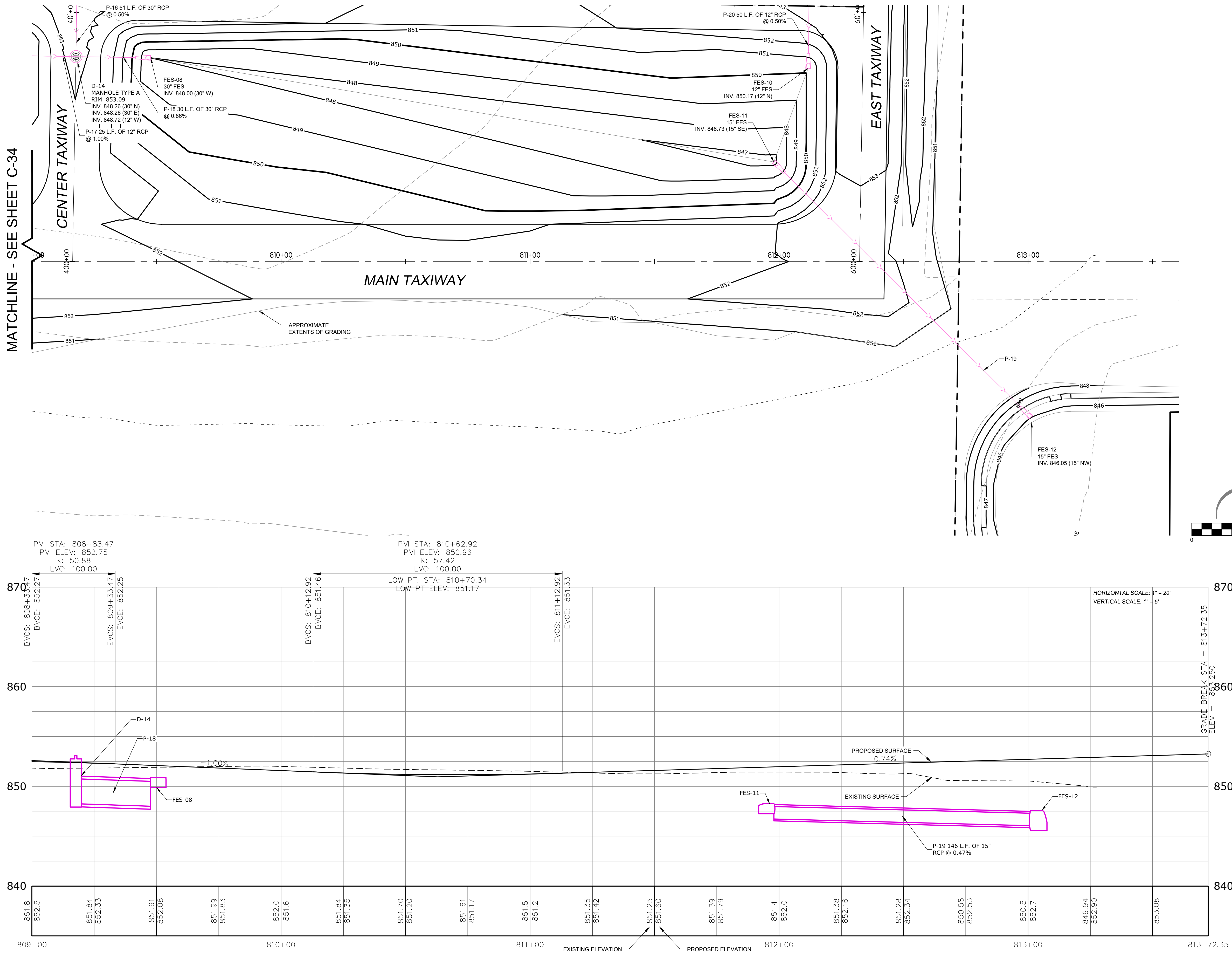
MAIN TAXIWAY
809+00 -
812+72.35

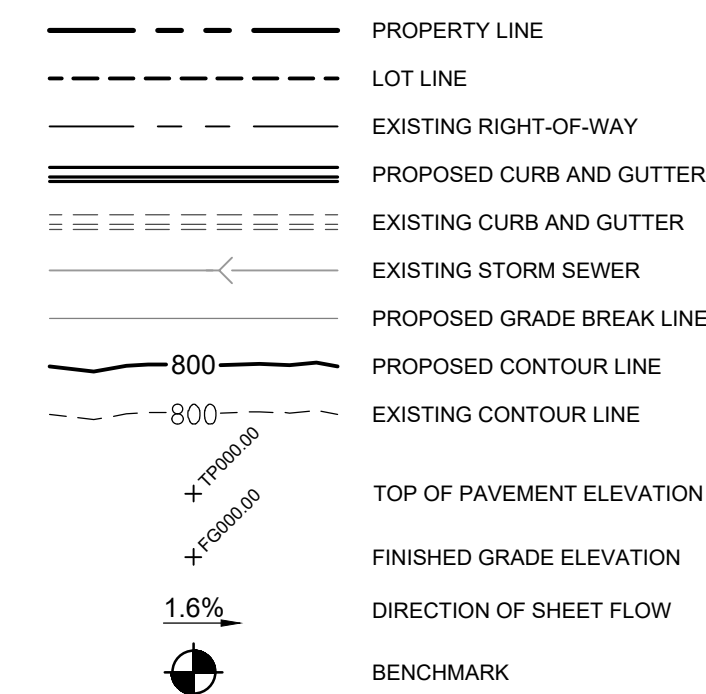
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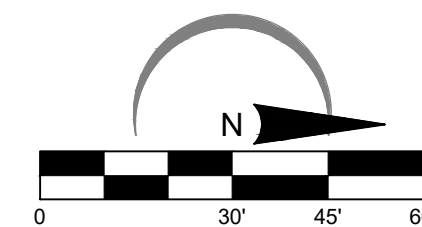




1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING TO EXISTING. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOODED (OR COMPOST) (NOTED). A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUTFILL SLOPES IS 3:5 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN RECEIVED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND MANHOLE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. ROOF AND CANOPY DRAIN SHALL INCORPORATE BOUT PER DETAIL. 6" PVC PIPE SHALL BE INSERT TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED UNTIL 1.99 MILES OF THE PROJECT IS COMPLETED. THE CONTRACTOR SHALL MAINTAIN INSERT-A-TIE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

BENCHMARK	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 RAILROAD SPIKE IN POLE	851.48
BENCHMARK 2 RAILROAD SPIKE SOUTH SIDE OF POWER POLE	849.39
BENCHMARK 3 CUT SQUARE ON BRIDGE	846.09

SEE SHEET C-16 FOR BENCHMARK LOCATIONS



PROJECT NAME _____
OWNER'S NAME _____

11619 IL-76
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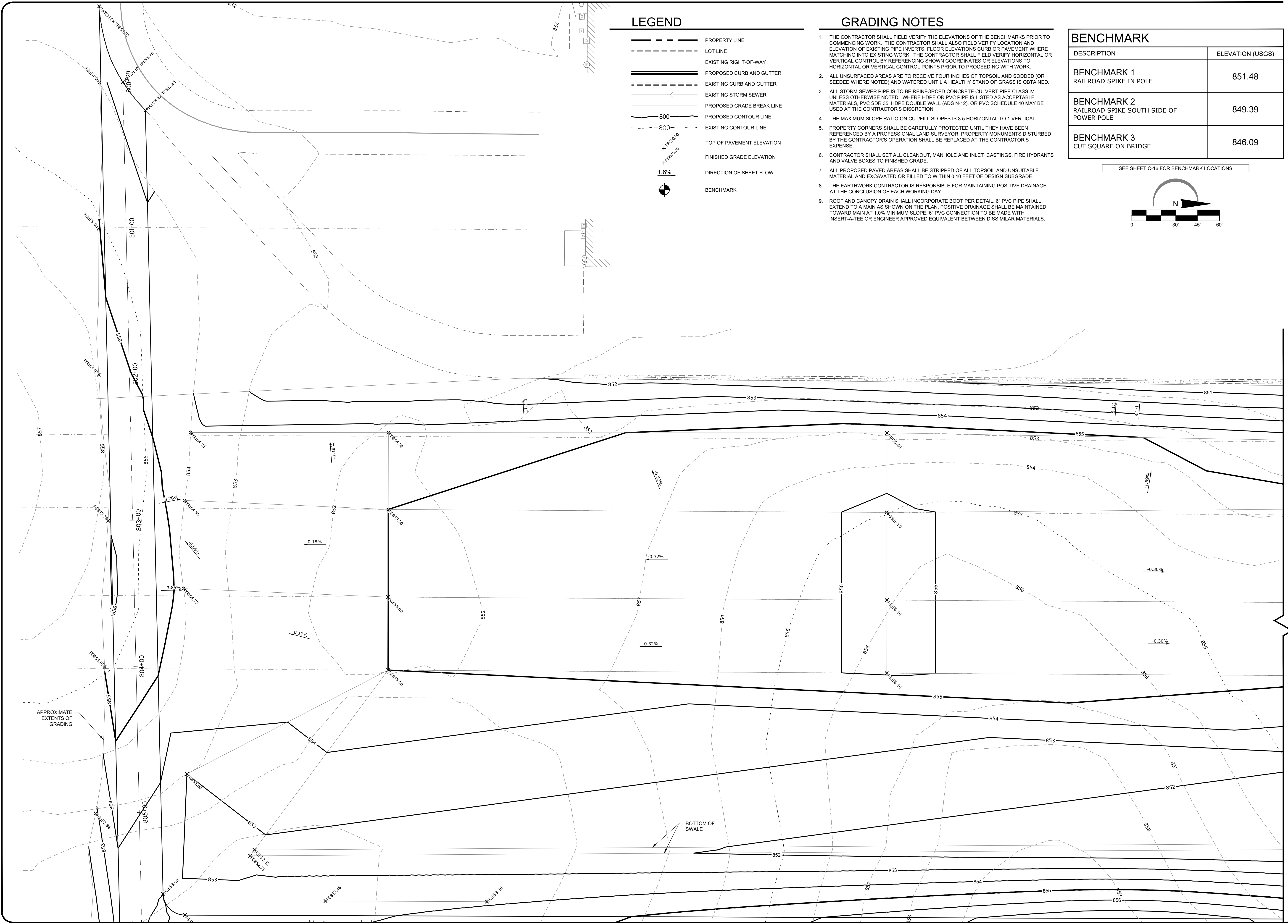
RUNWAY GRADING PLAN NORTH

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PROJECT NUMBER
SHEET NUMBER

24033

C-36



MATCHLINE - SEE SHEET C-36

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PROJECT NAME
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**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

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**RUNWAY GRADING
PLAN SOUTH**

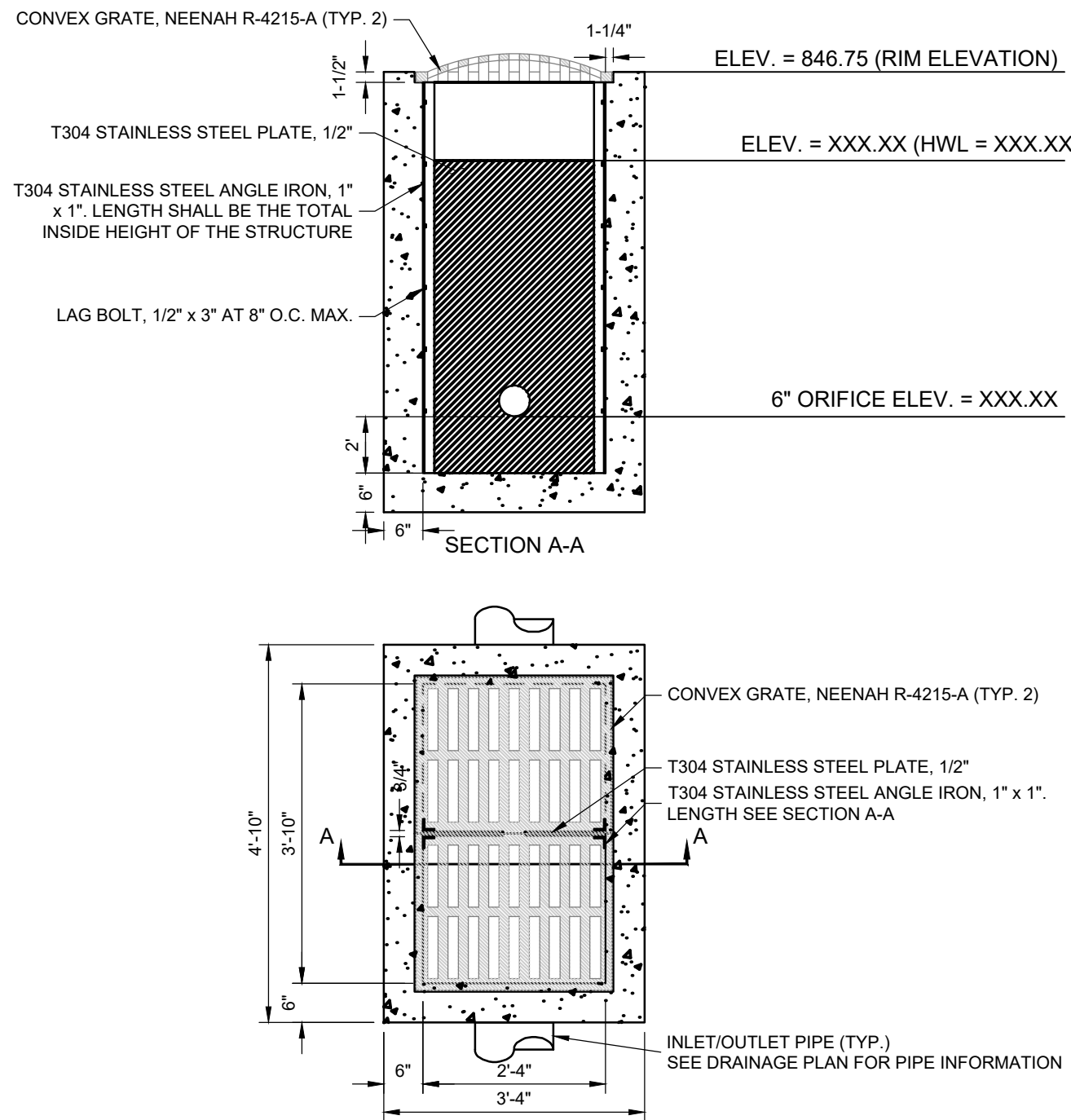
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PROJECT NUMBER
SHEET NUMBER

**24033
C-37**

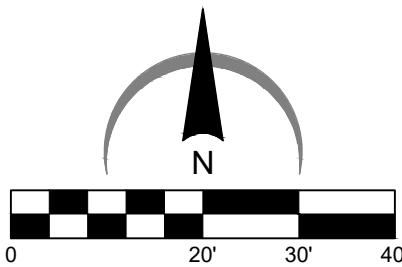
OUTLET CONTROL STRUCTURE (D-15)

NOT TO SCALE



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROW LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- CENTERLINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN



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11619 IL-76
POPLAR GROVE, IL 61065
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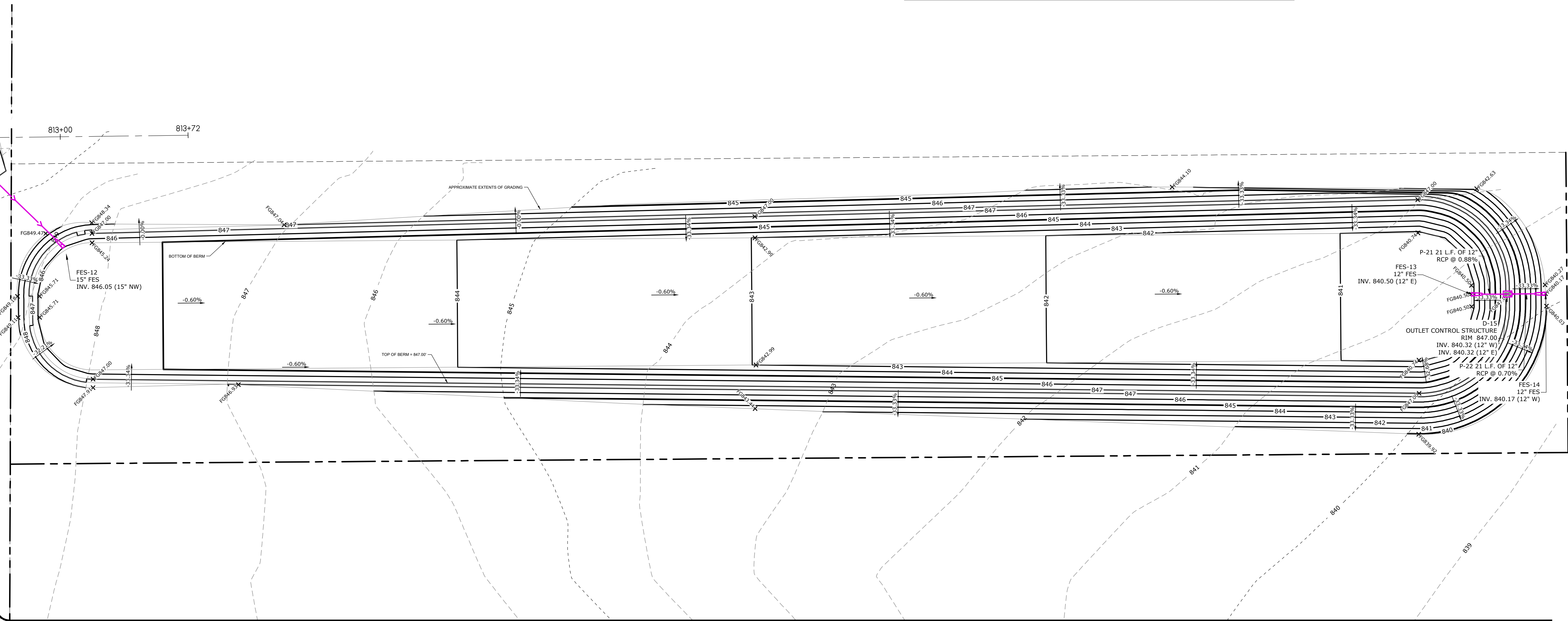
**DETENTION BASIN
PLAN**

DRAWN TRS
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PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-38



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300+00 - 303+50

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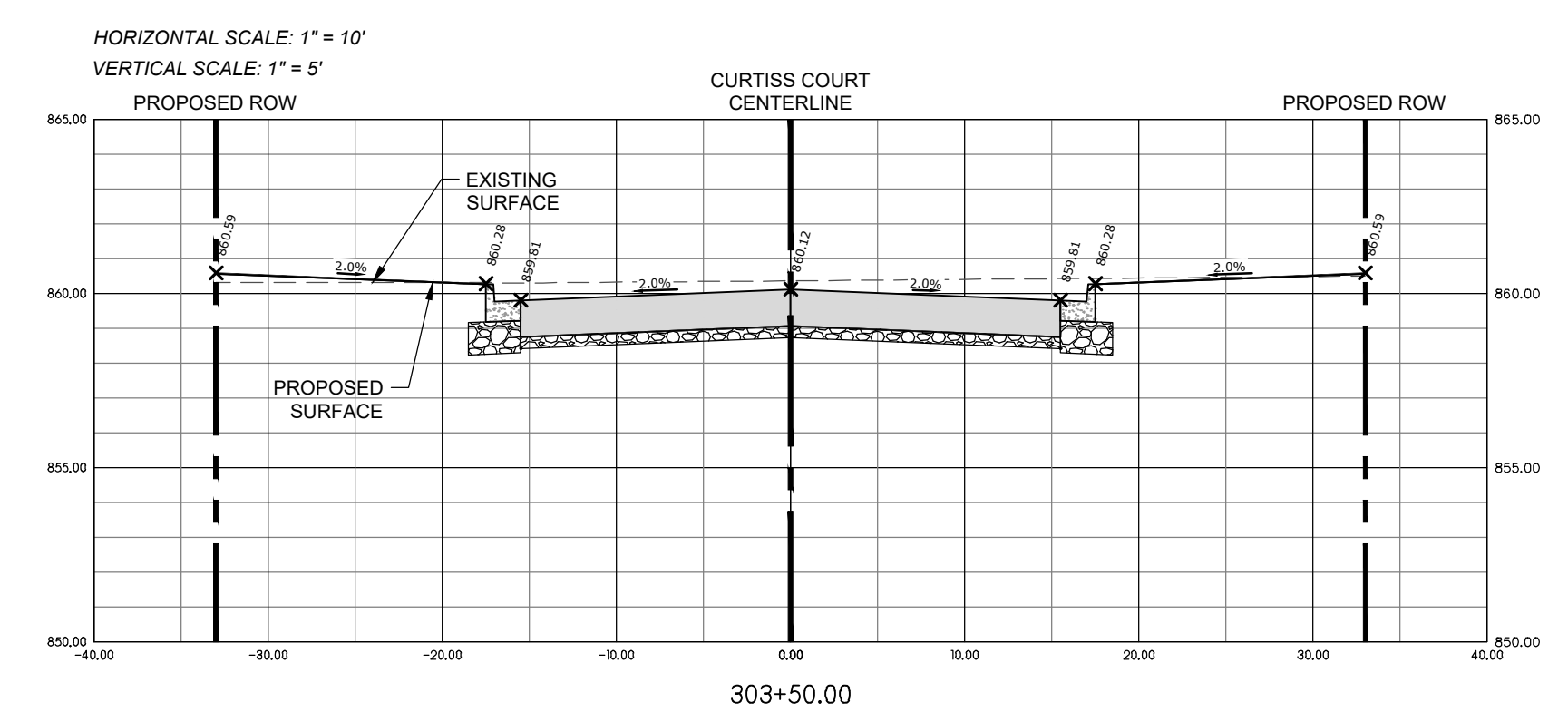
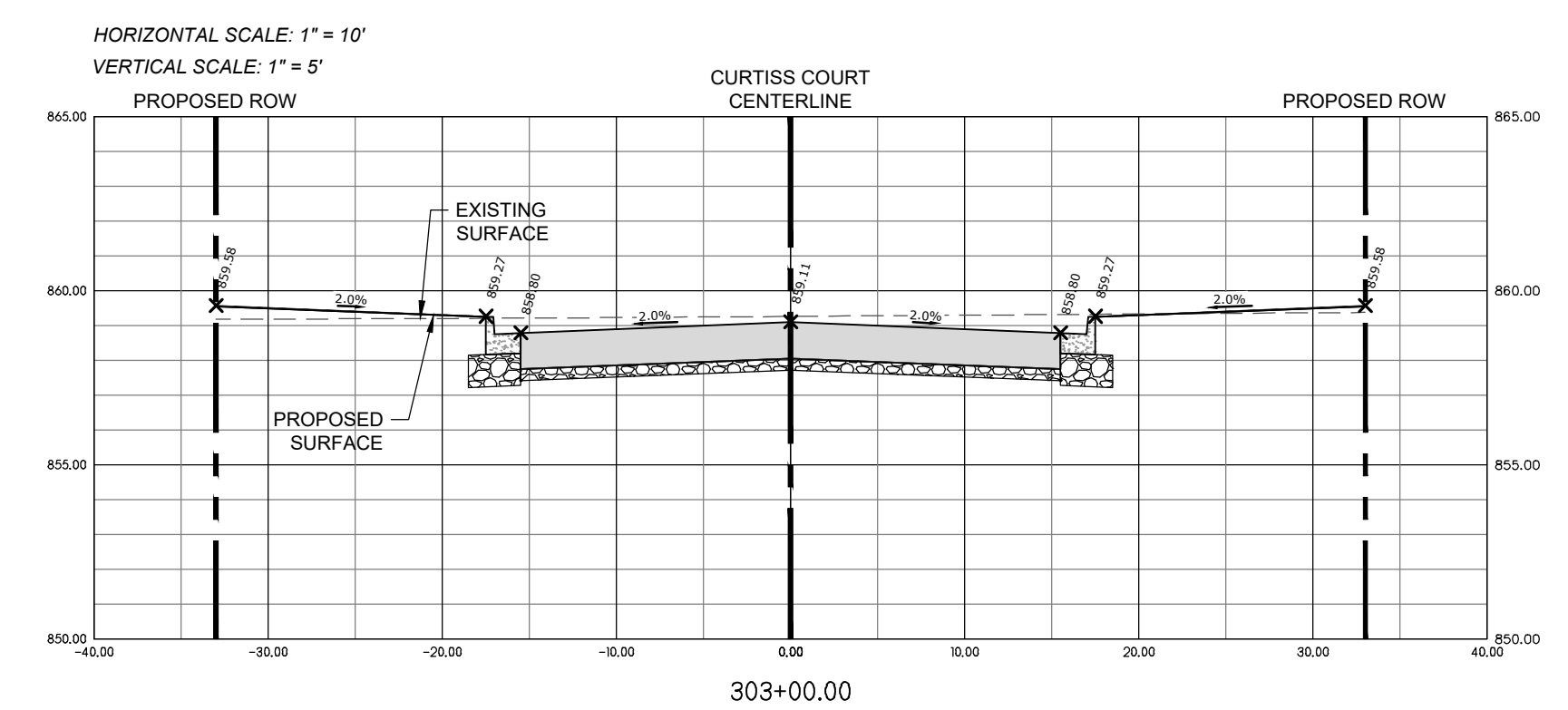
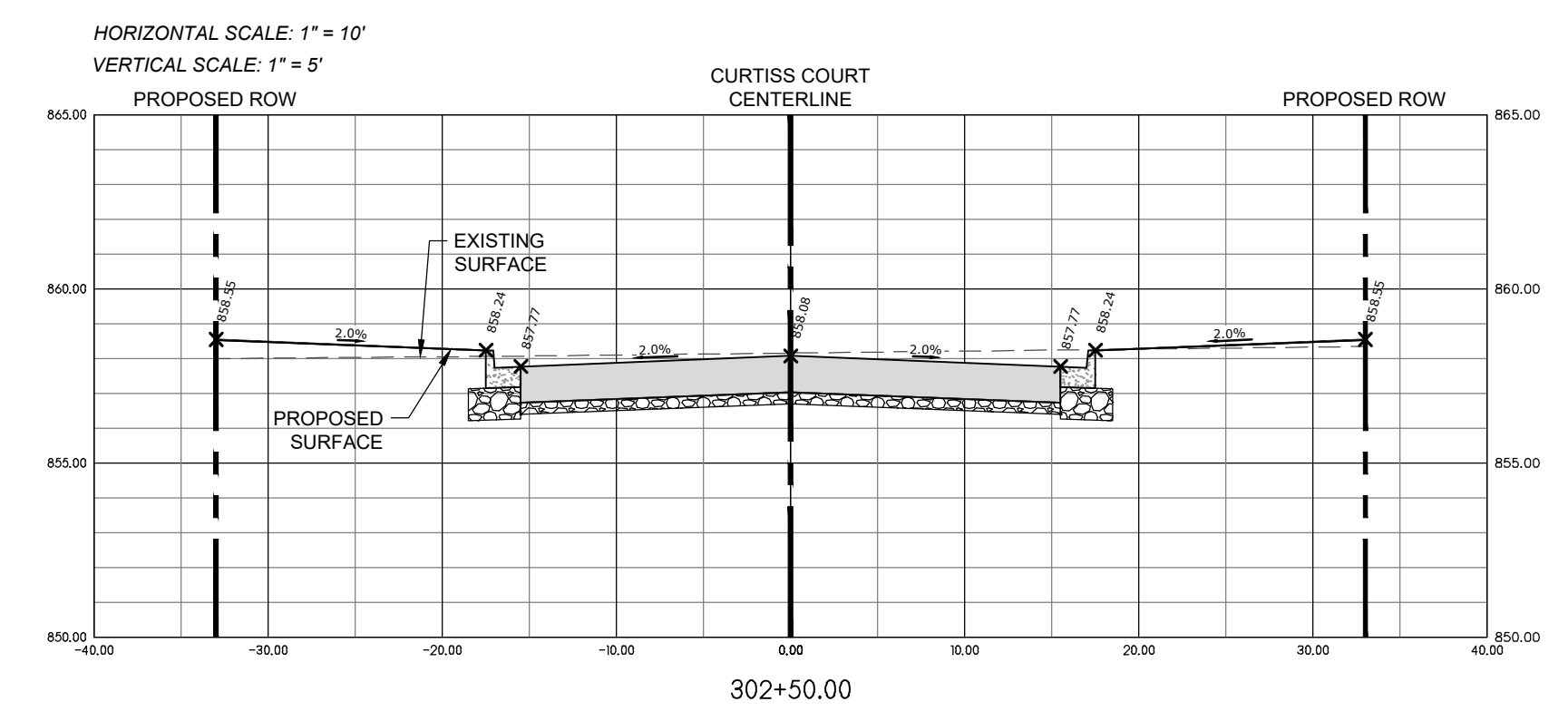
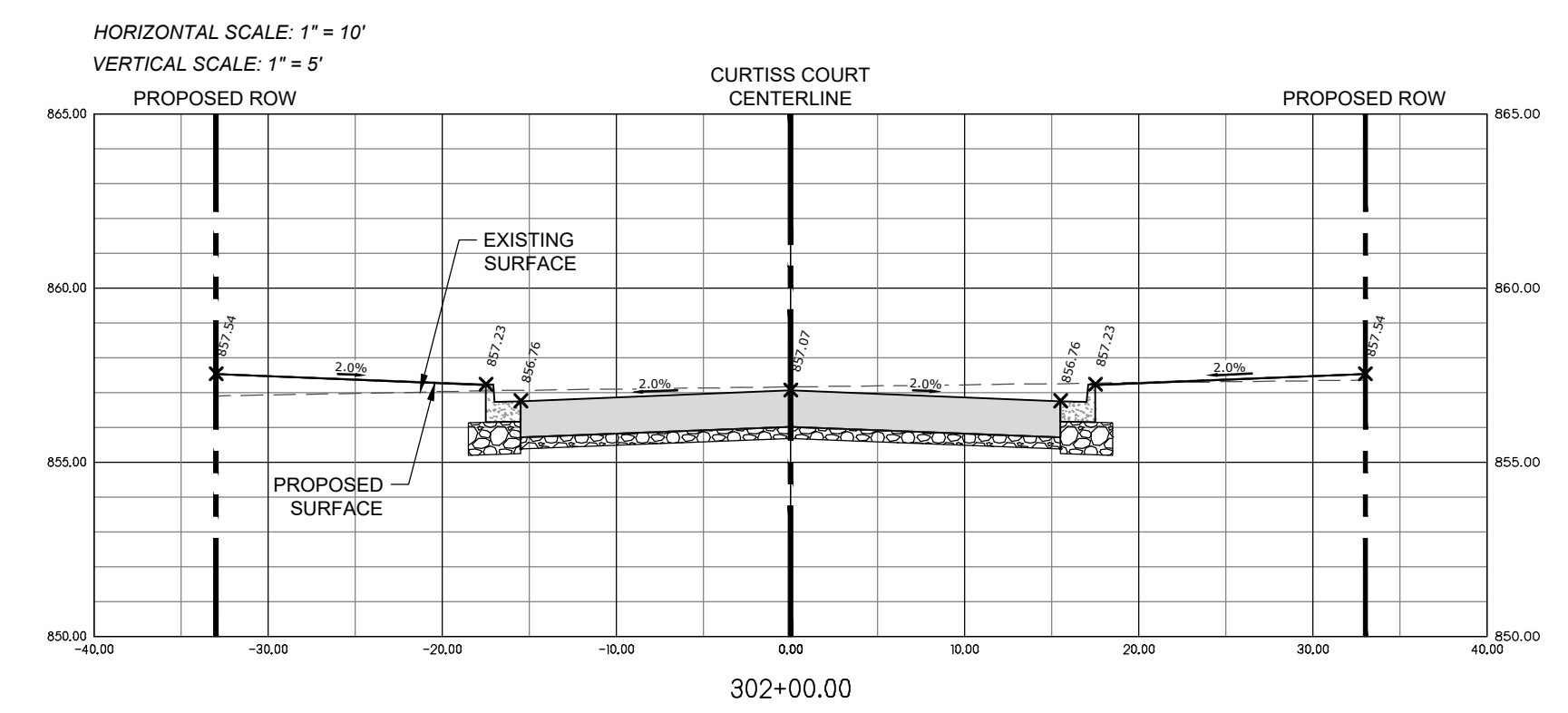
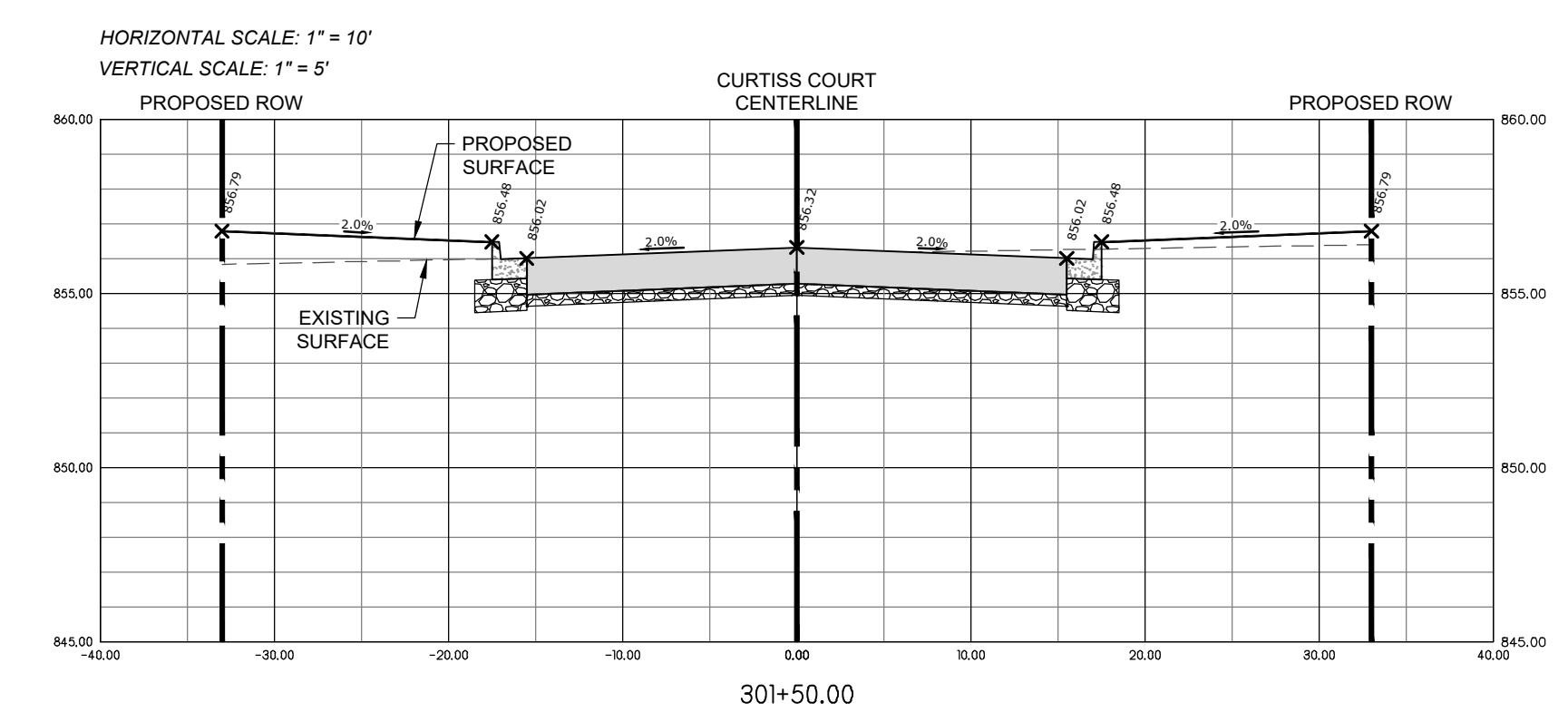
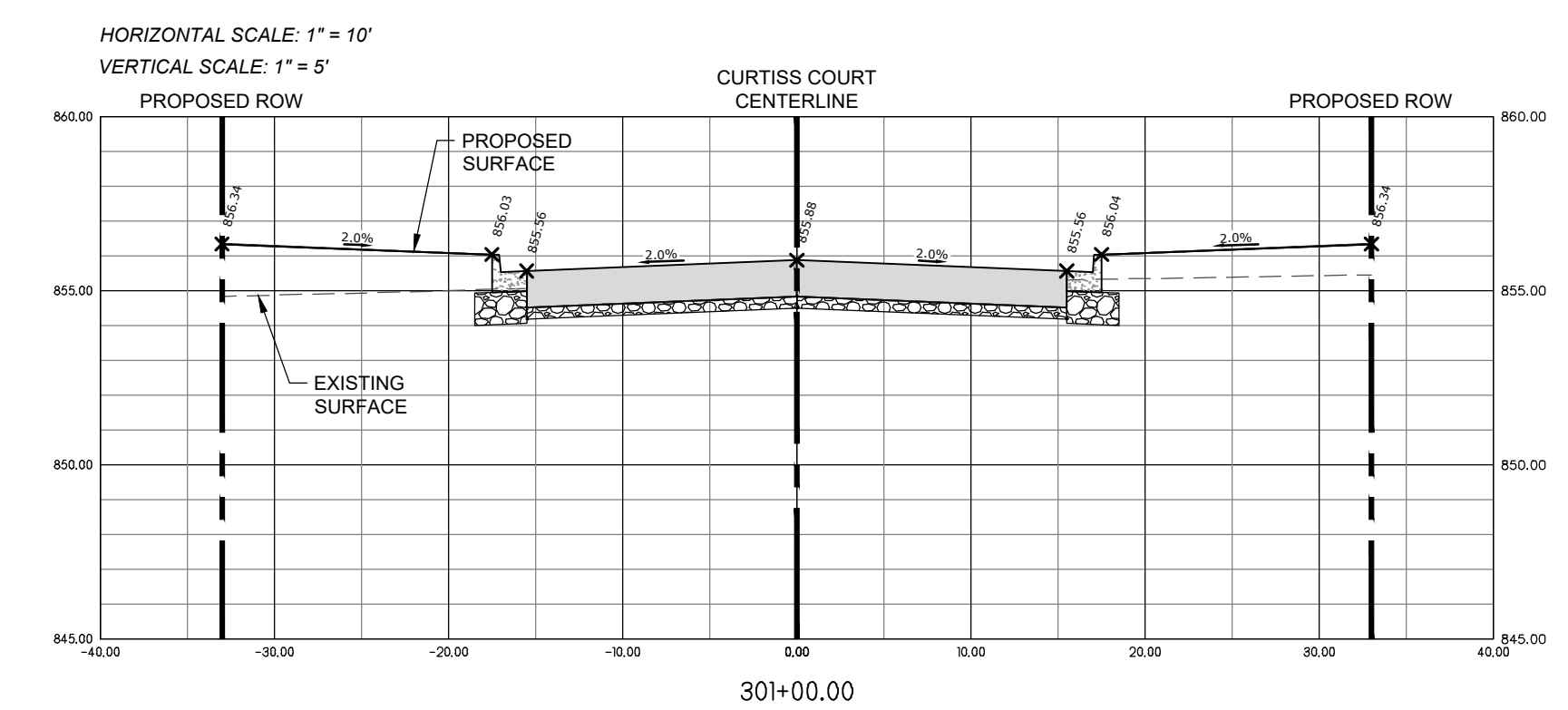
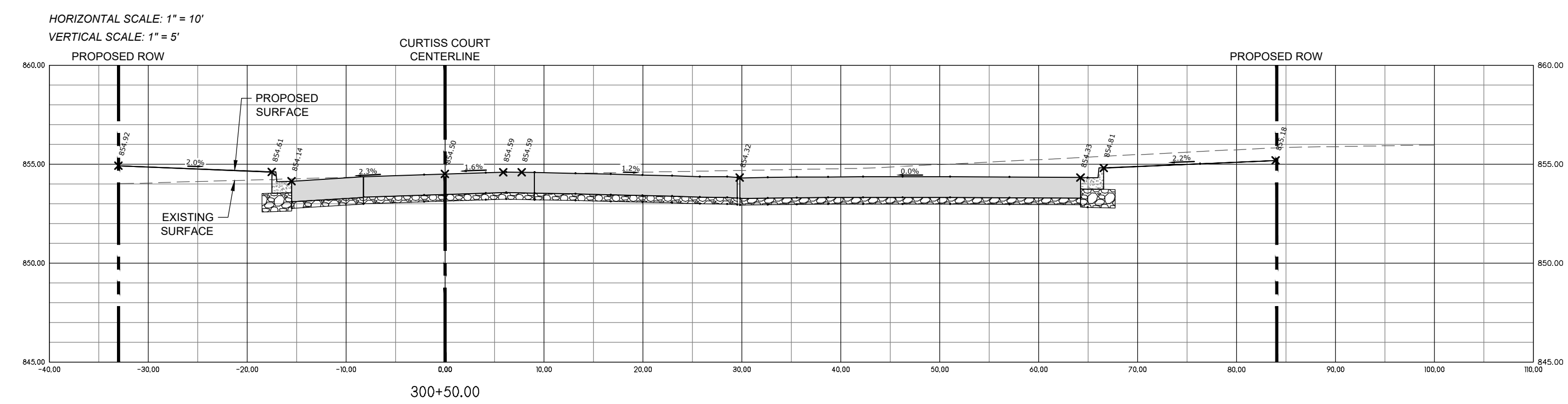
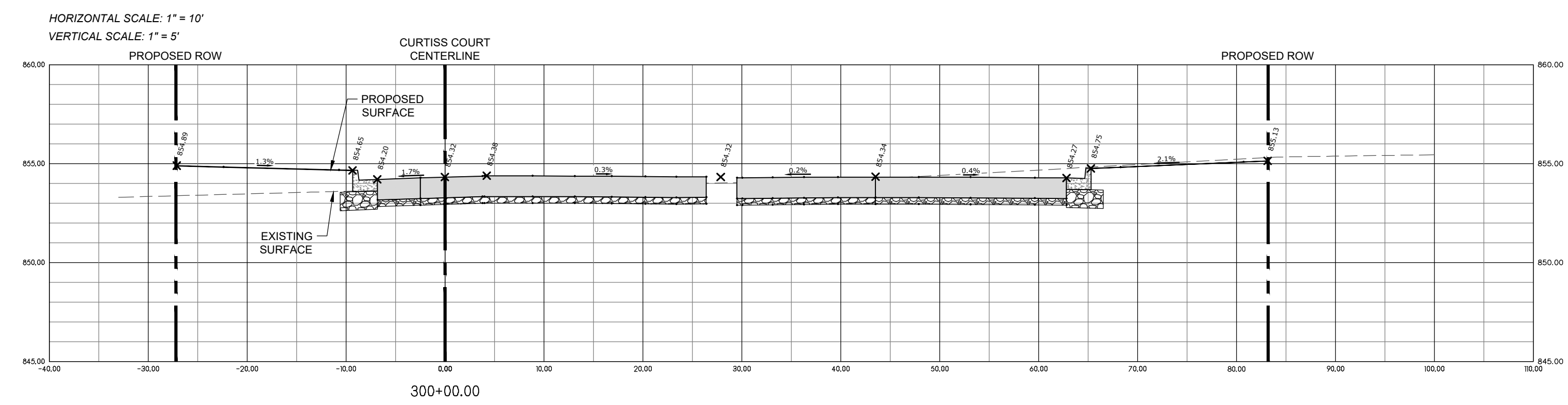
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PROJECT NUMBER
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SHEET TITLE

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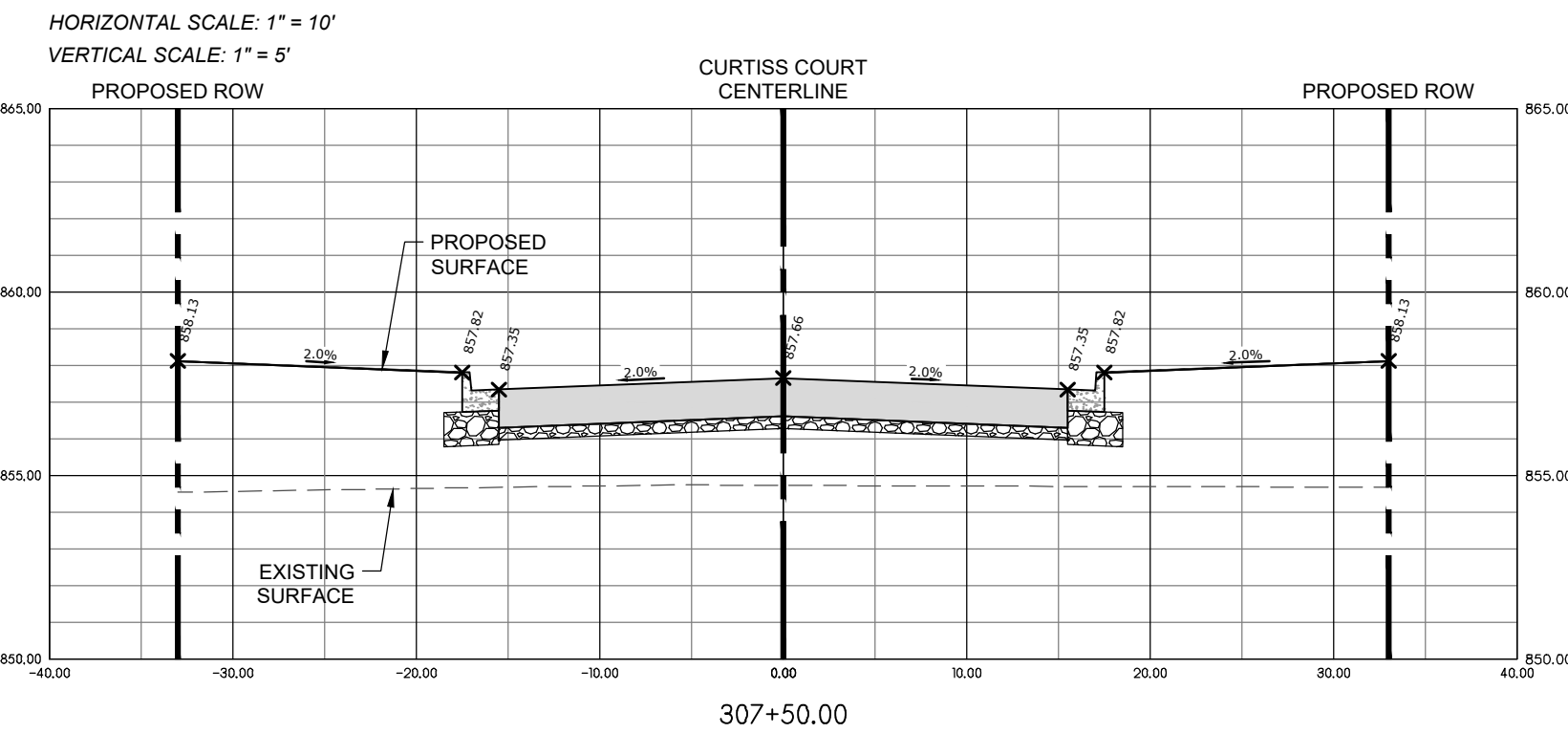
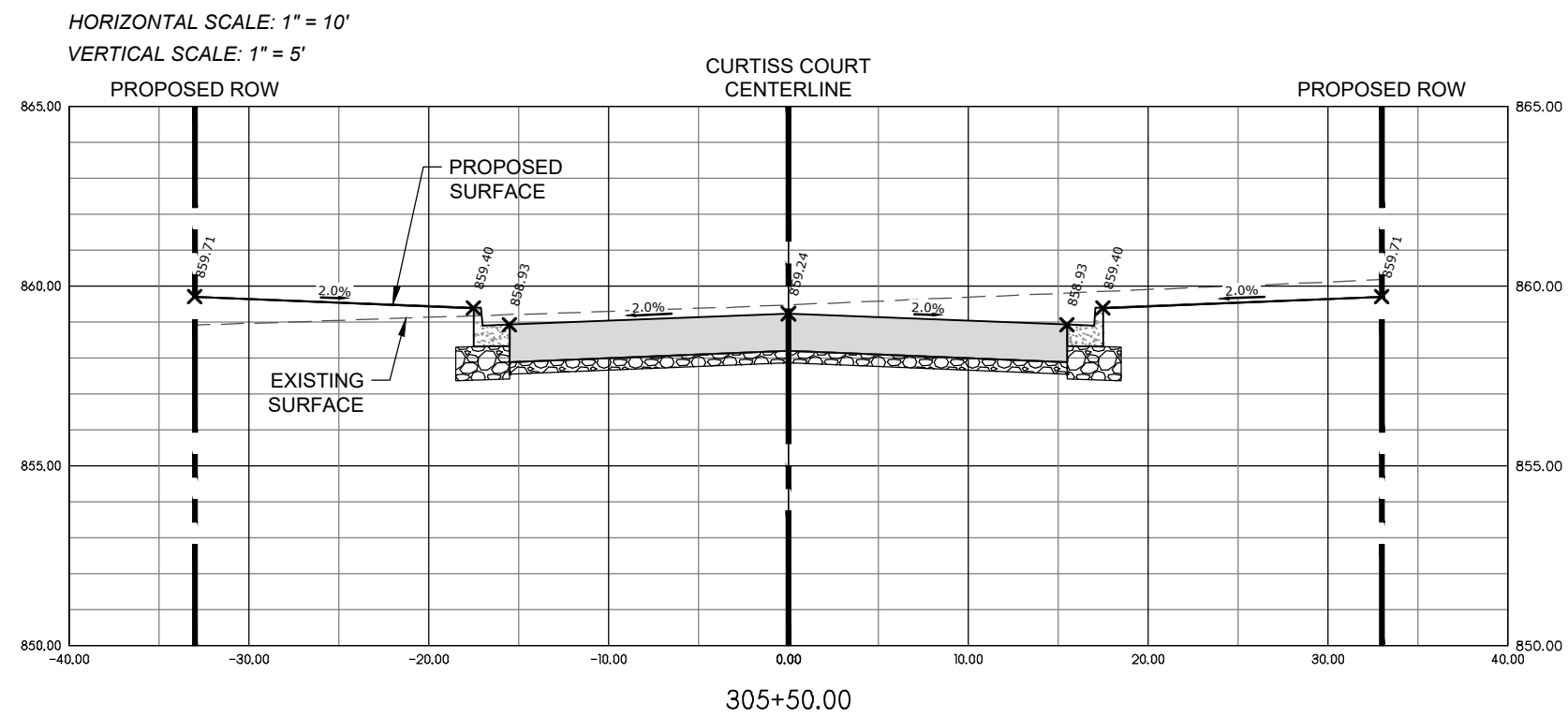
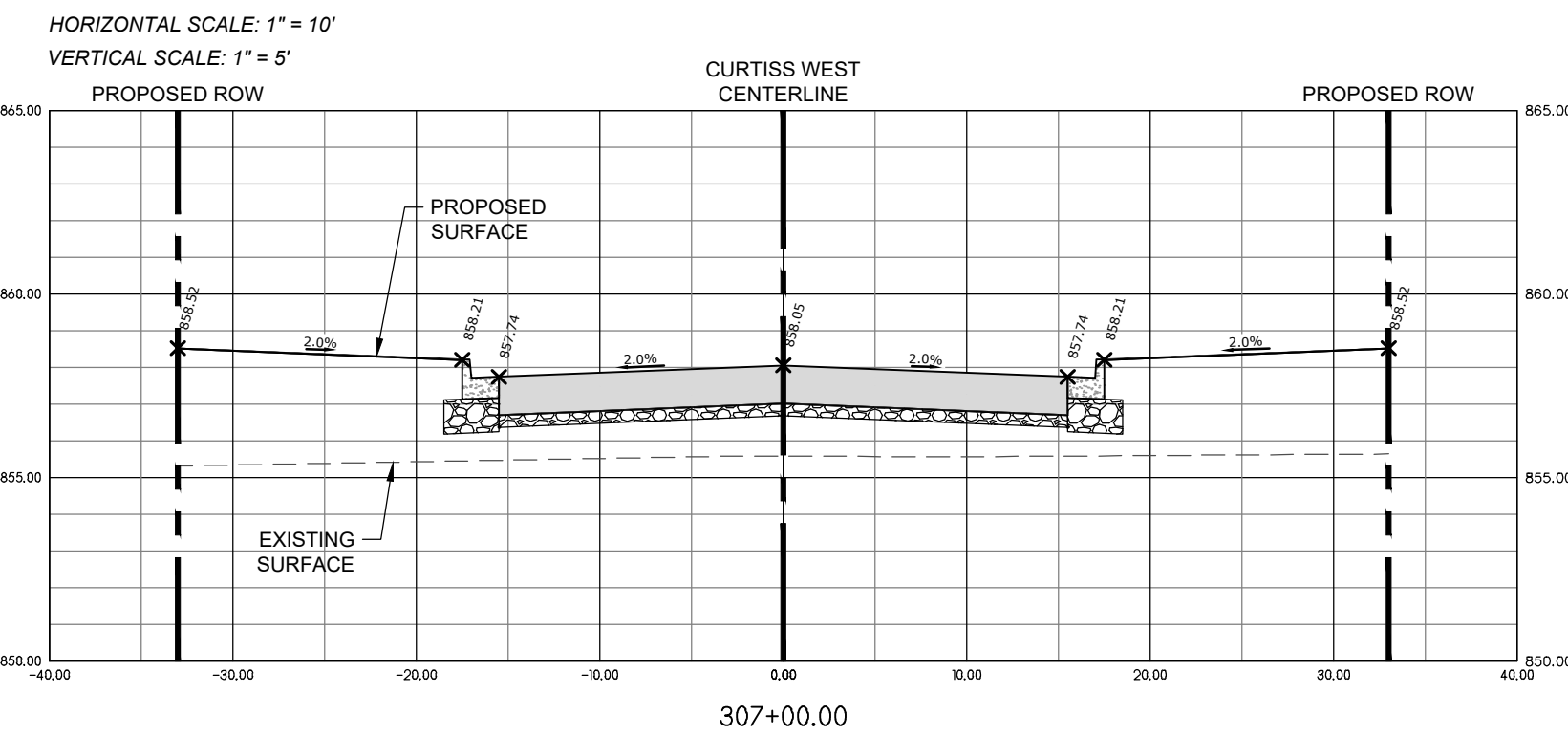
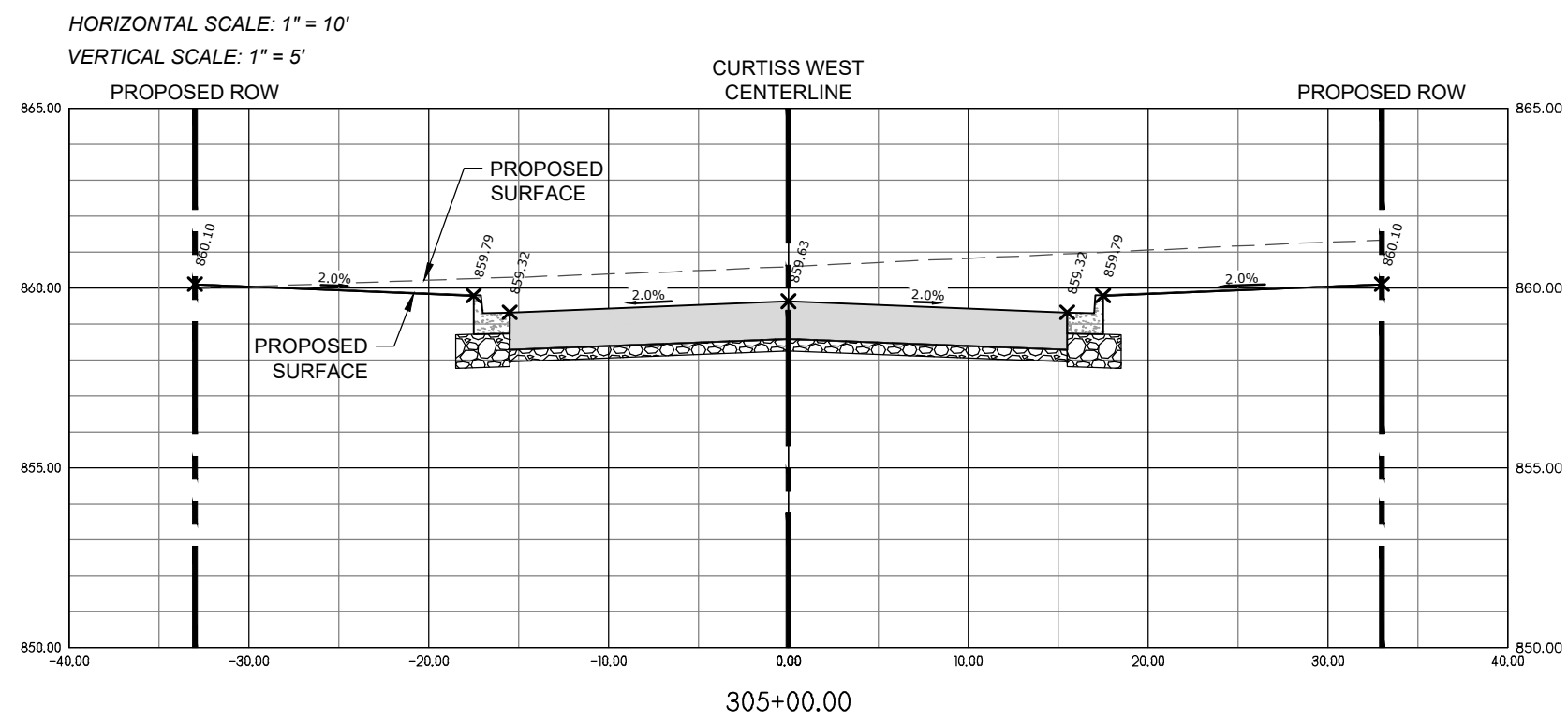
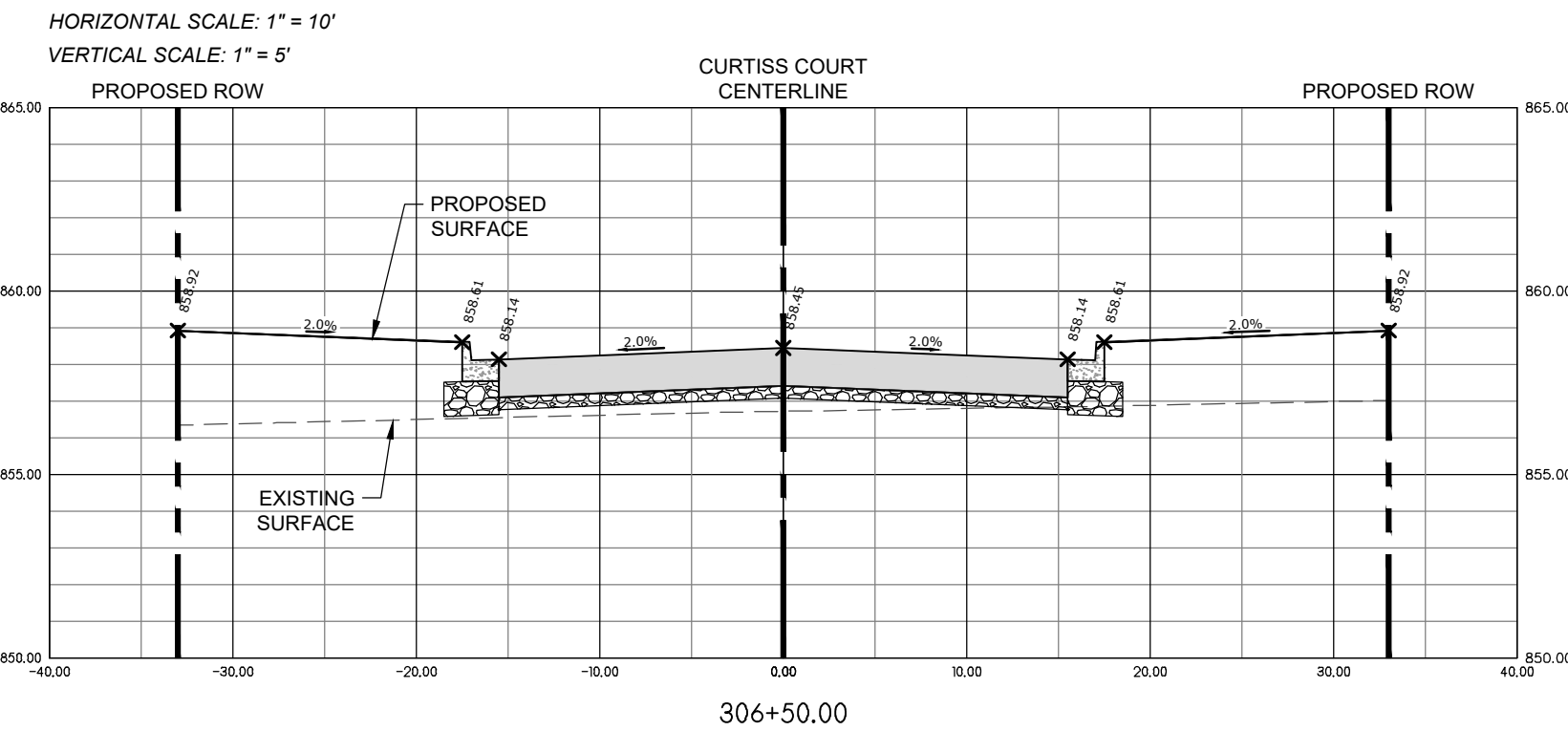
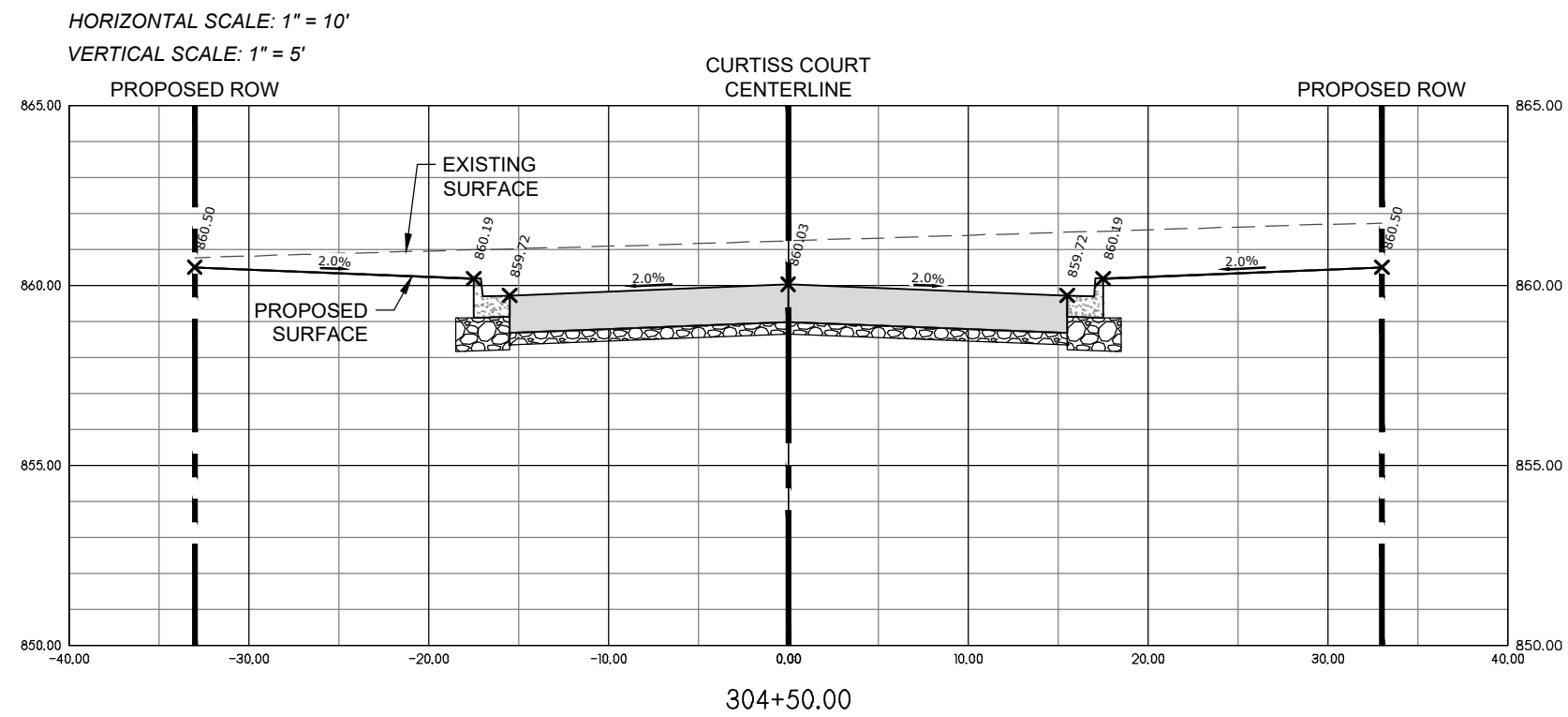
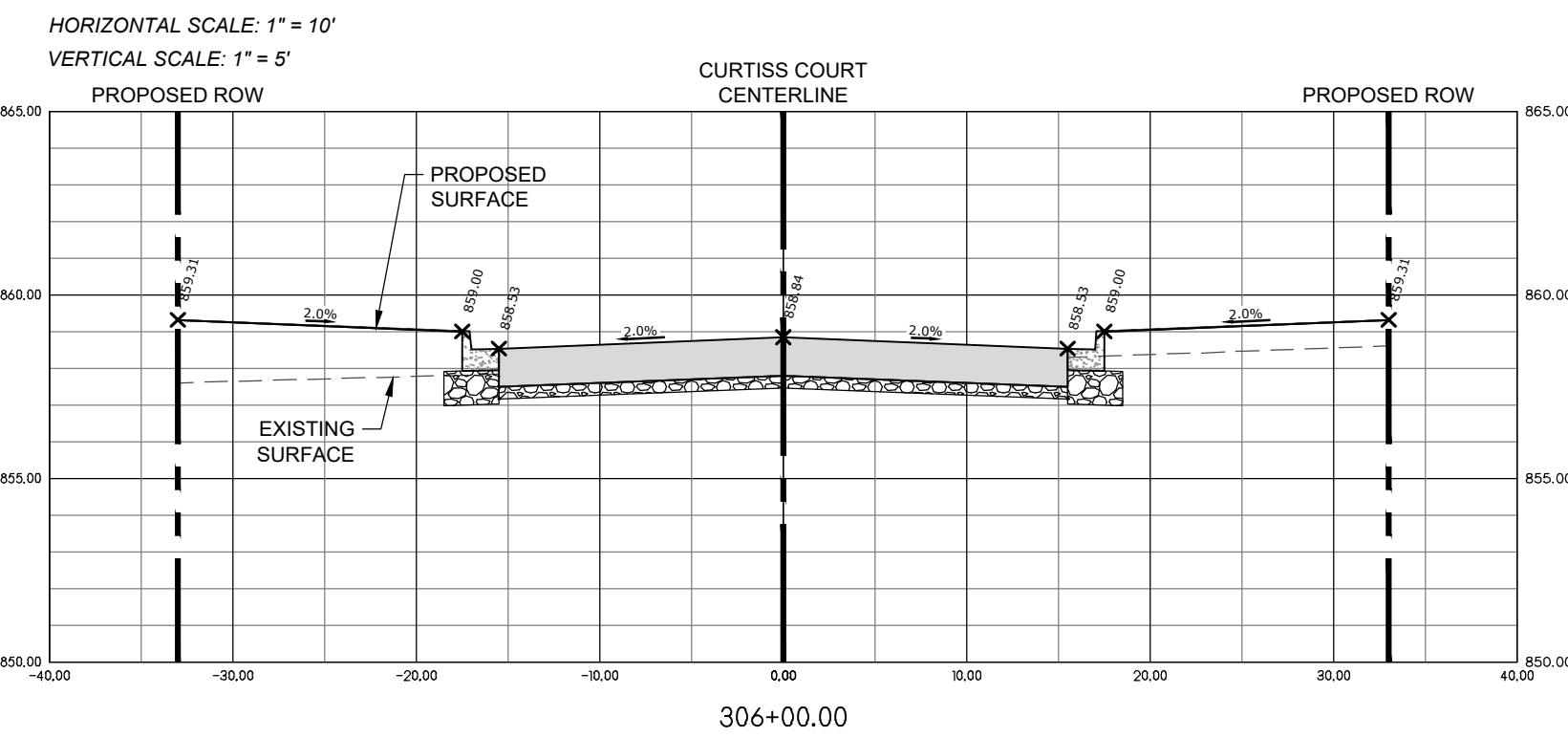
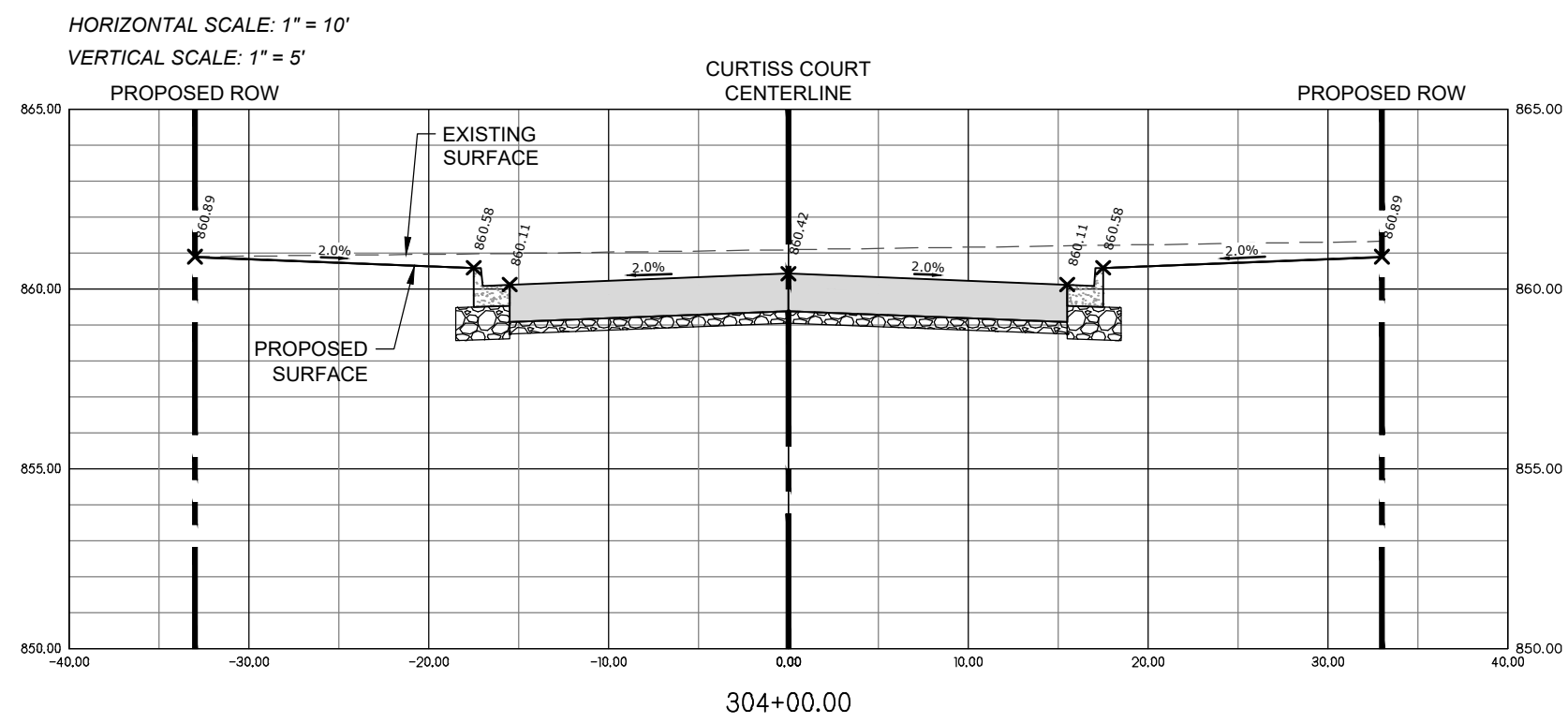
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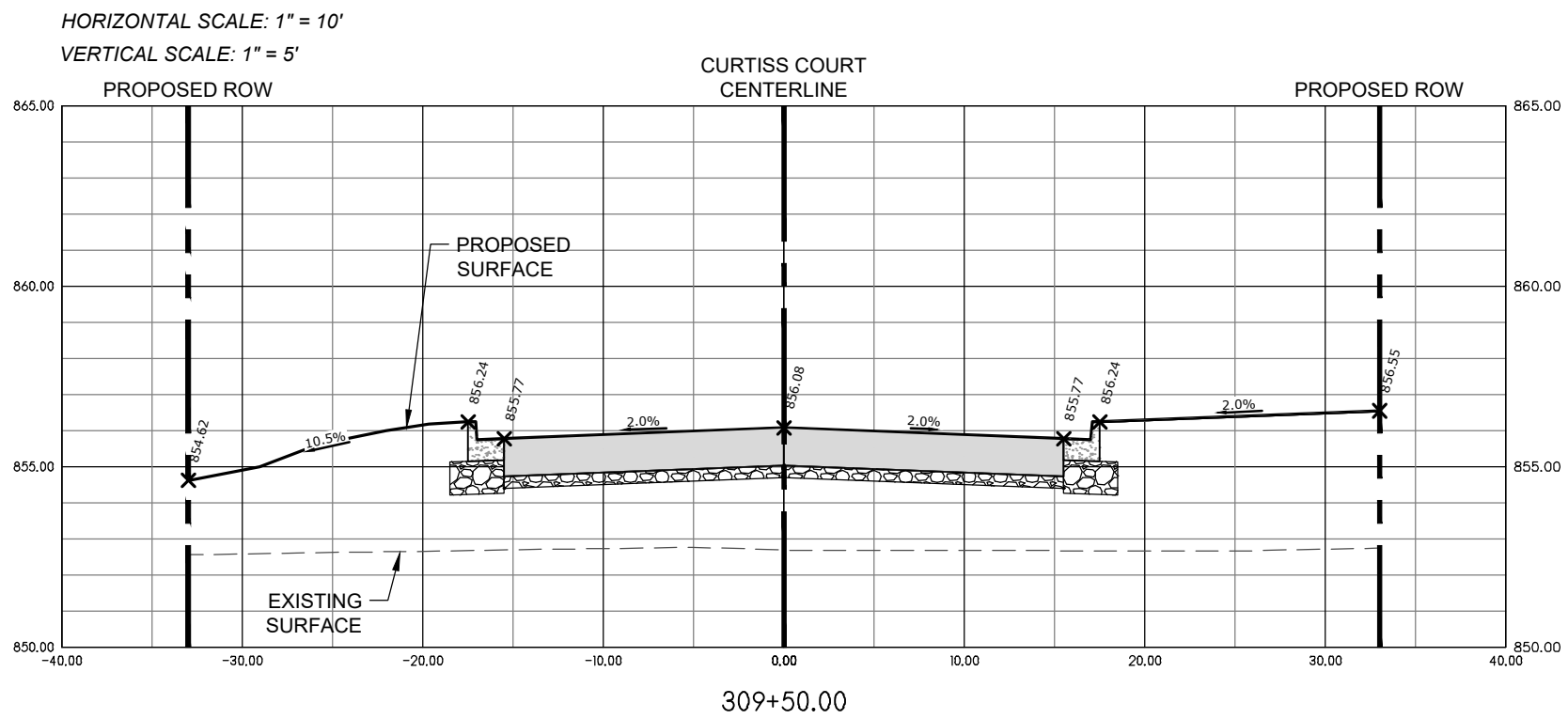
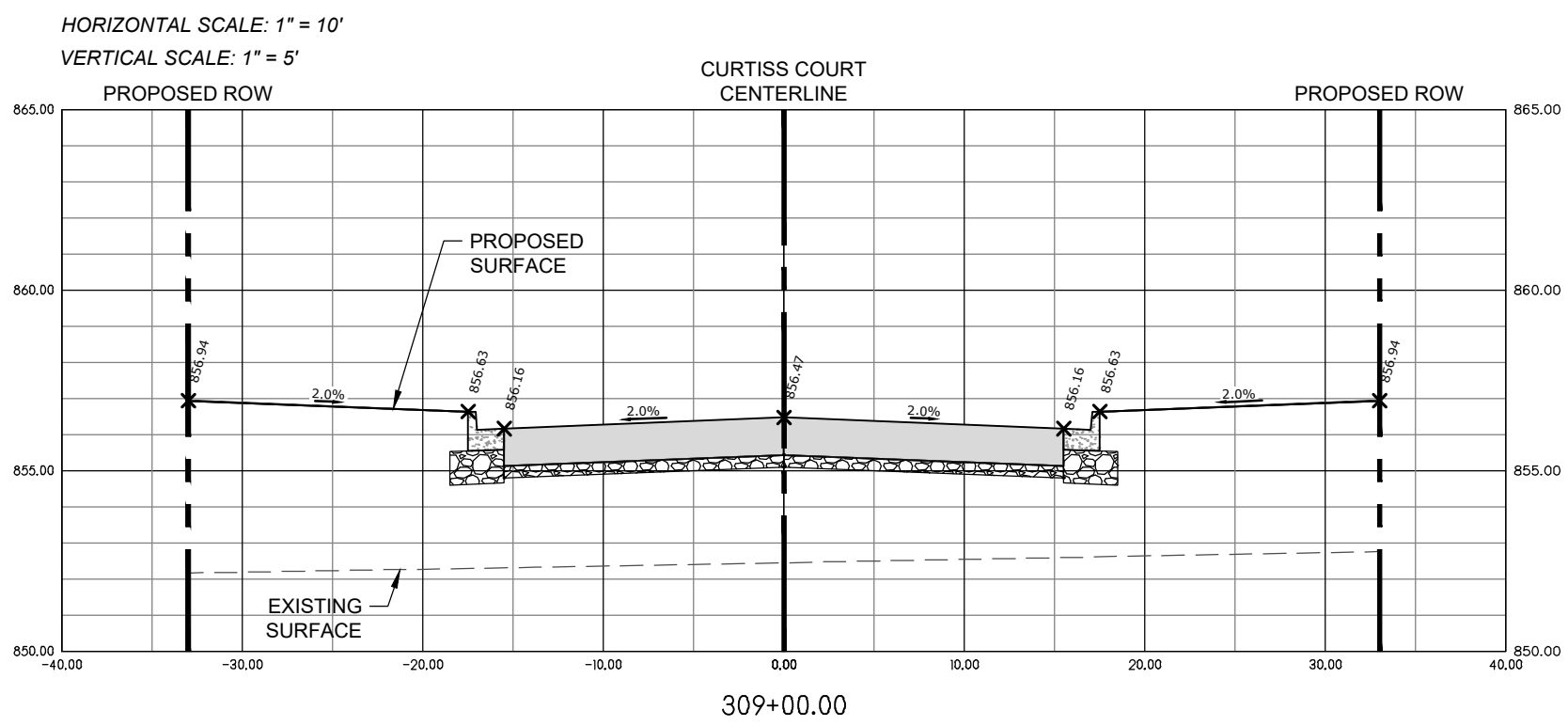
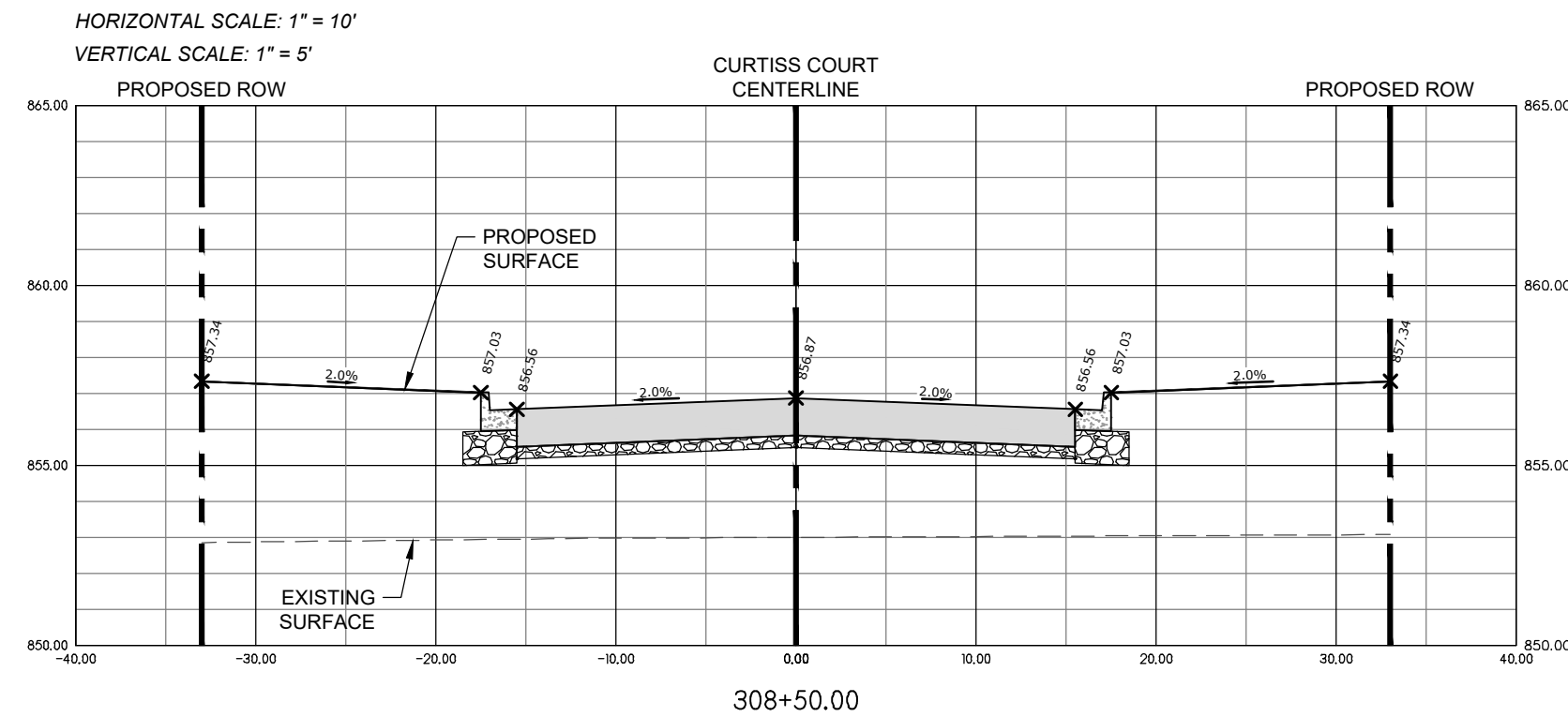
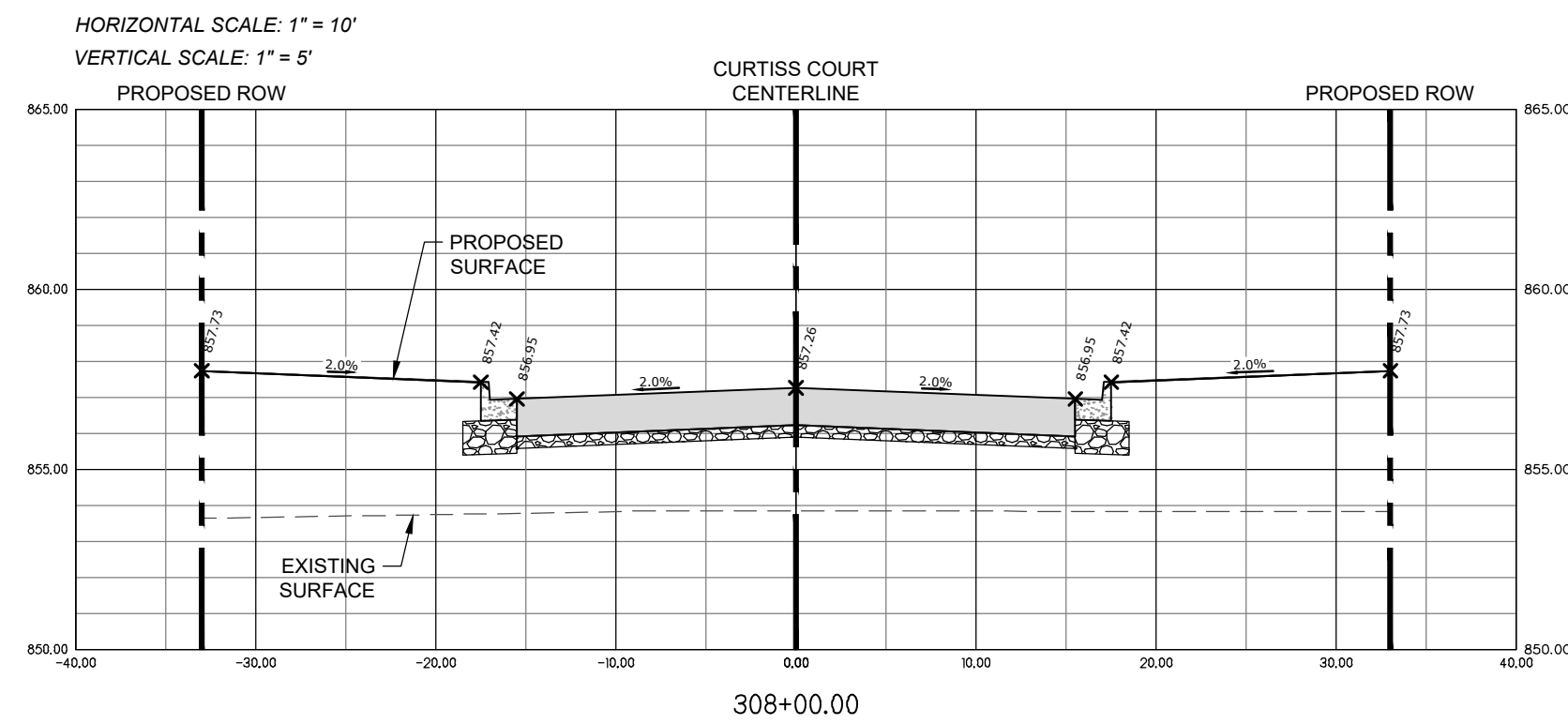
CURTISS COURT
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308+00 - 309+50

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SHEET TITLE

TRAVEL AIR WAY
CROSS SECTIONS
310+00 - 311+96.76

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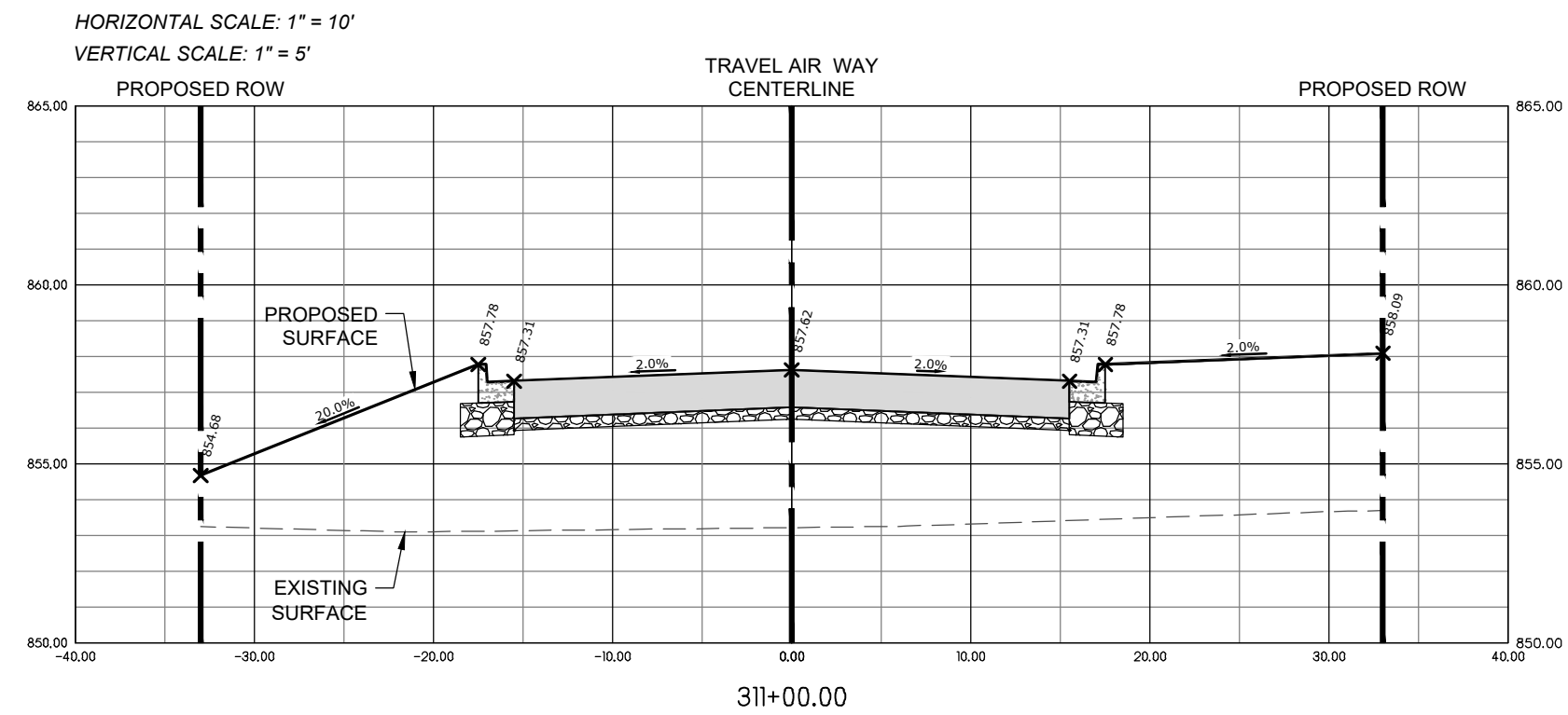
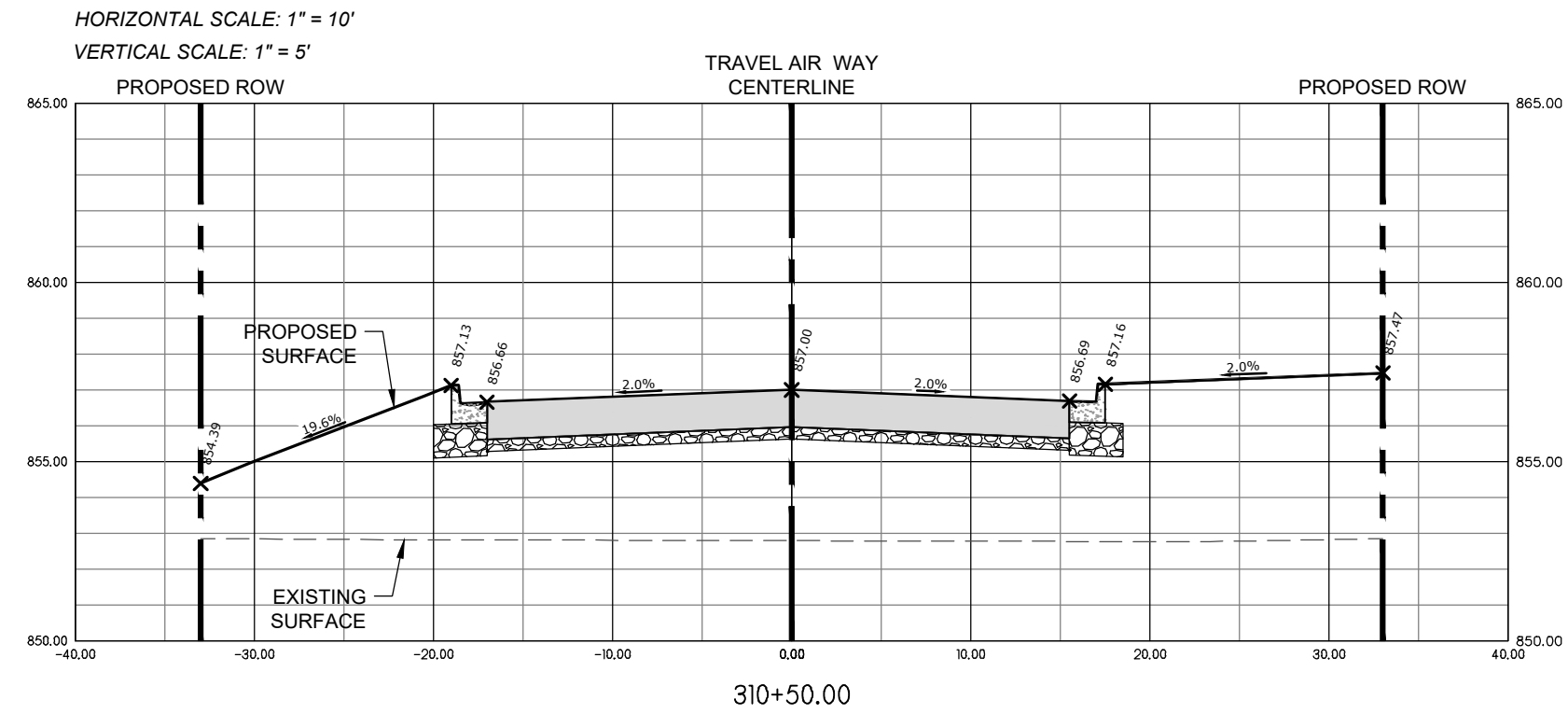
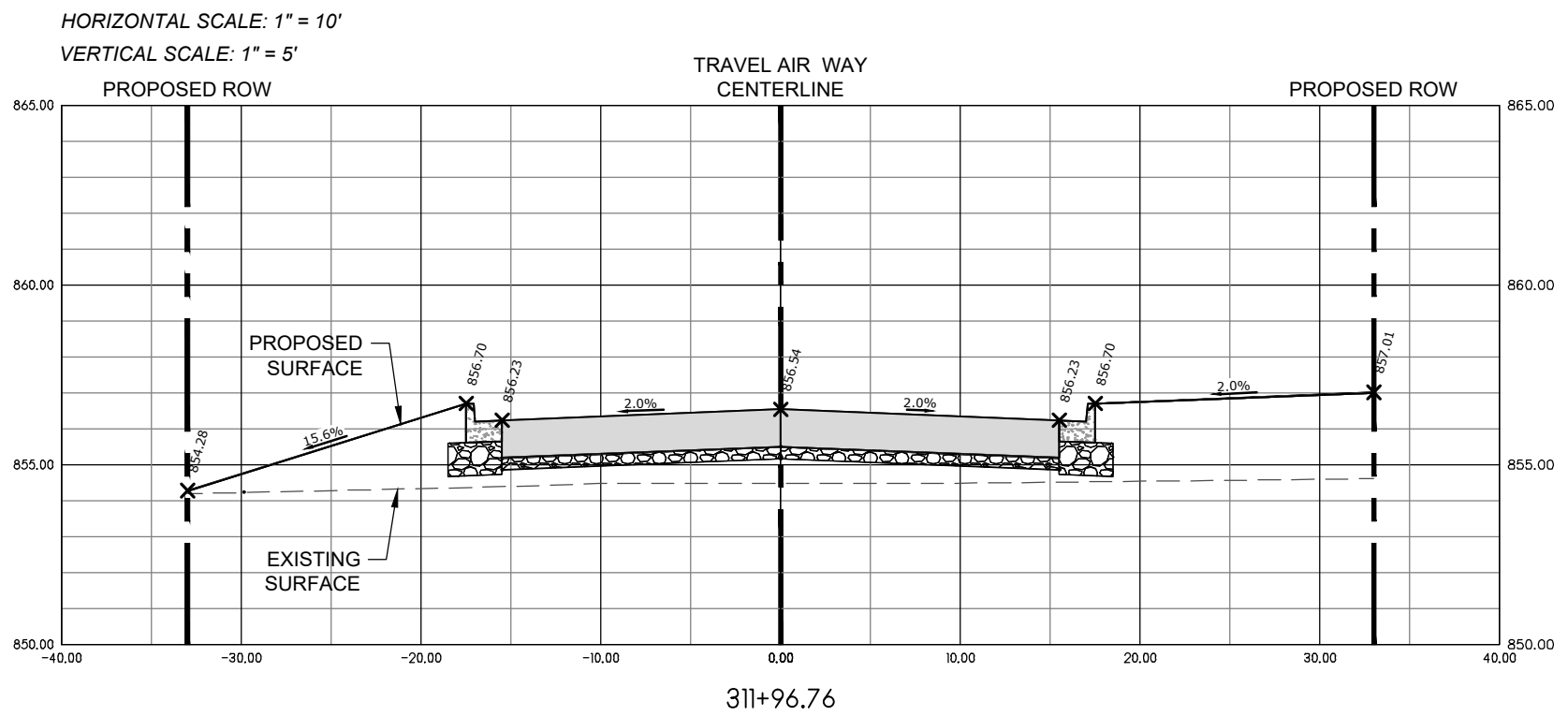
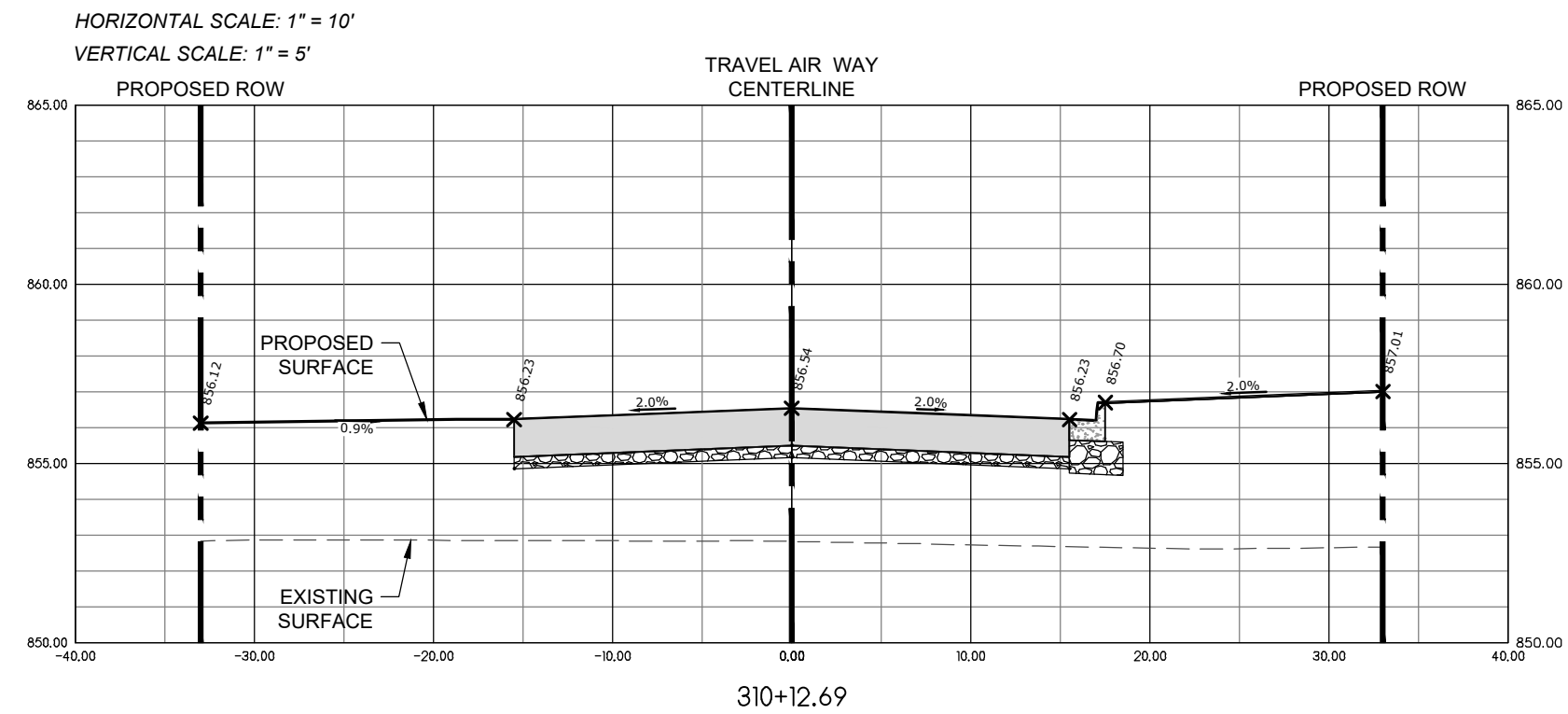
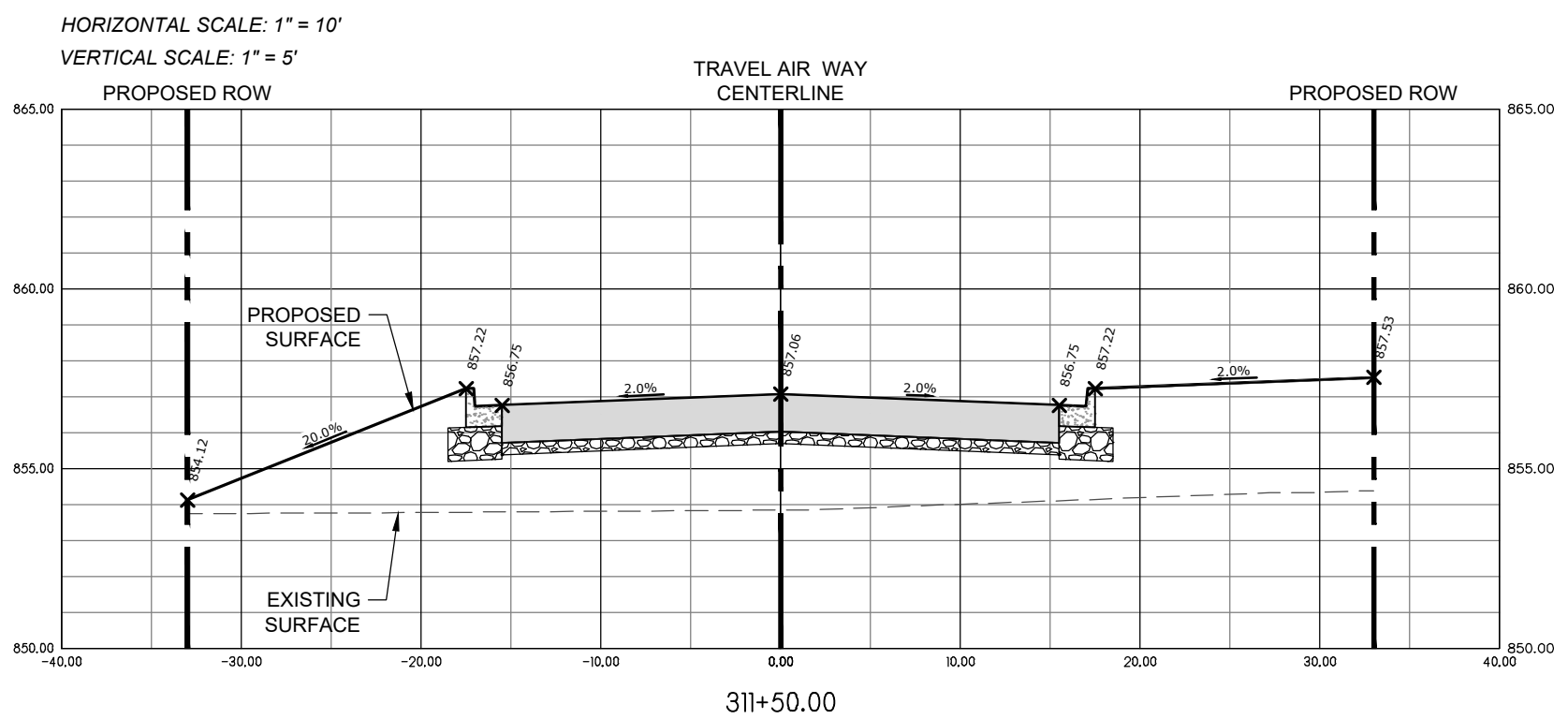
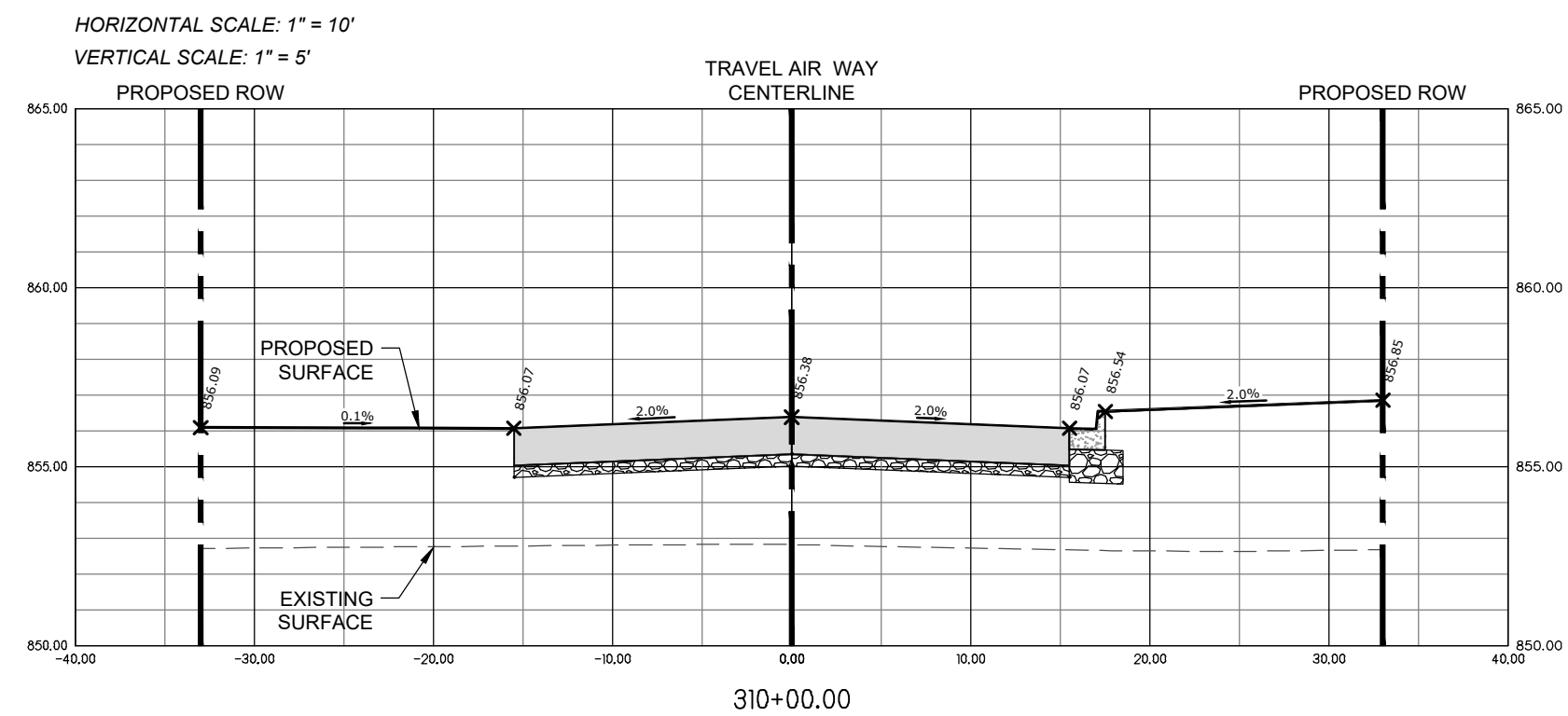
PM

RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-42



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	03-17-2025
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REVISIONS

ITEM	DATE
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SHEET TITLE

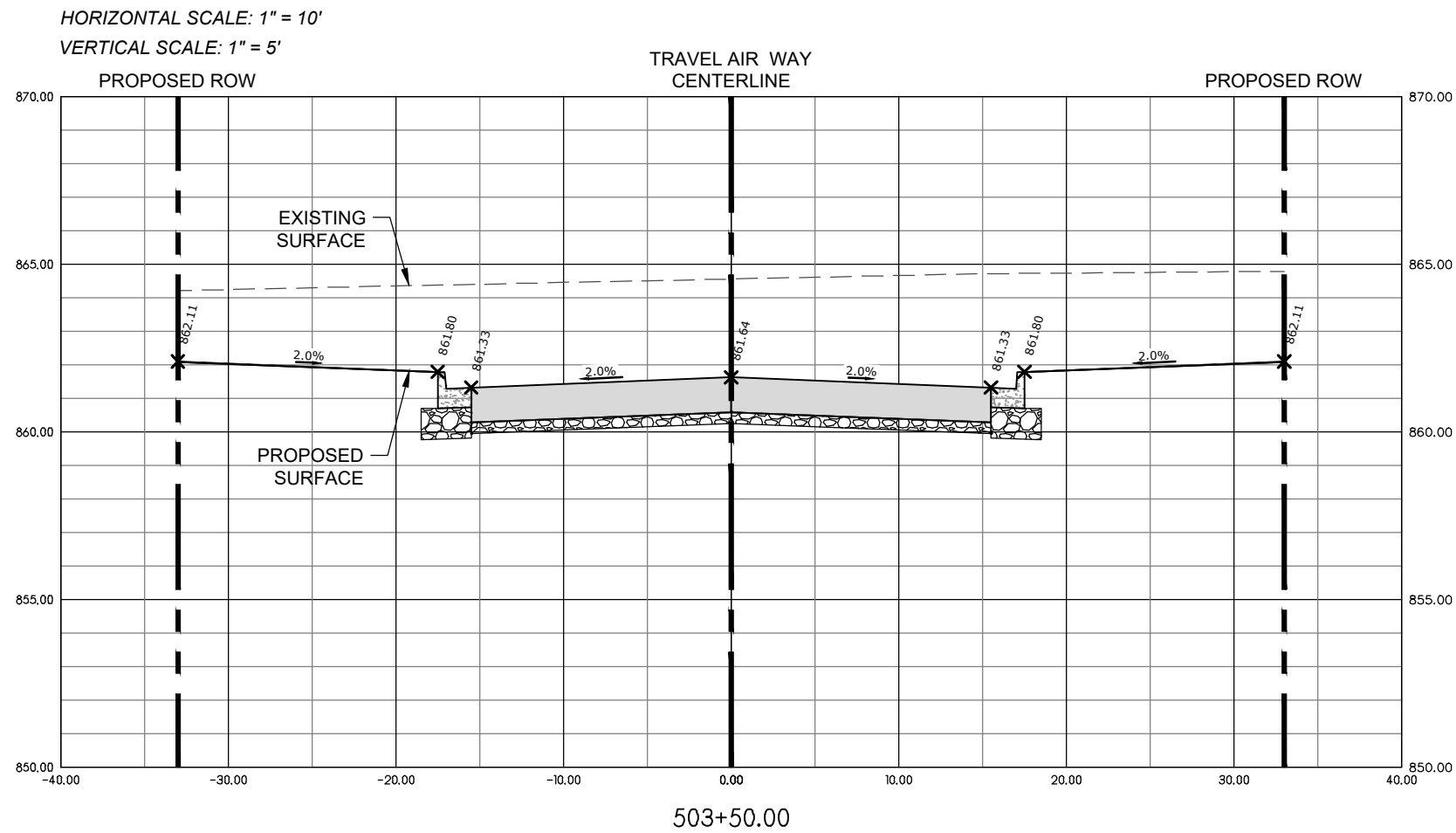
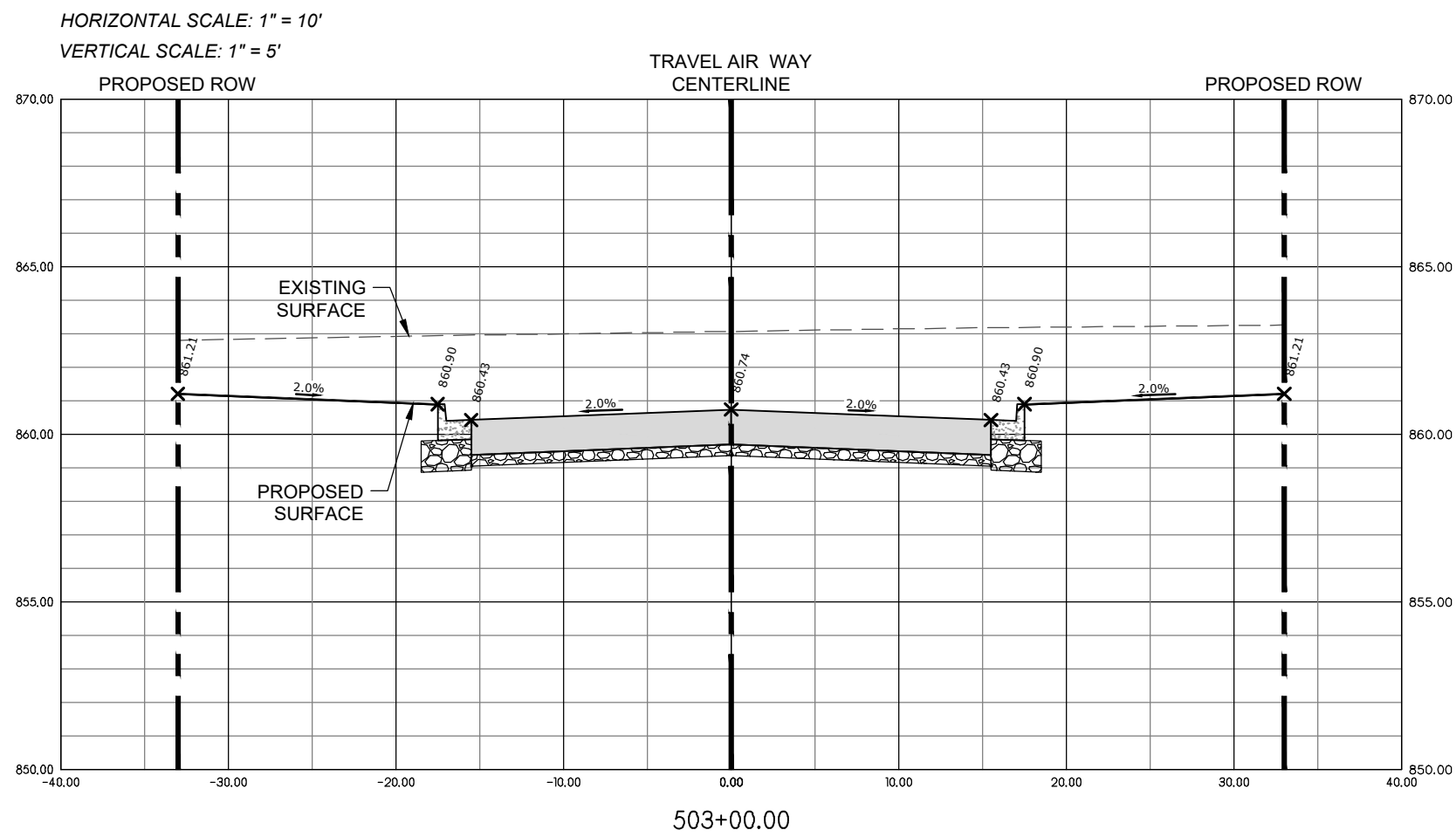
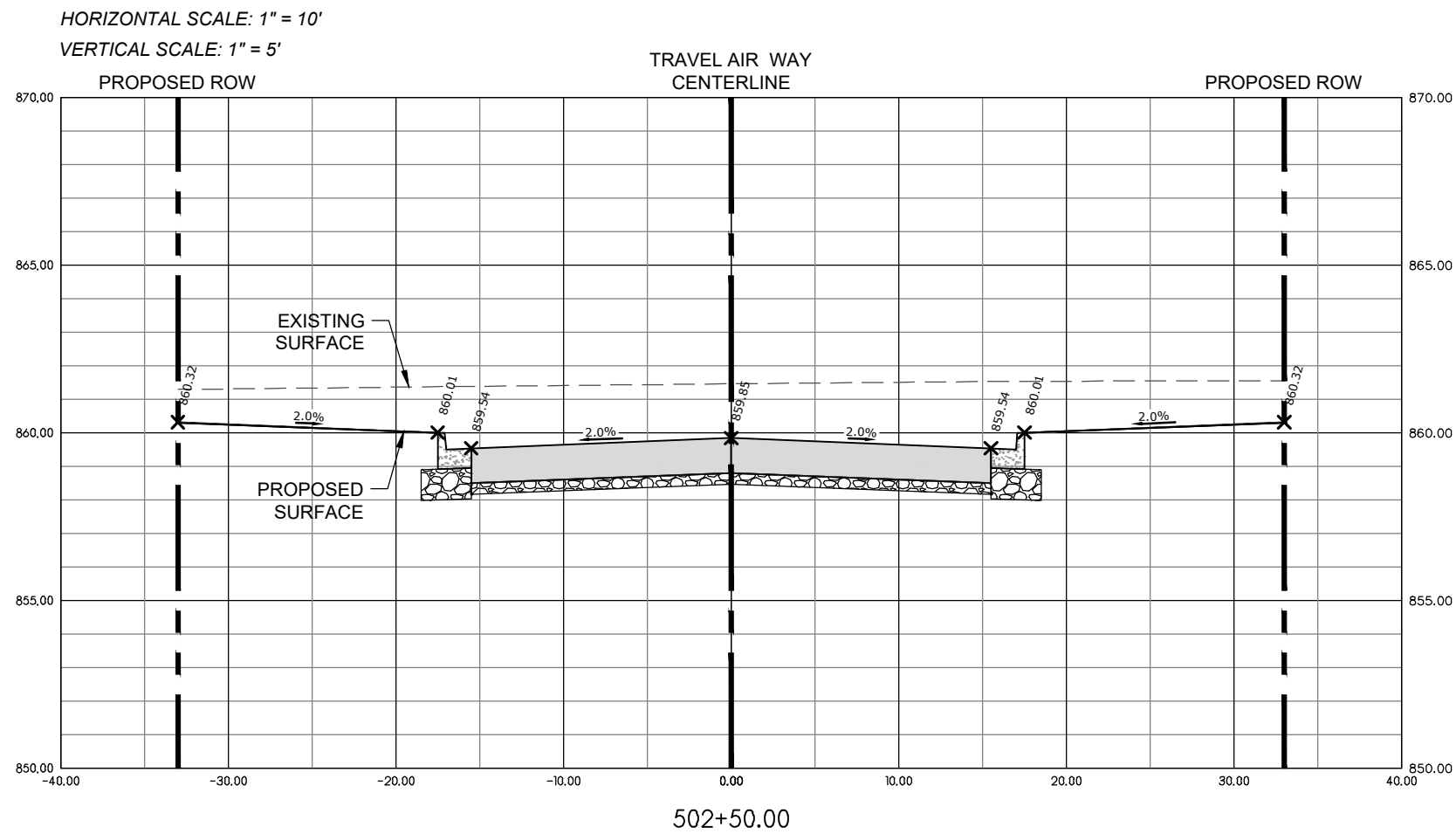
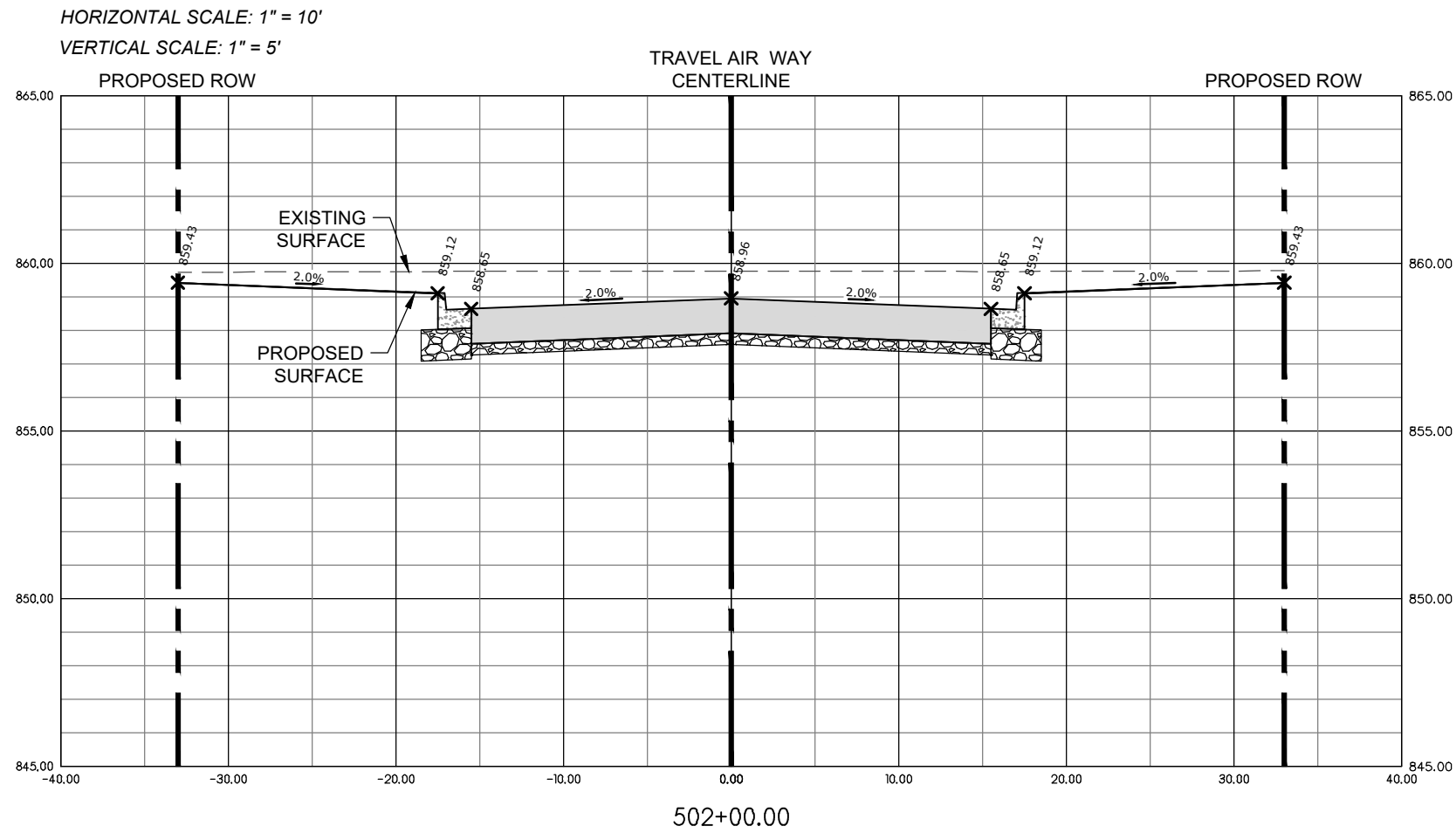
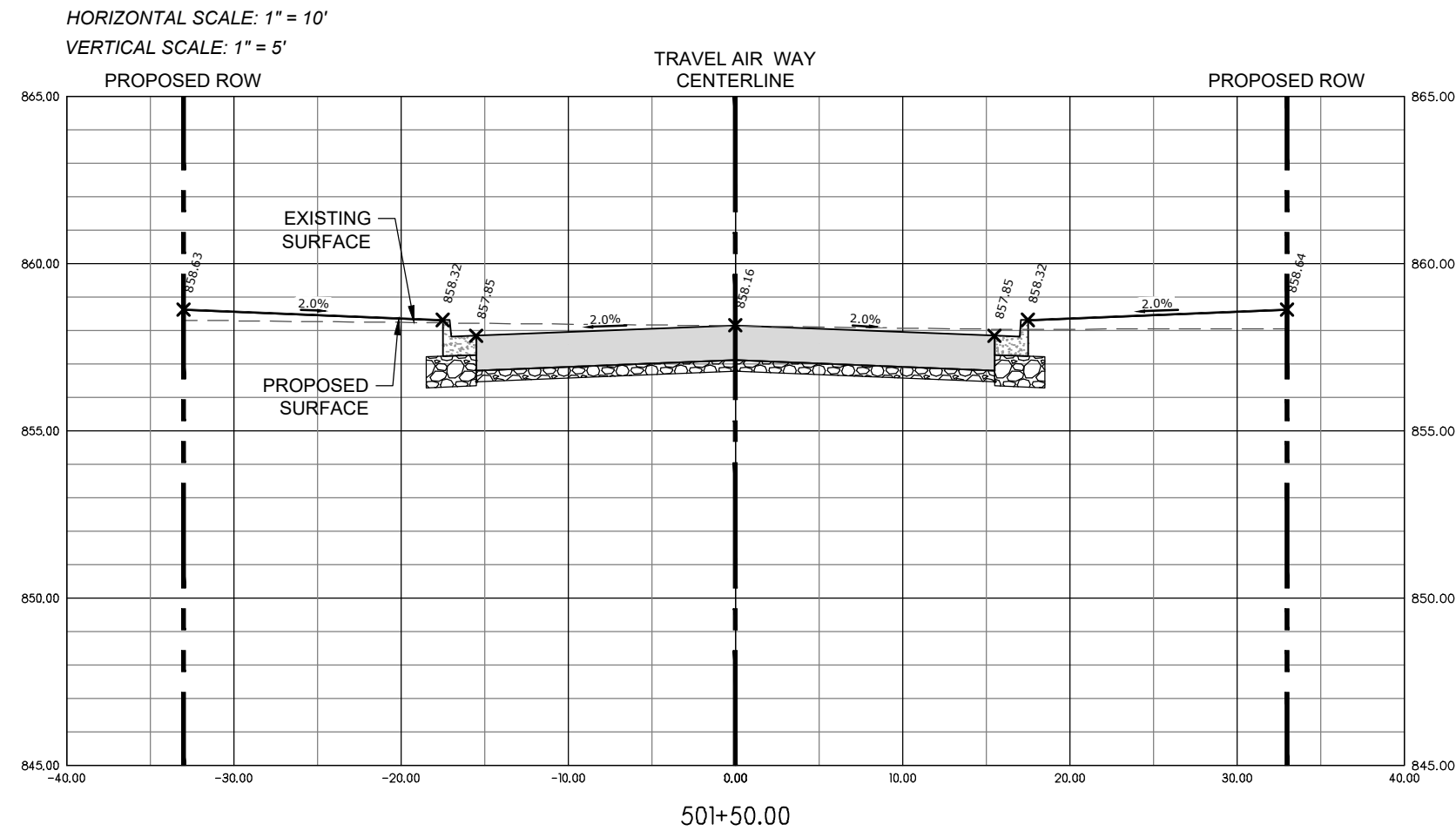
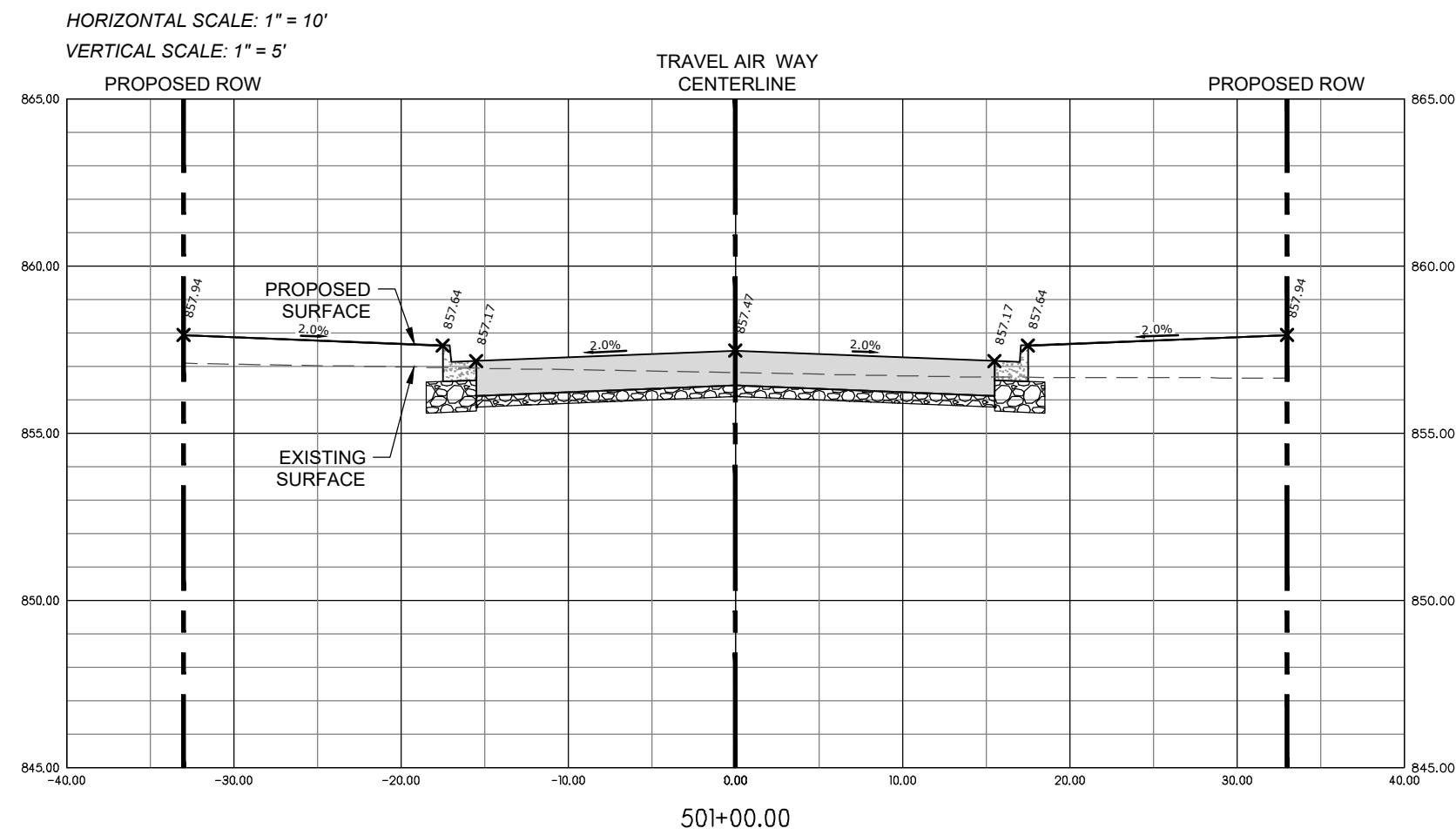
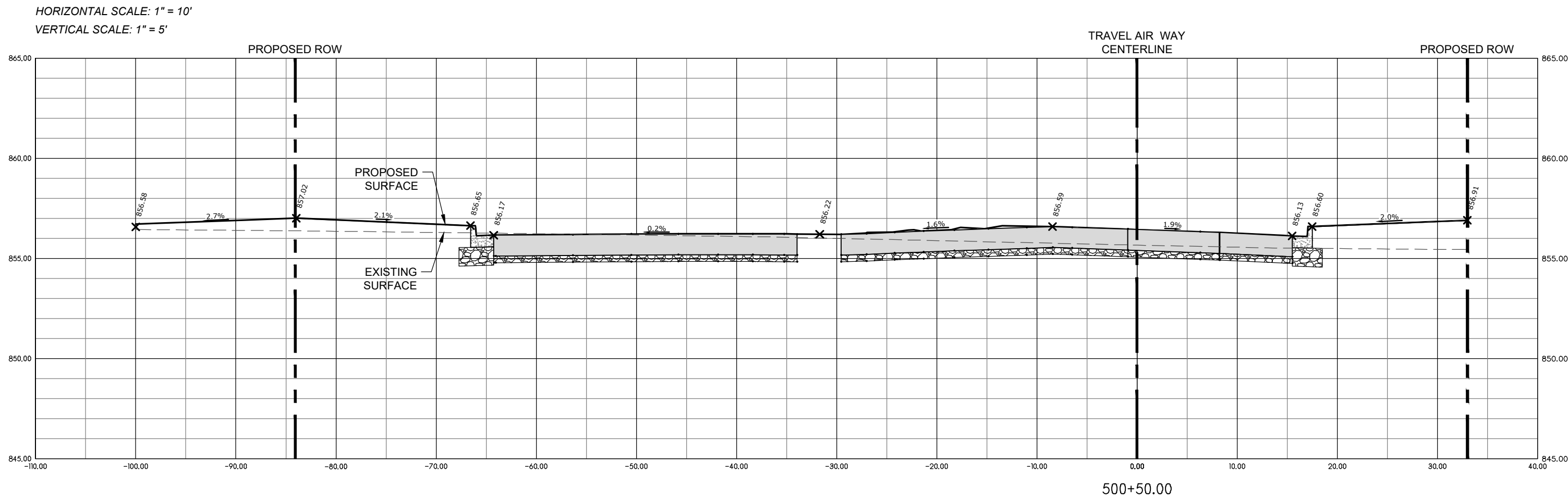
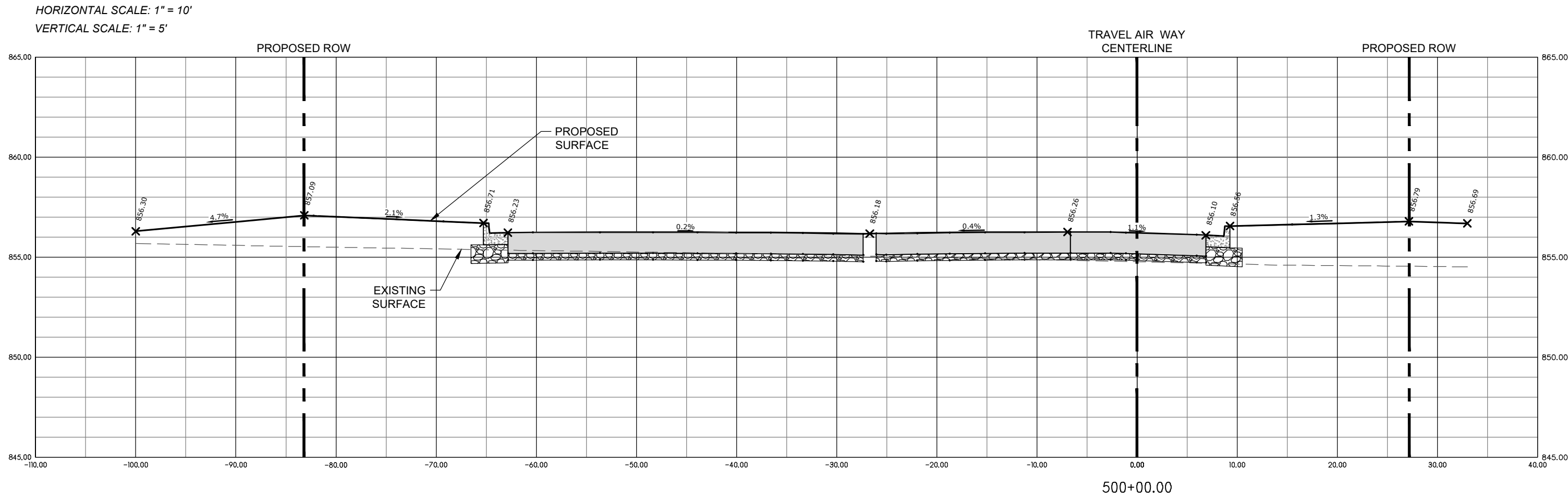
TRAVEL AIR WAY
CROSS SECTIONS
500+00 - 503+50

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-43



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1. AGENCY REVIEW	03-17-2025
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REVISIONS

ITEM	DATE
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SHEET TITLE

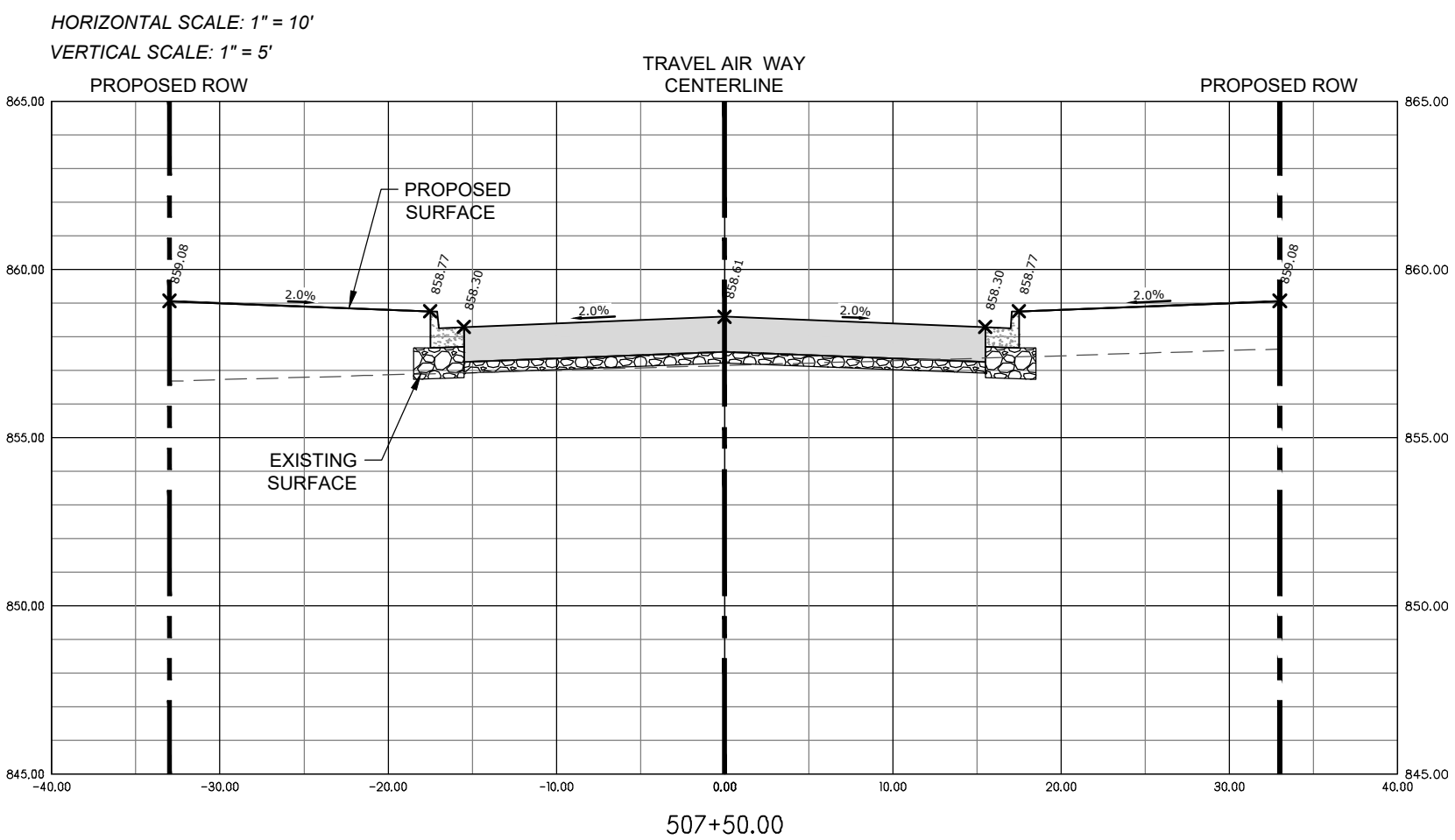
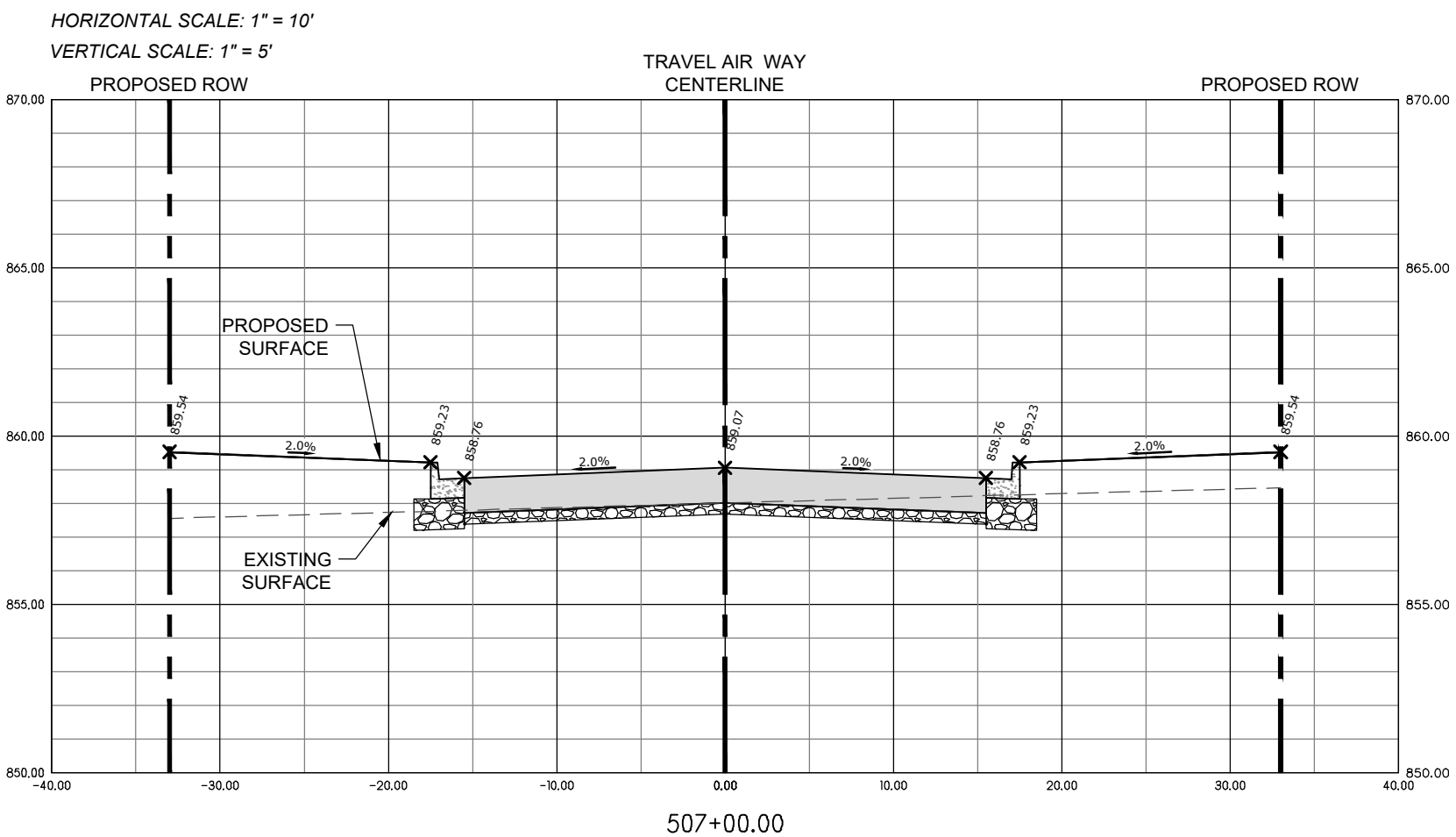
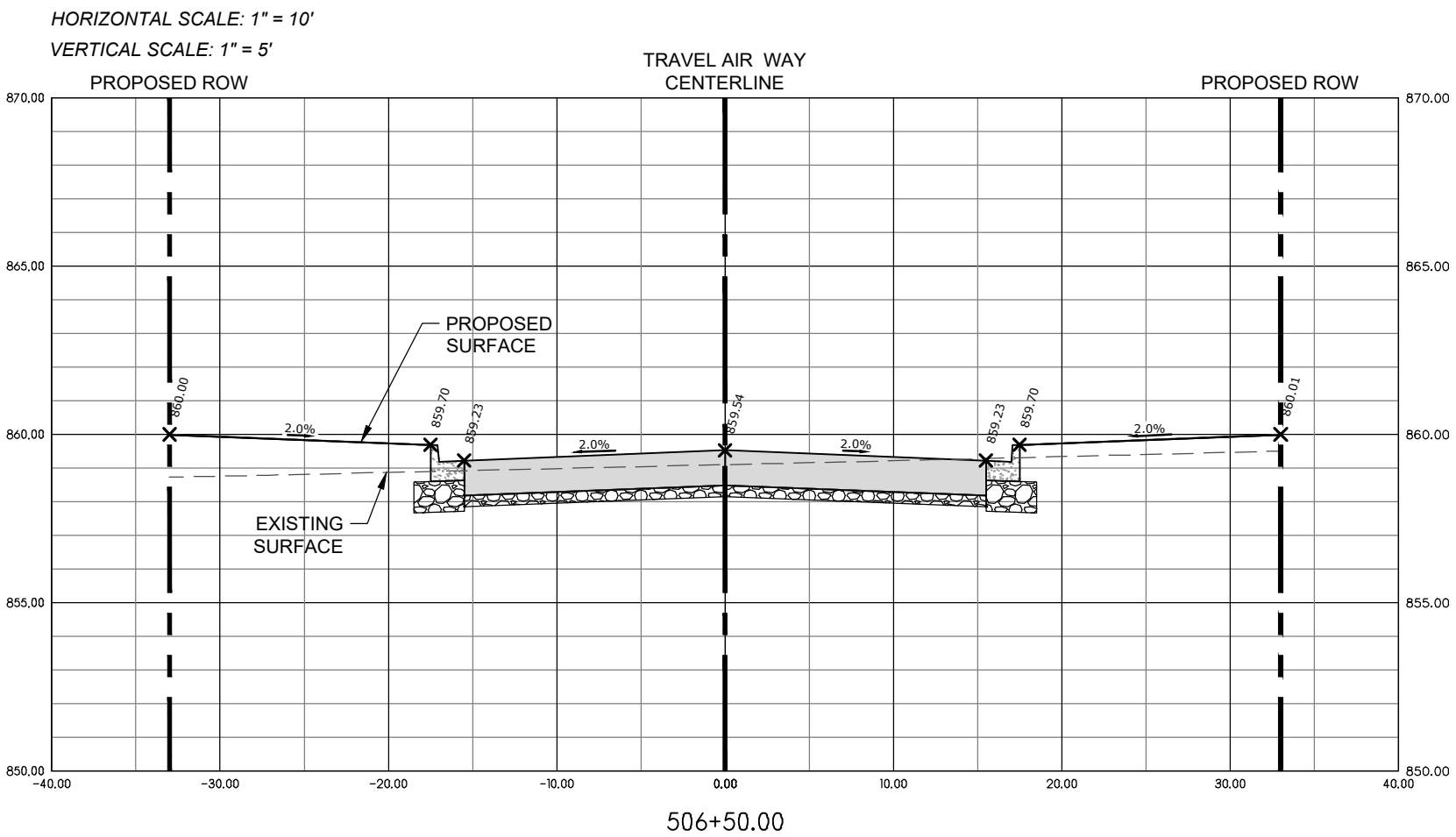
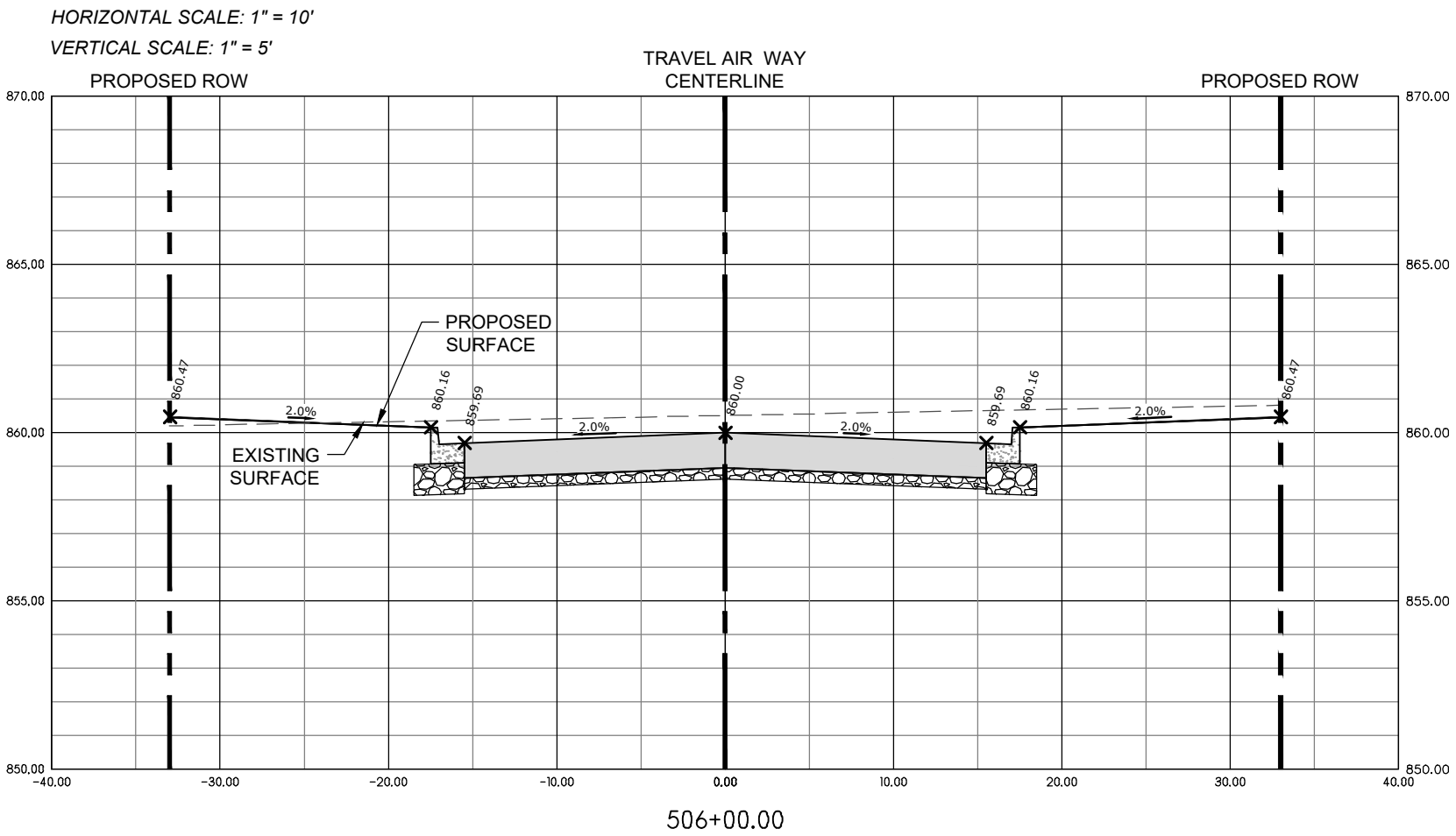
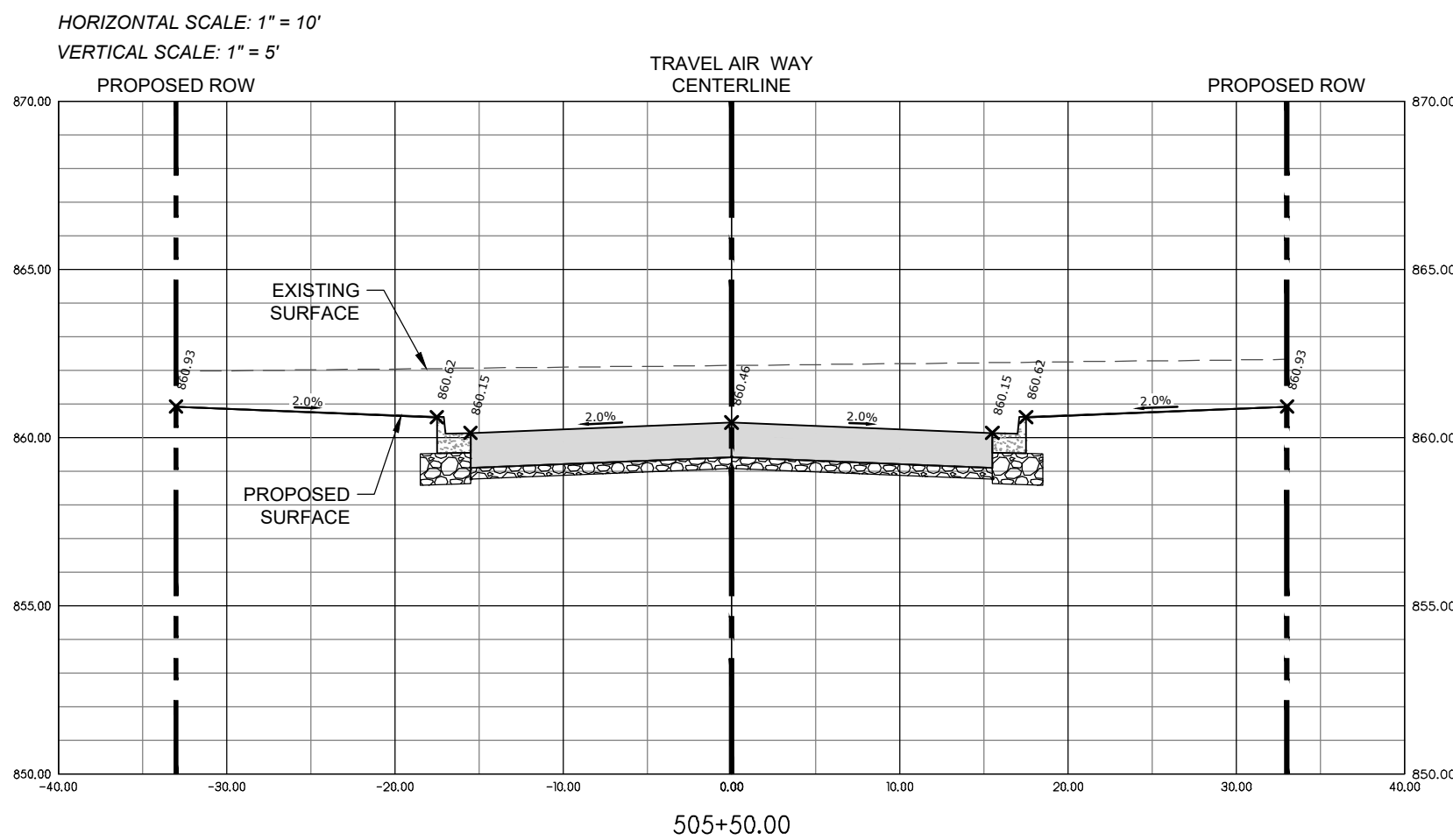
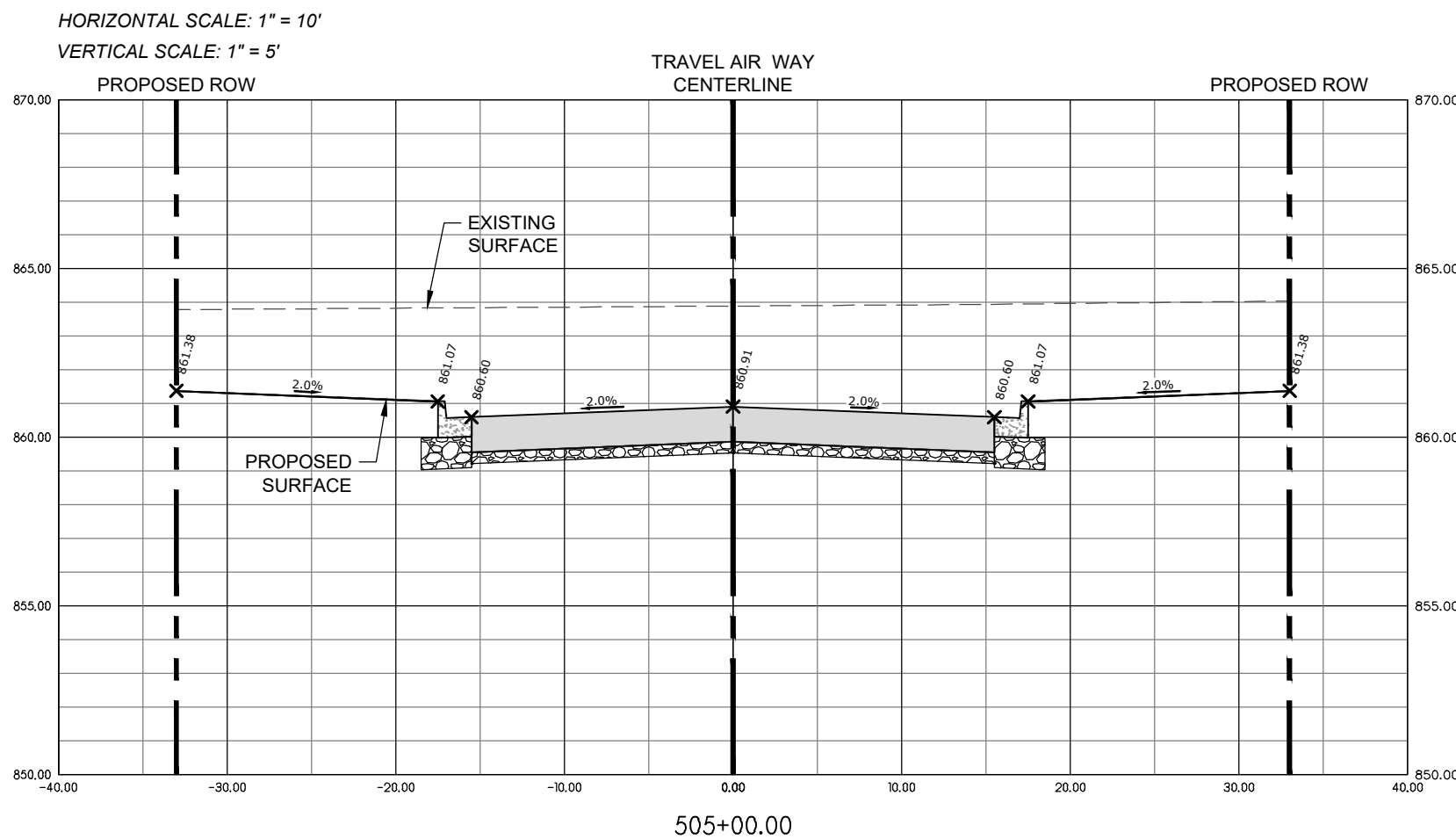
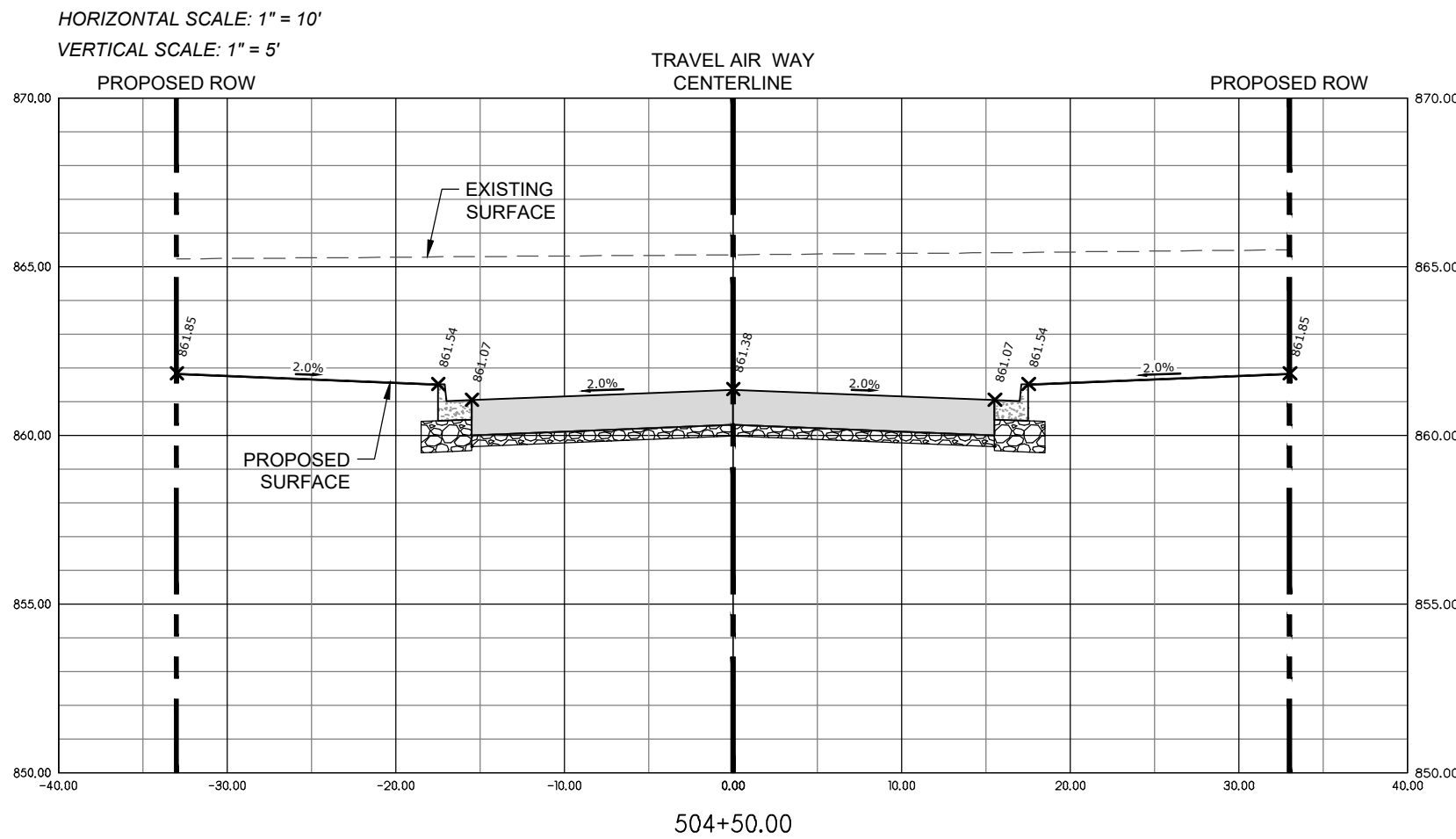
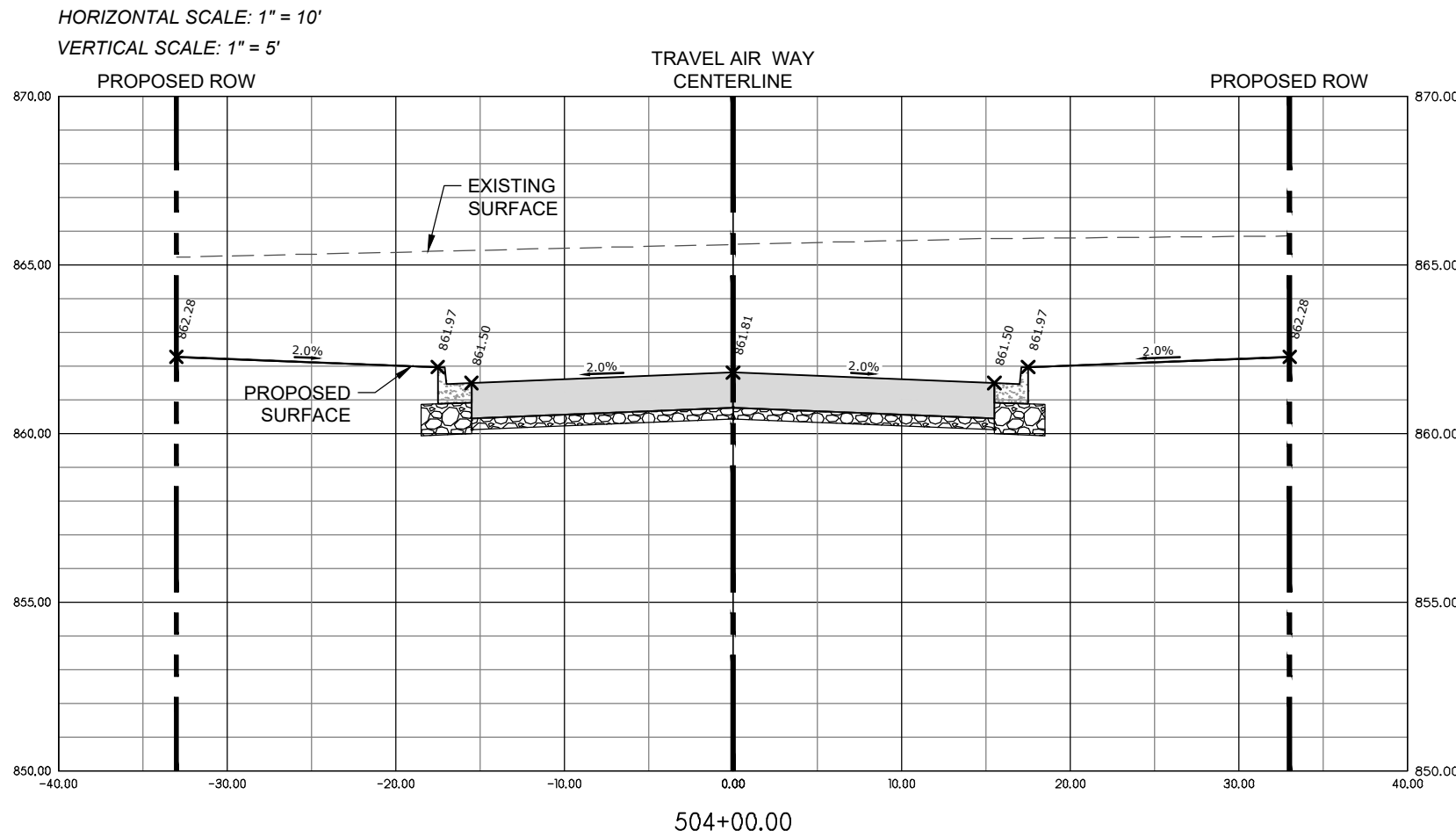
TRAVEL AIR WAY
CROSS SECTIONS
504+00 - 507+50

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-44



ARC DESIGN
RESOURCES INC.

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
AGENCY REVIEW	---	---	---	---	---	---	---	---	---	---	---
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REVISIONS

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SHEET TITLE

TRAVEL AIR WAY
CROSS SECTIONS
508+00 - 509+65.76

DRAWN

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LND

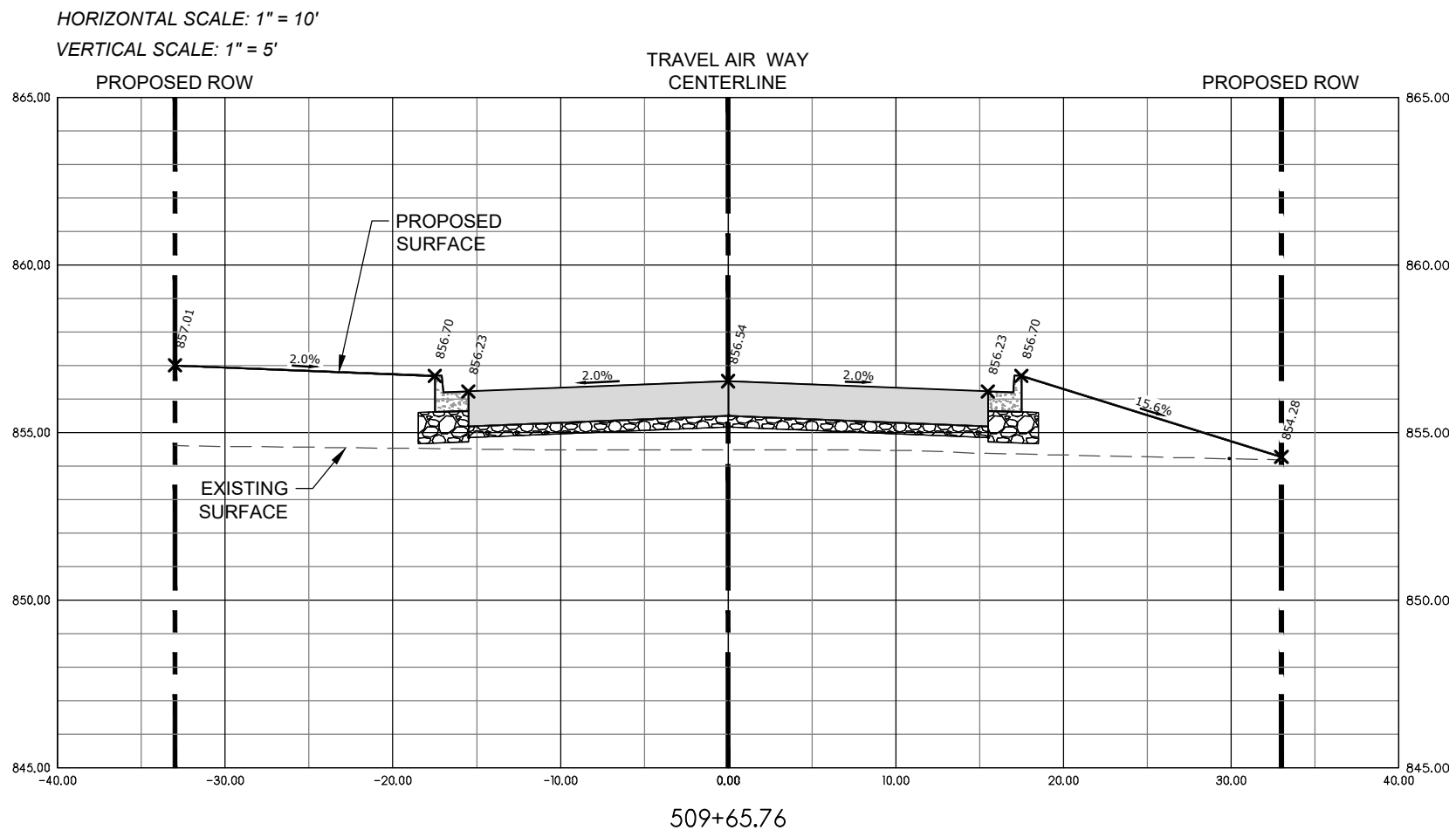
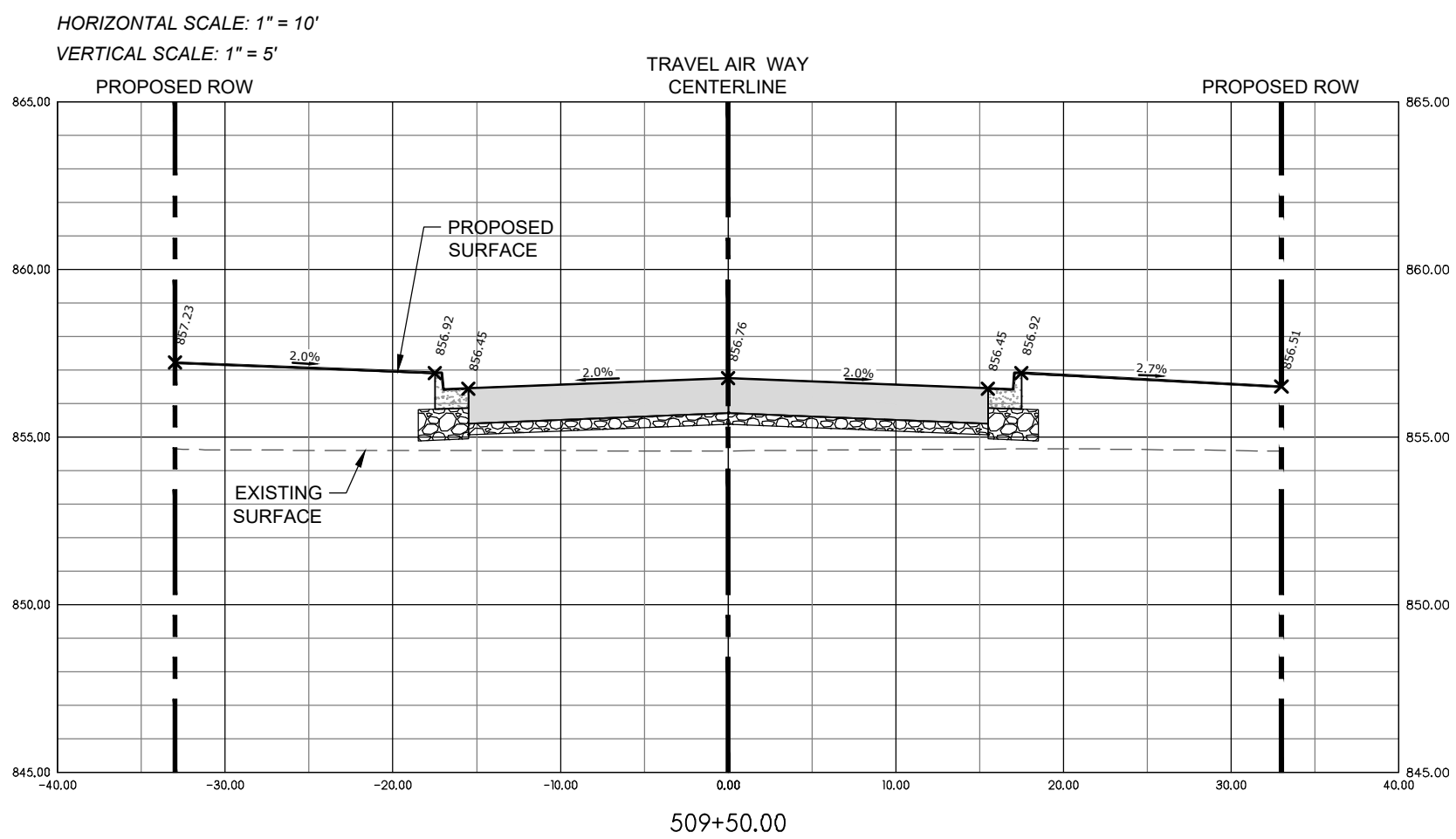
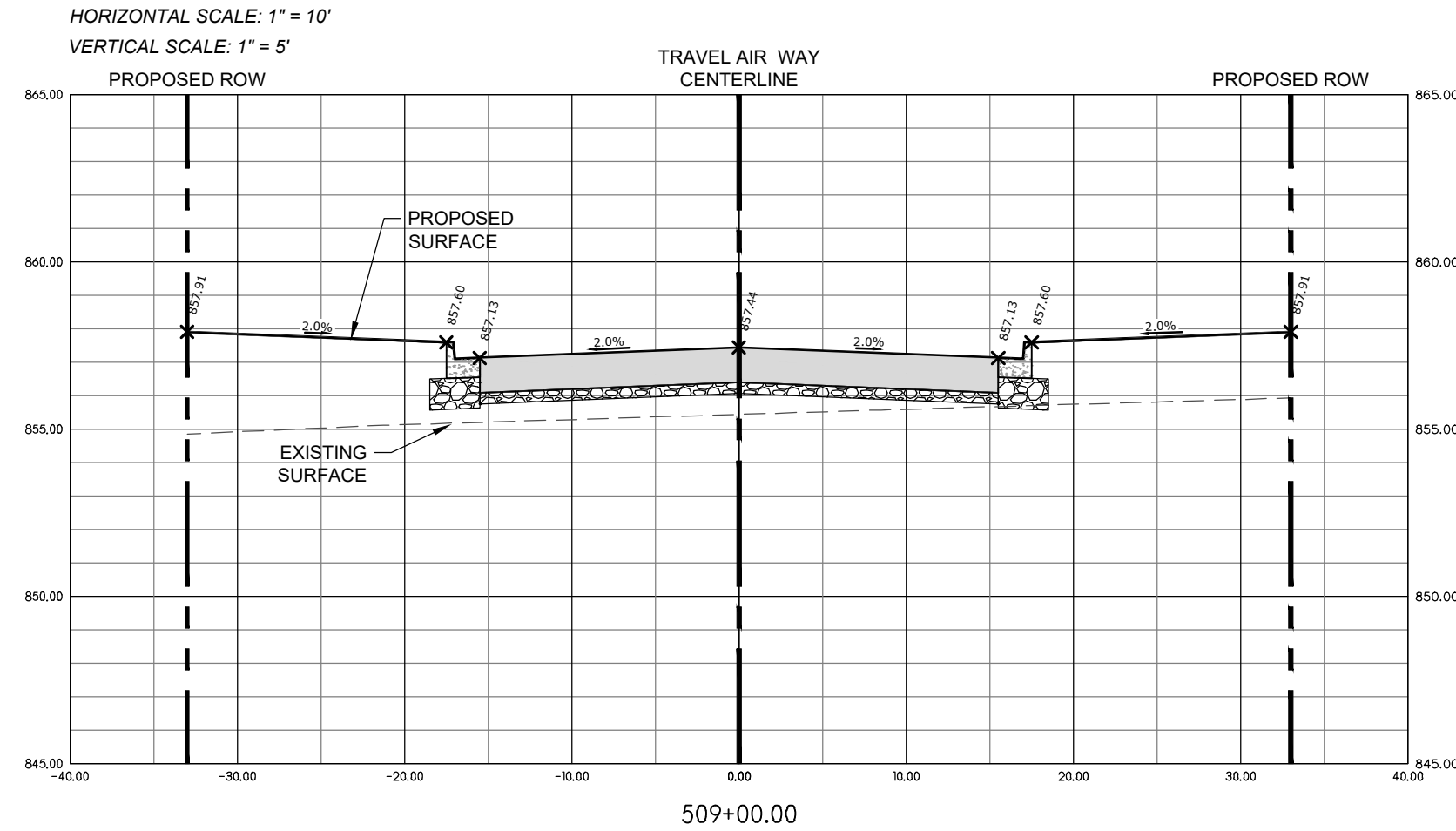
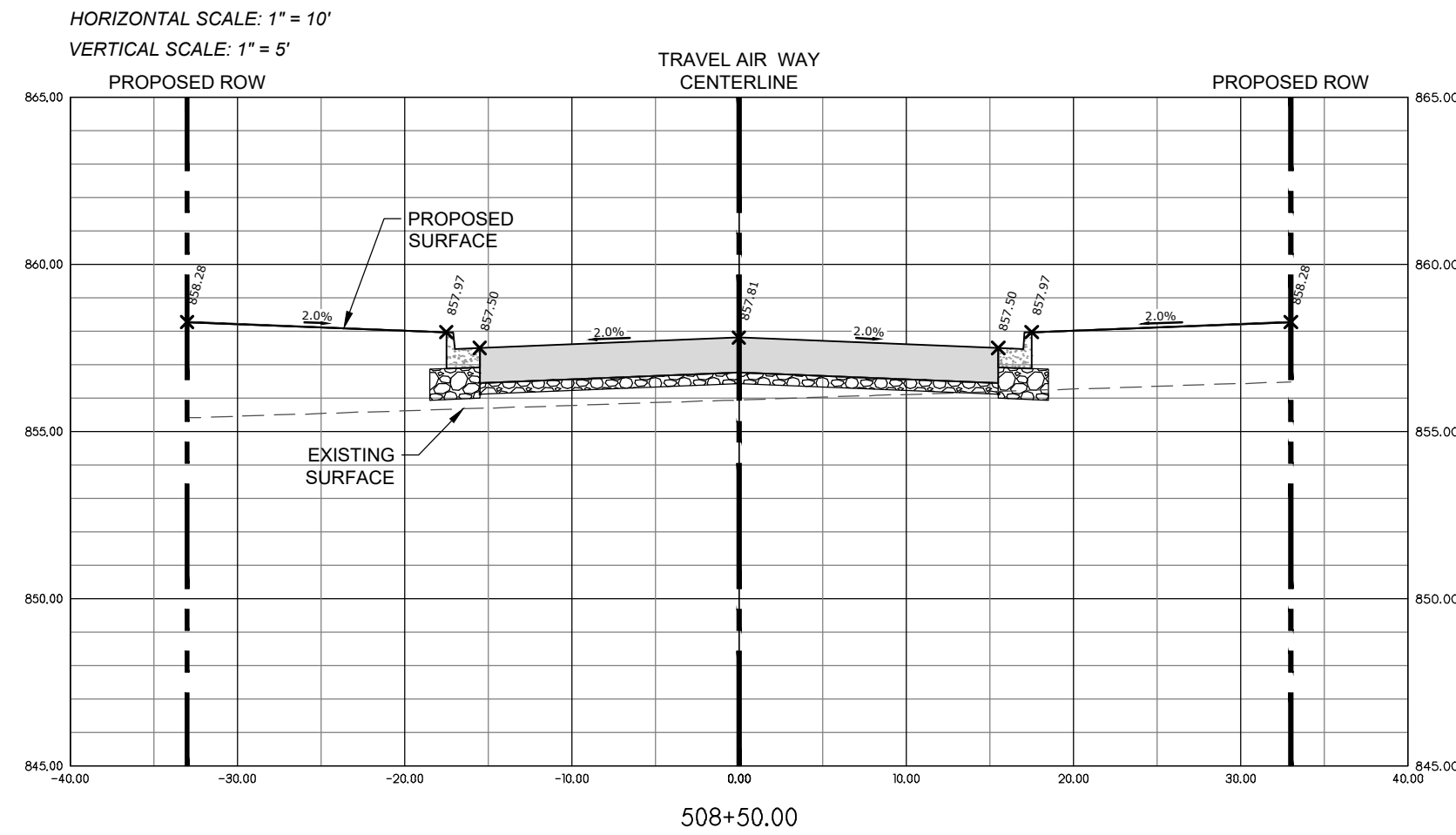
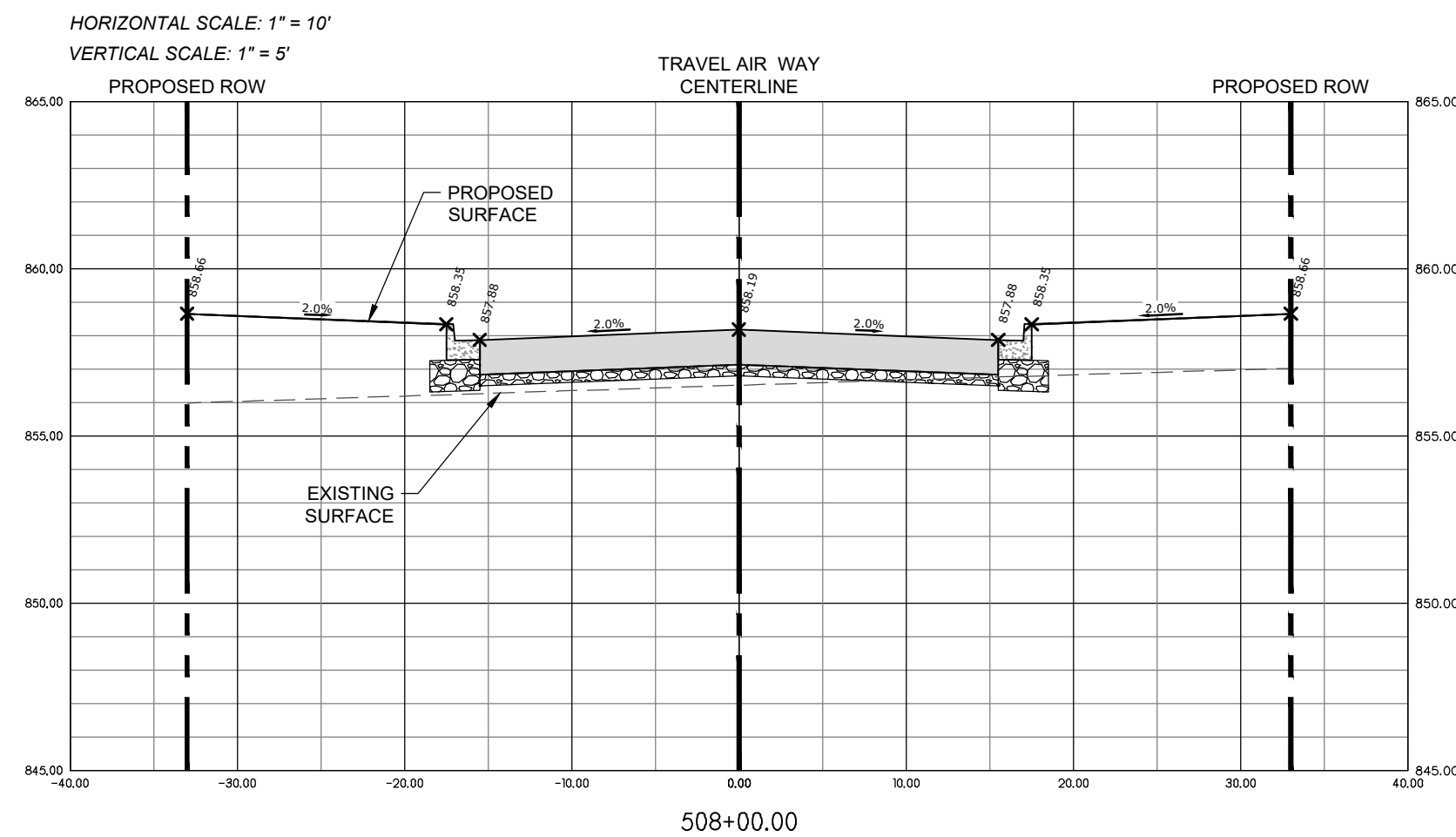
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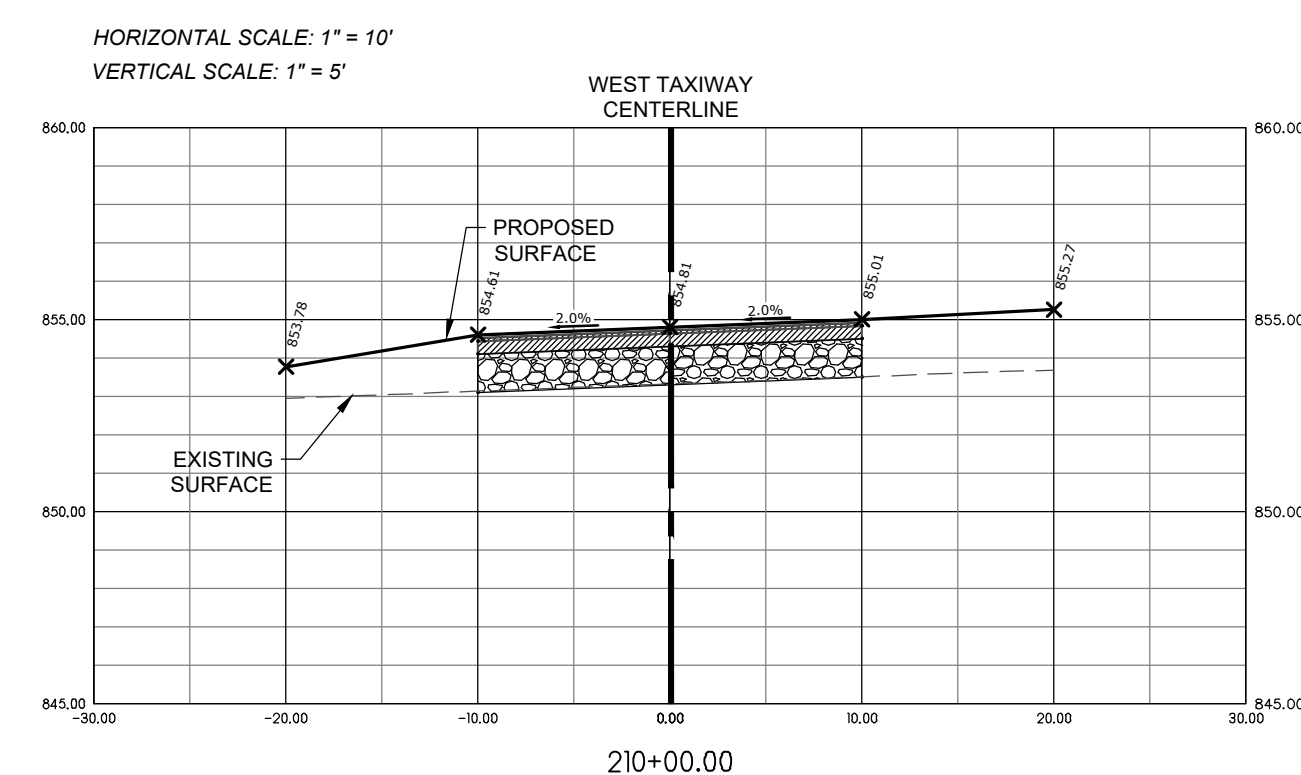
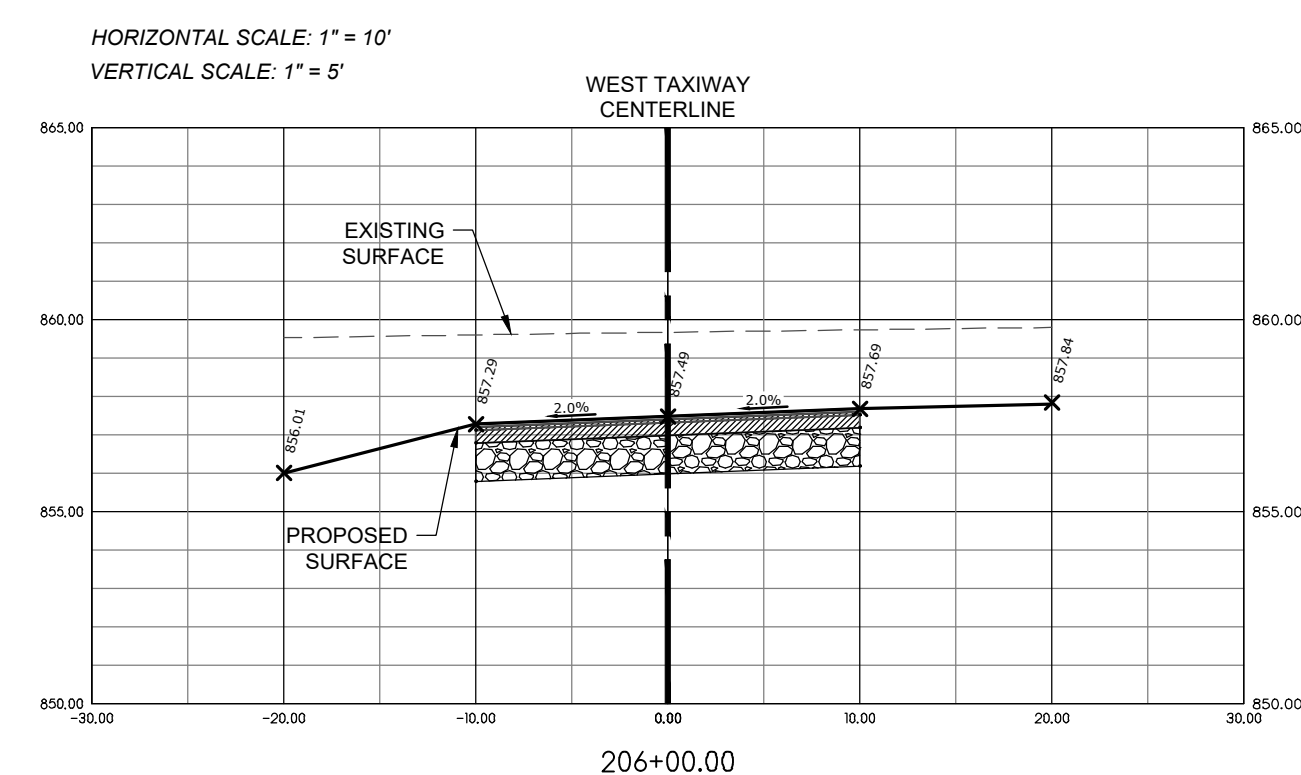
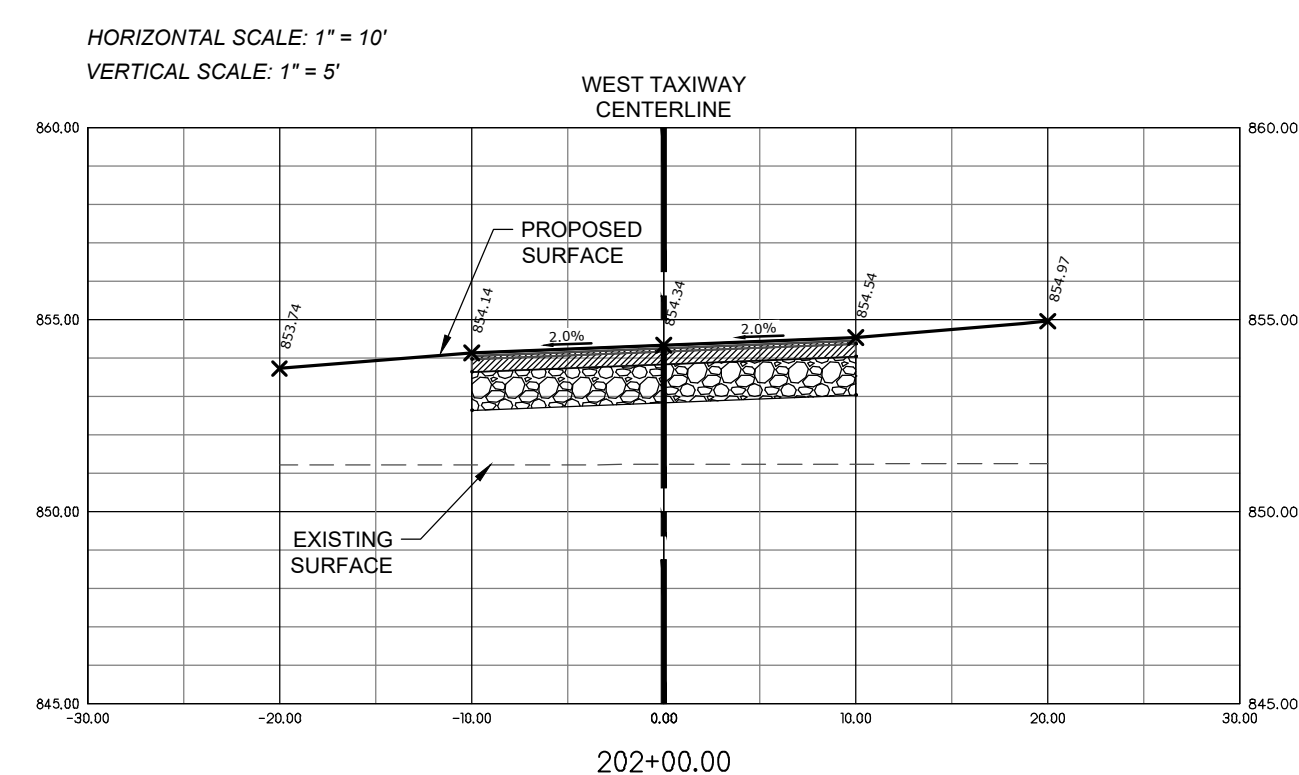
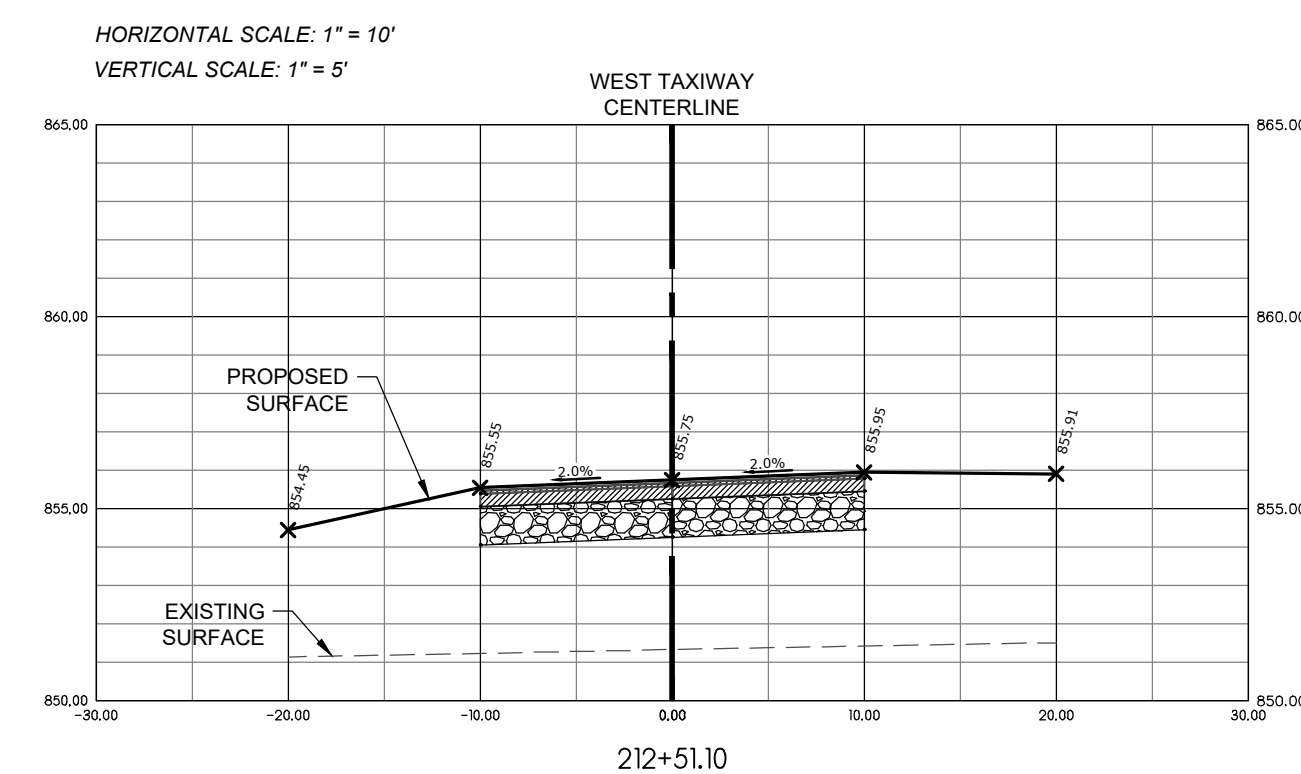
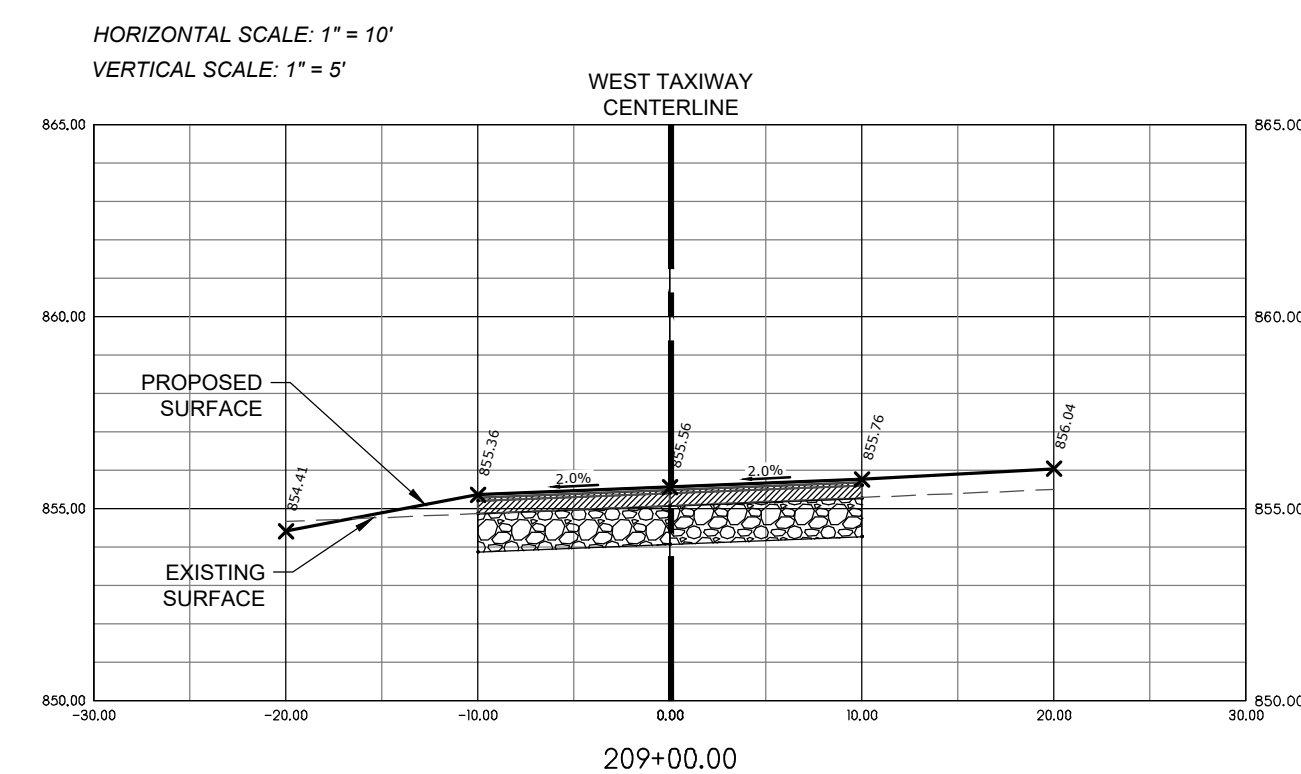
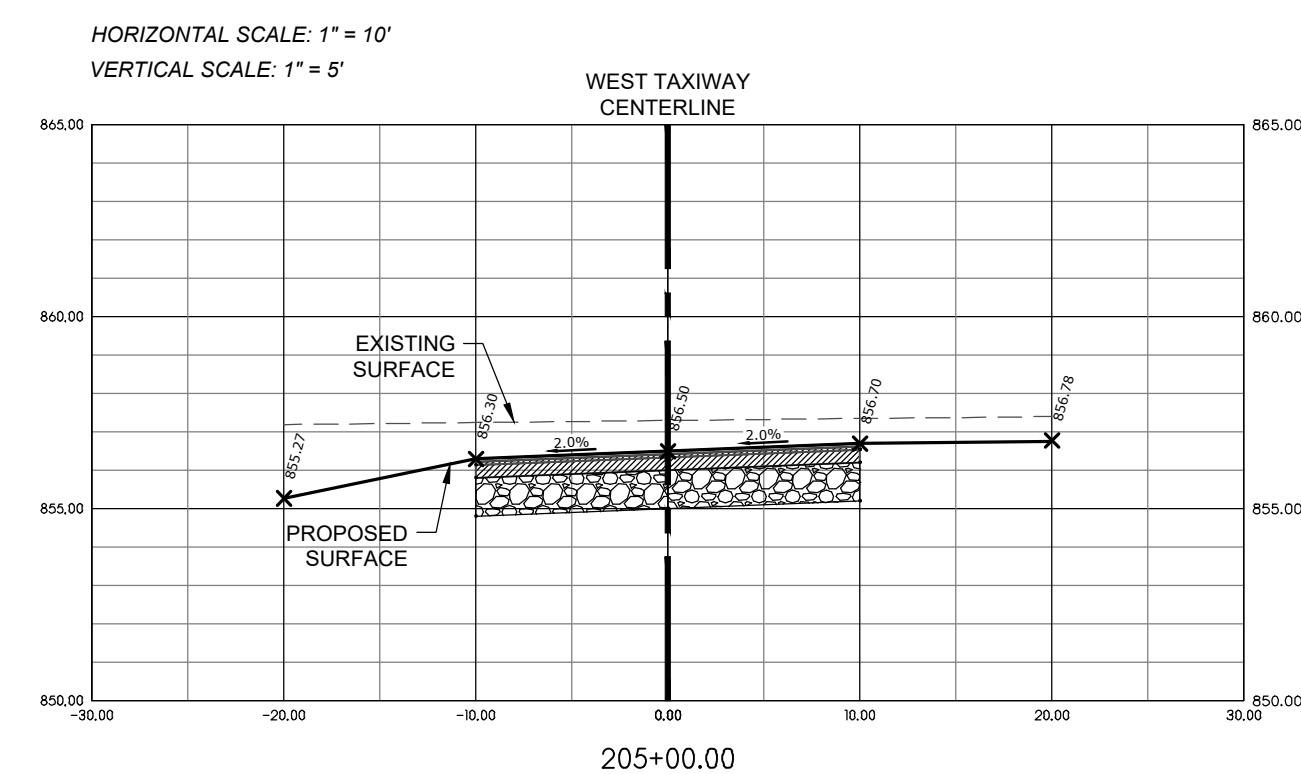
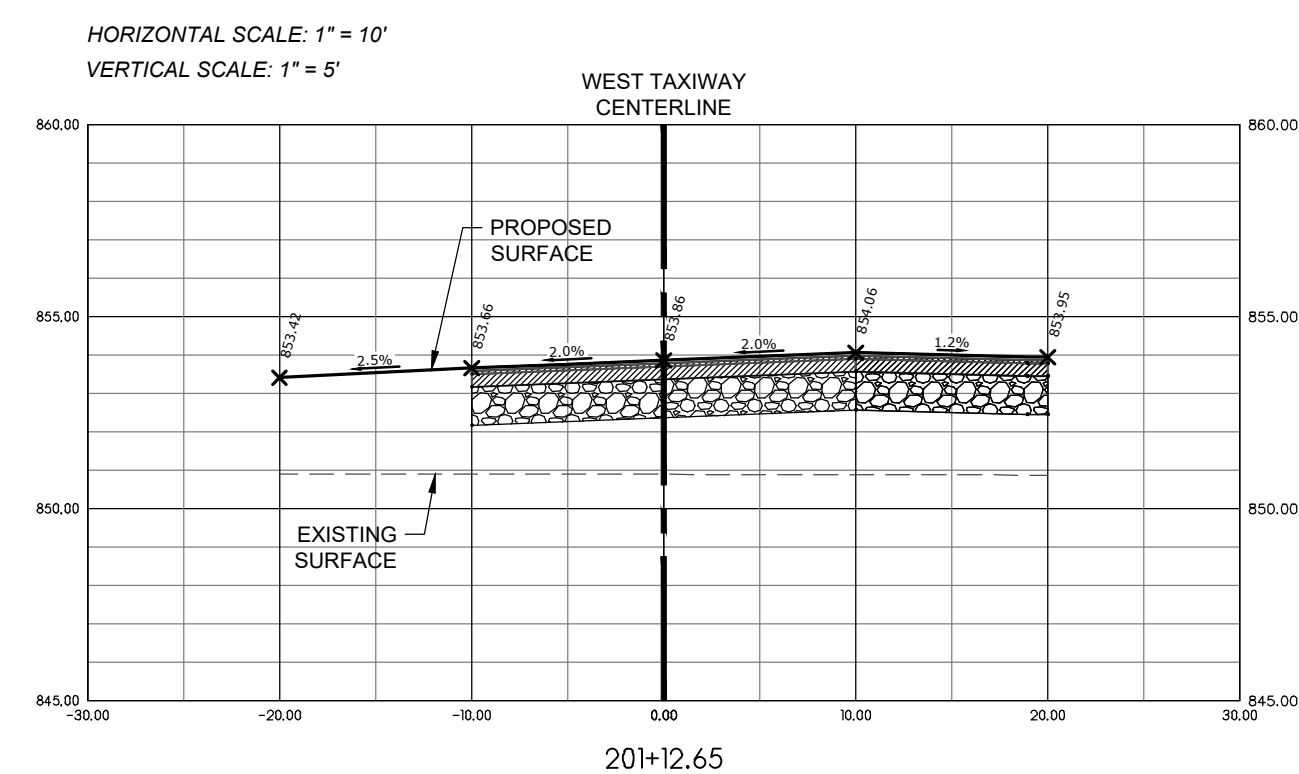
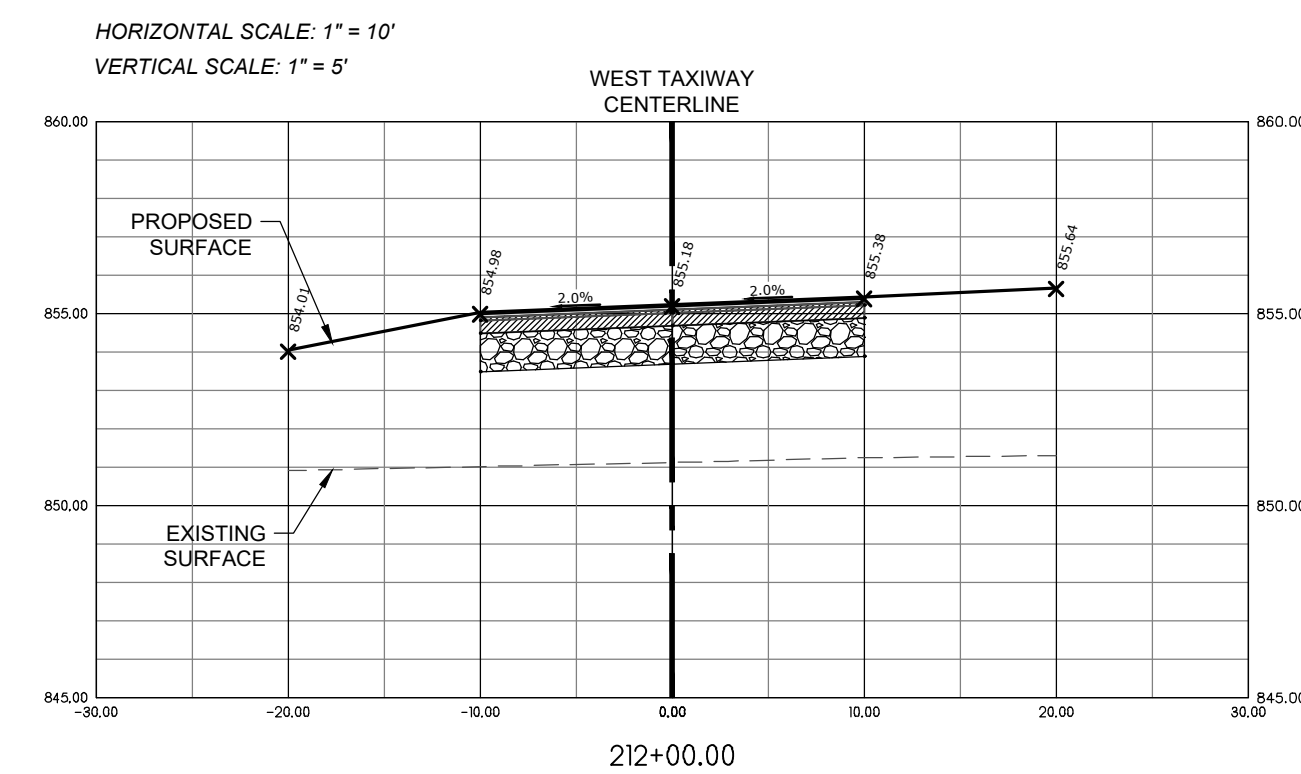
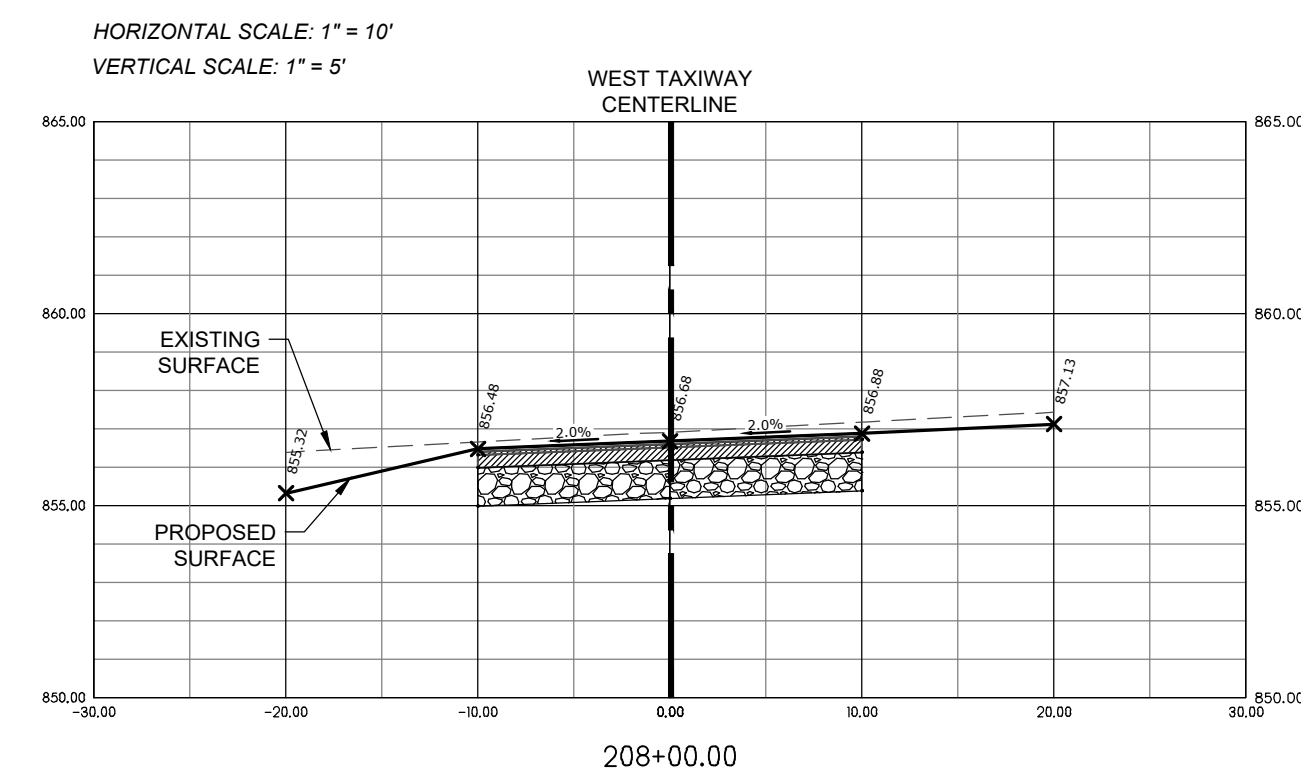
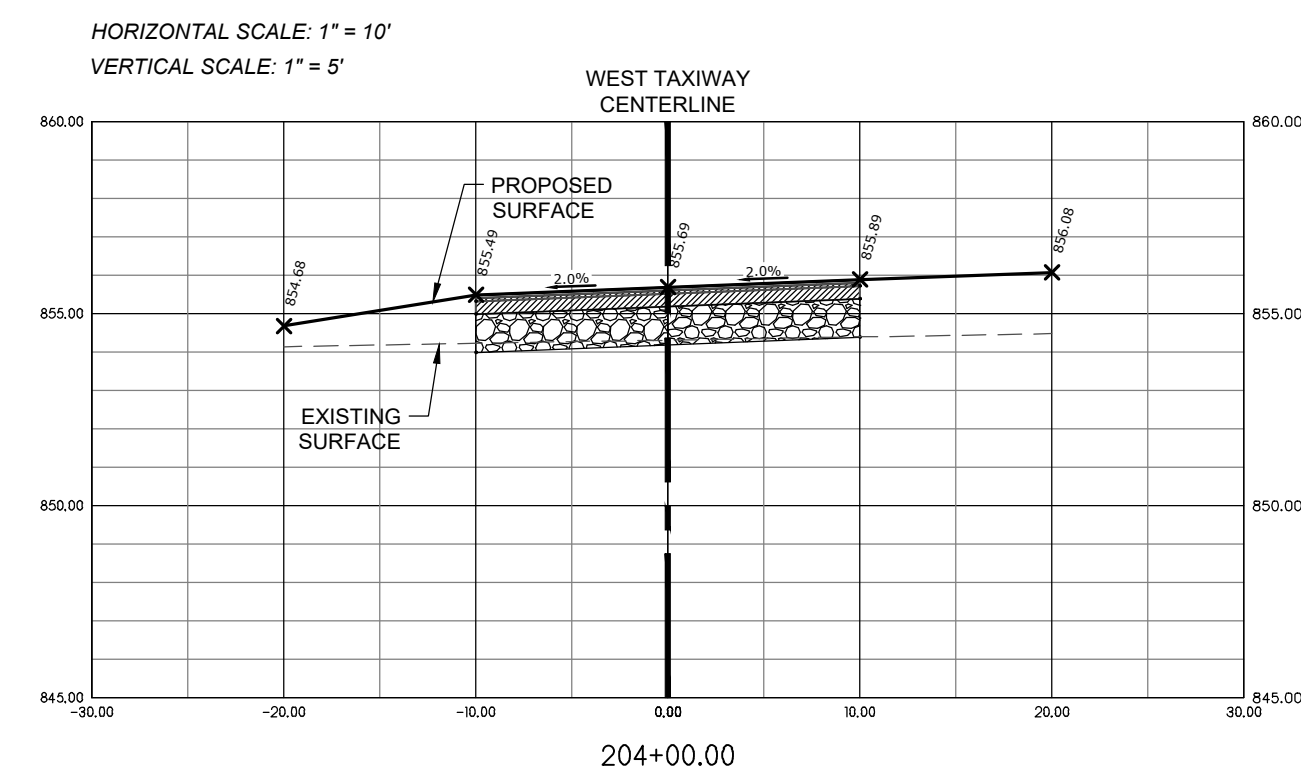
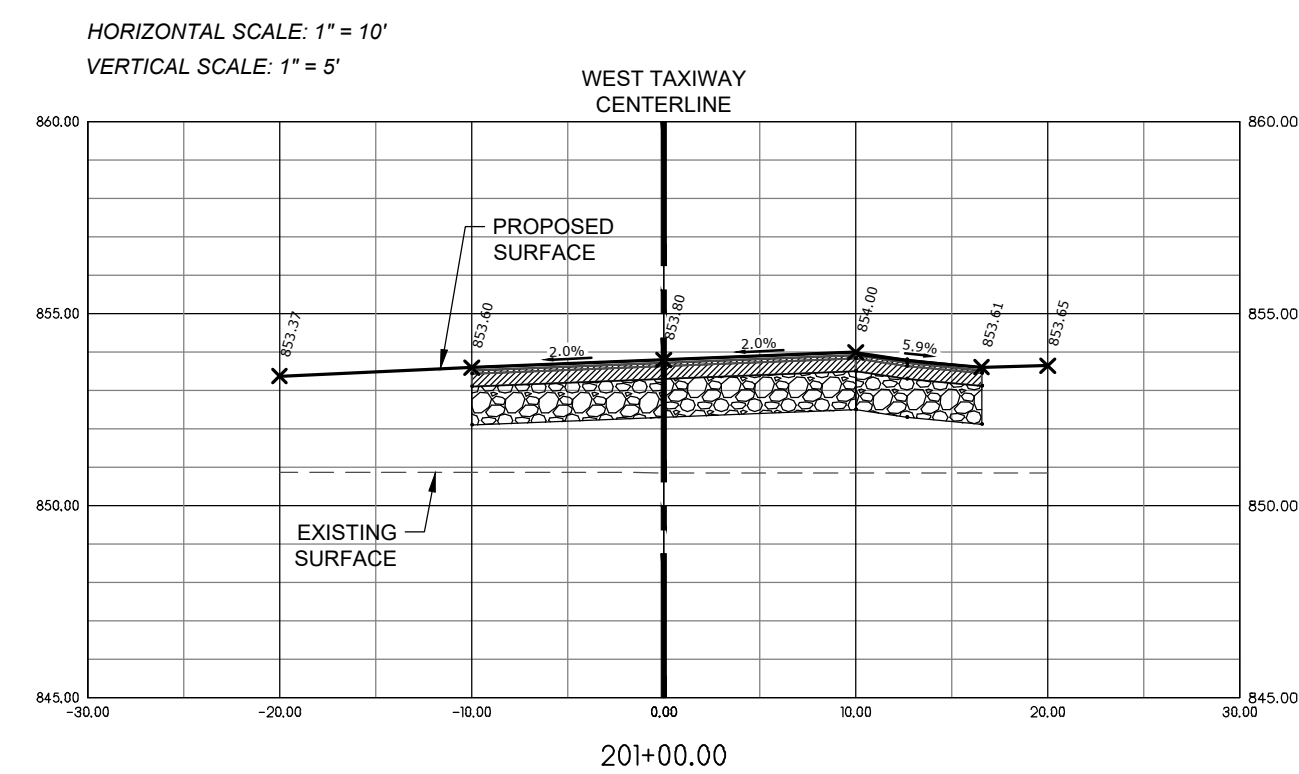
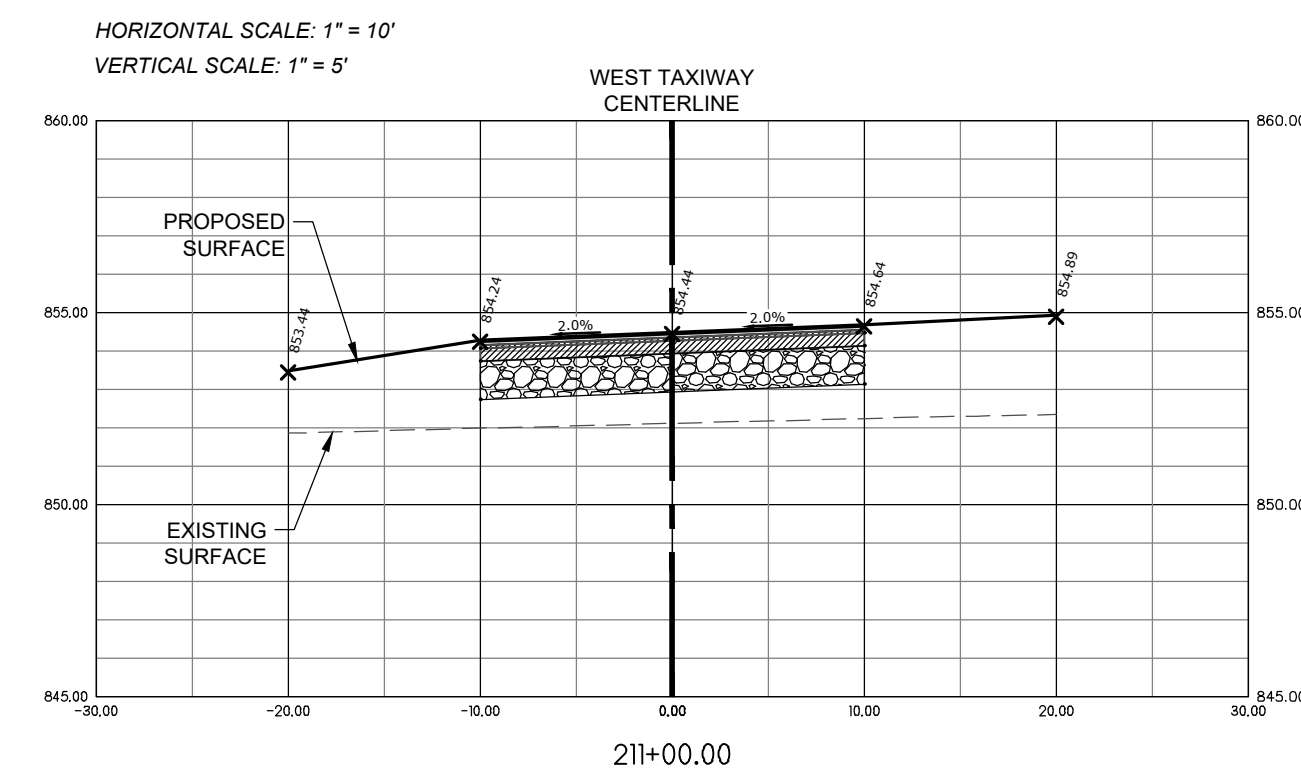
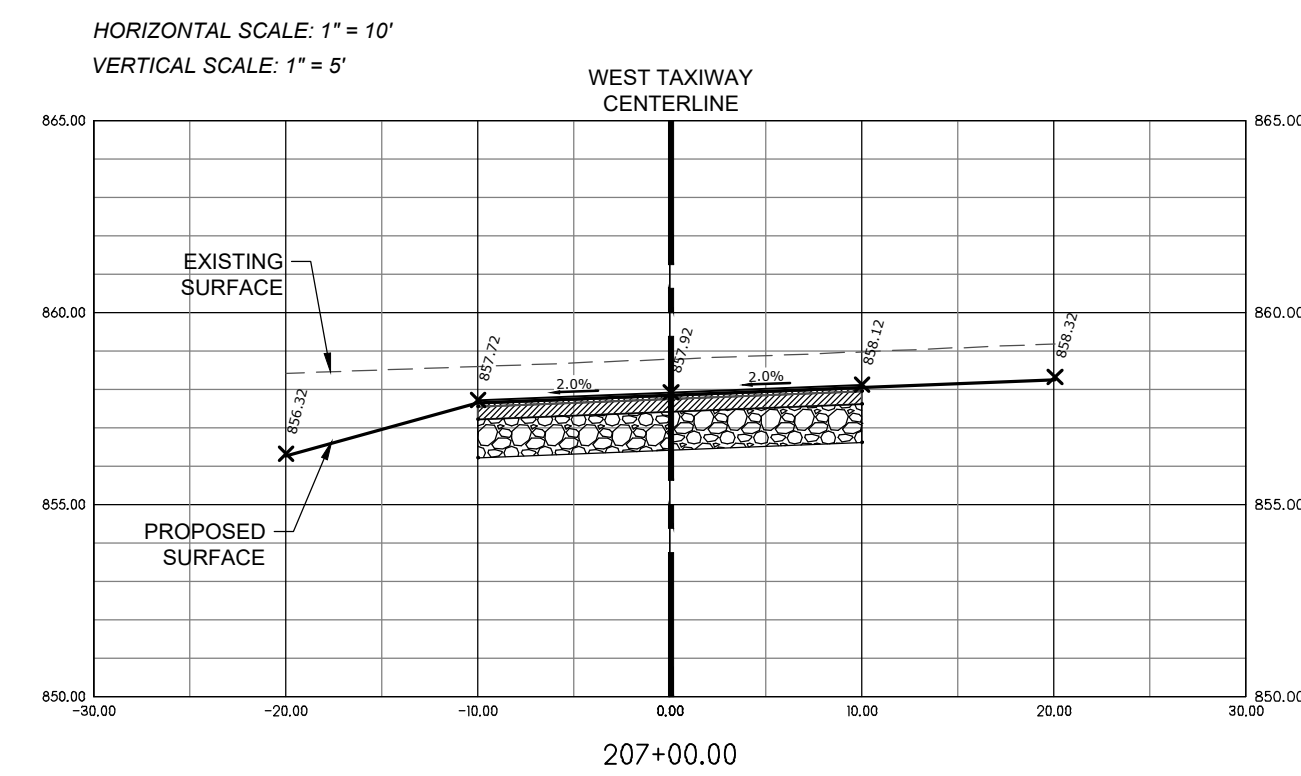
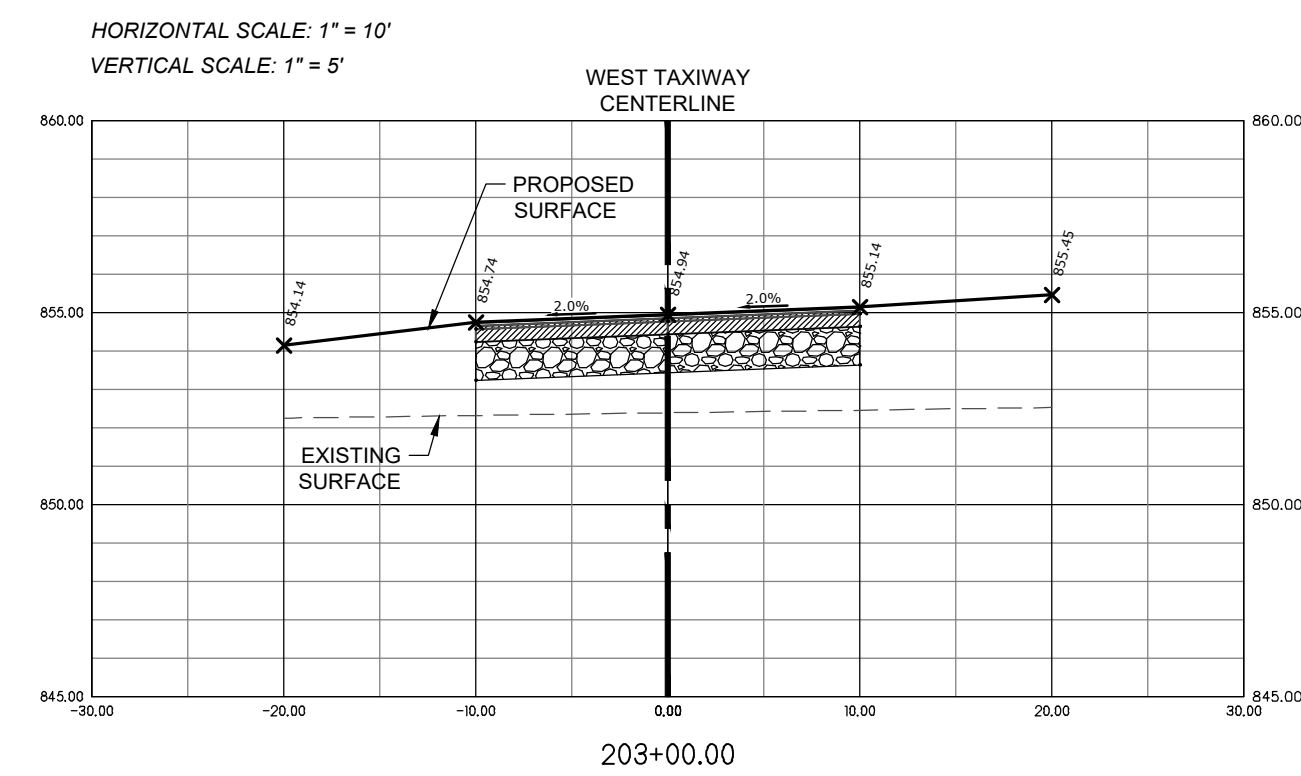
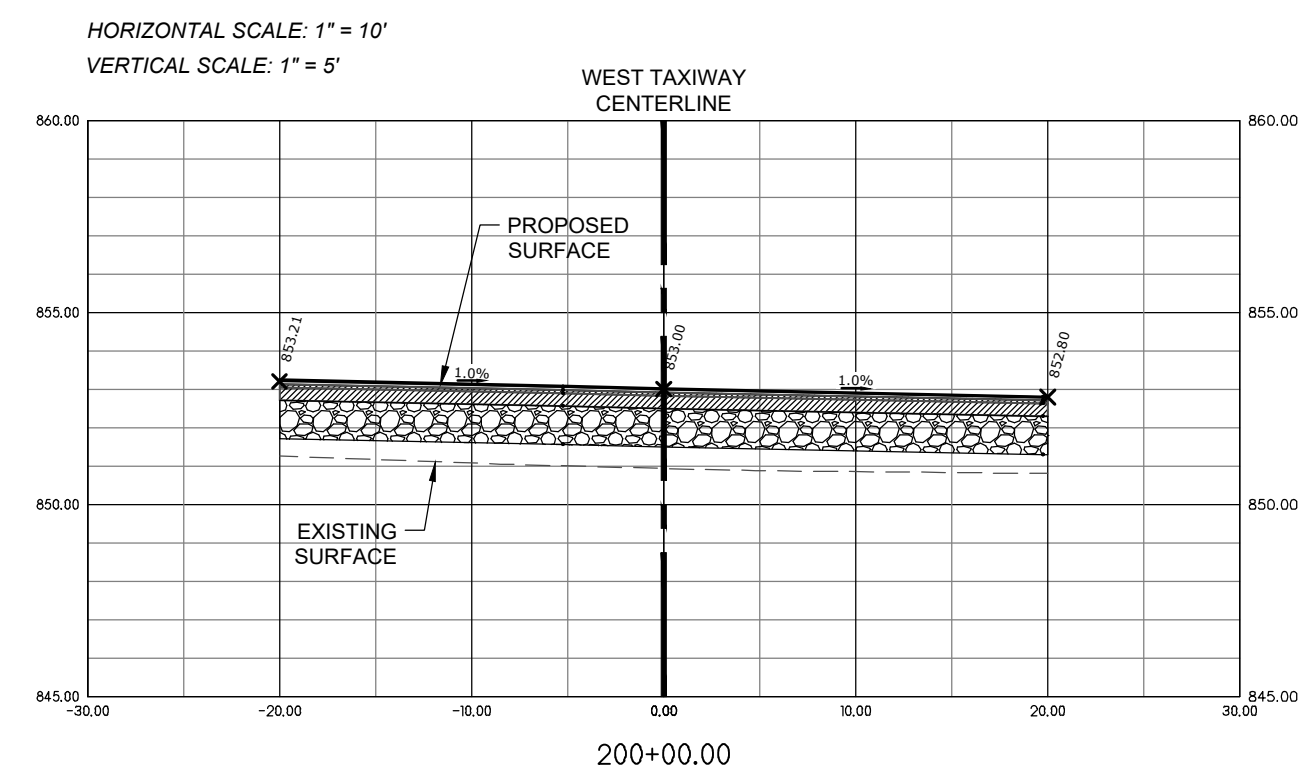
RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-45





PROJECT NAME
OWNER'S NAME

POPLAR GROVE AIRPORT EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR		DATE
1. AGENCY REVIEW		03-17-2025
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SHEET TITLE

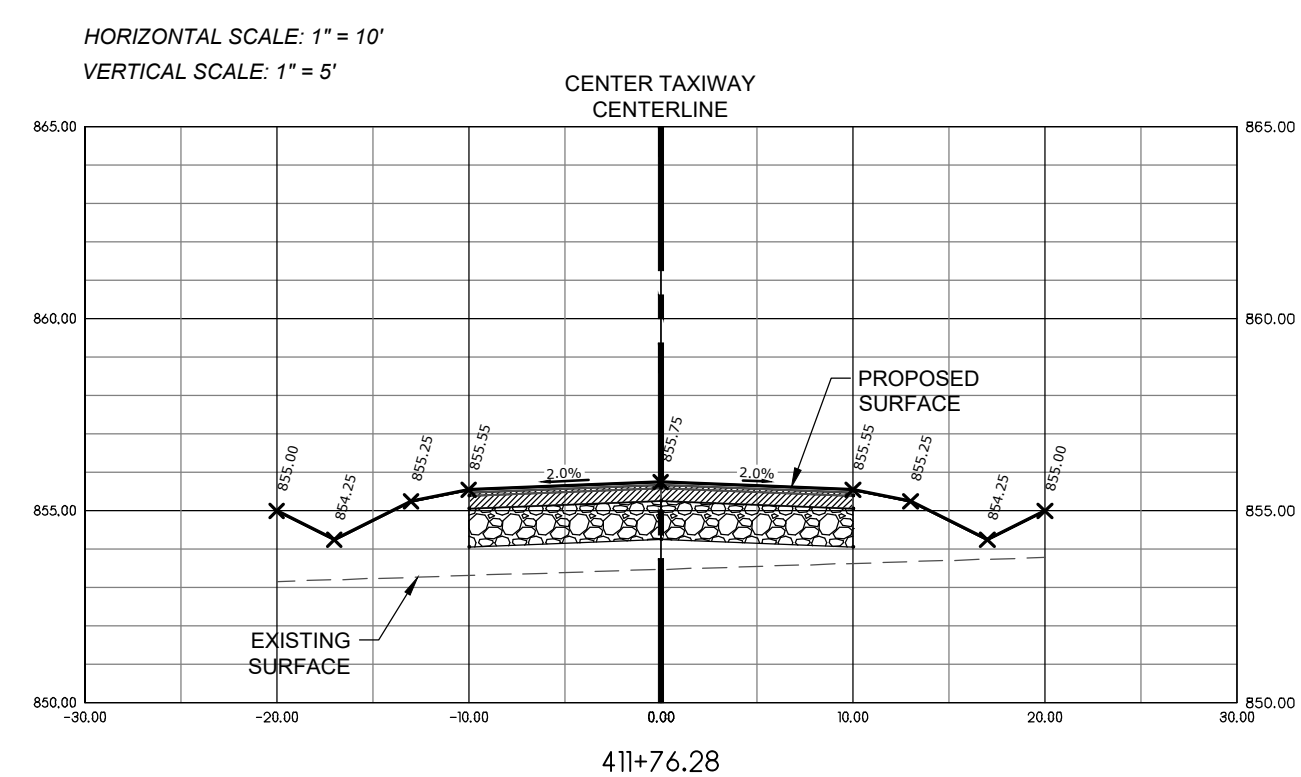
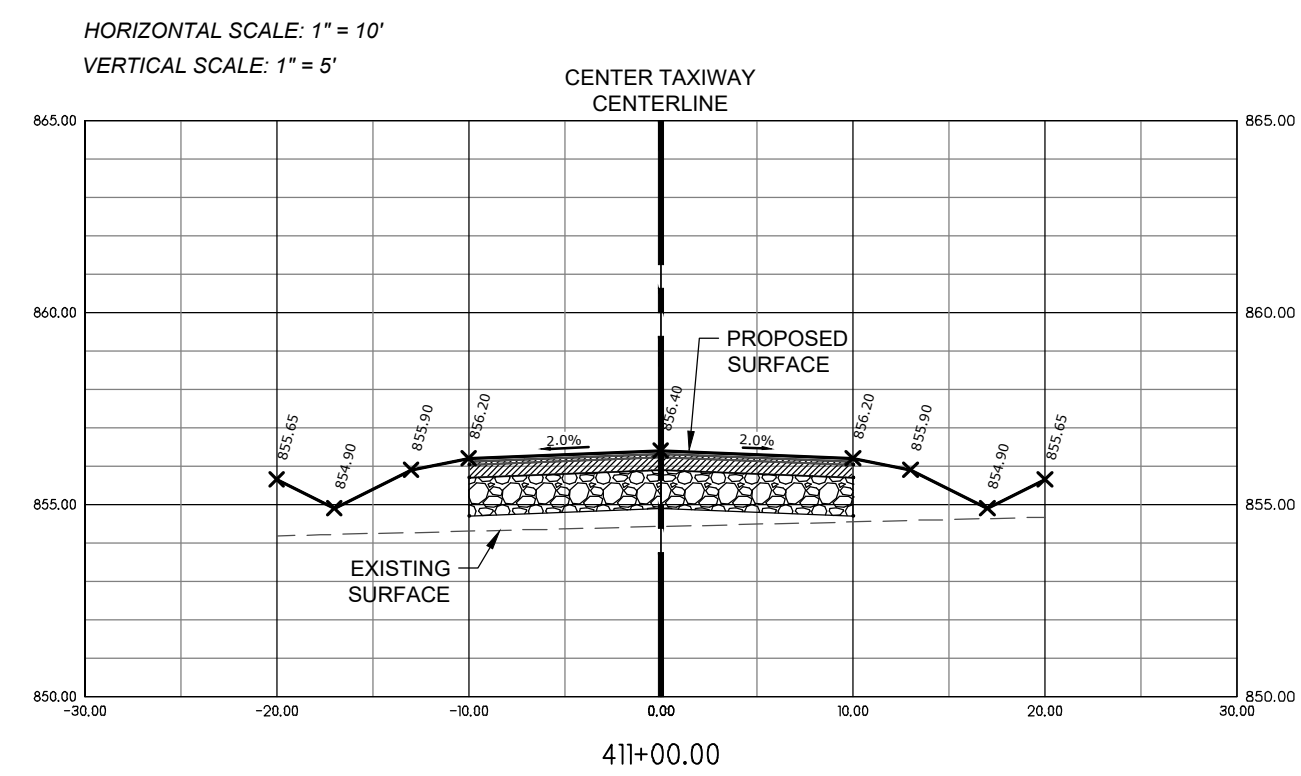
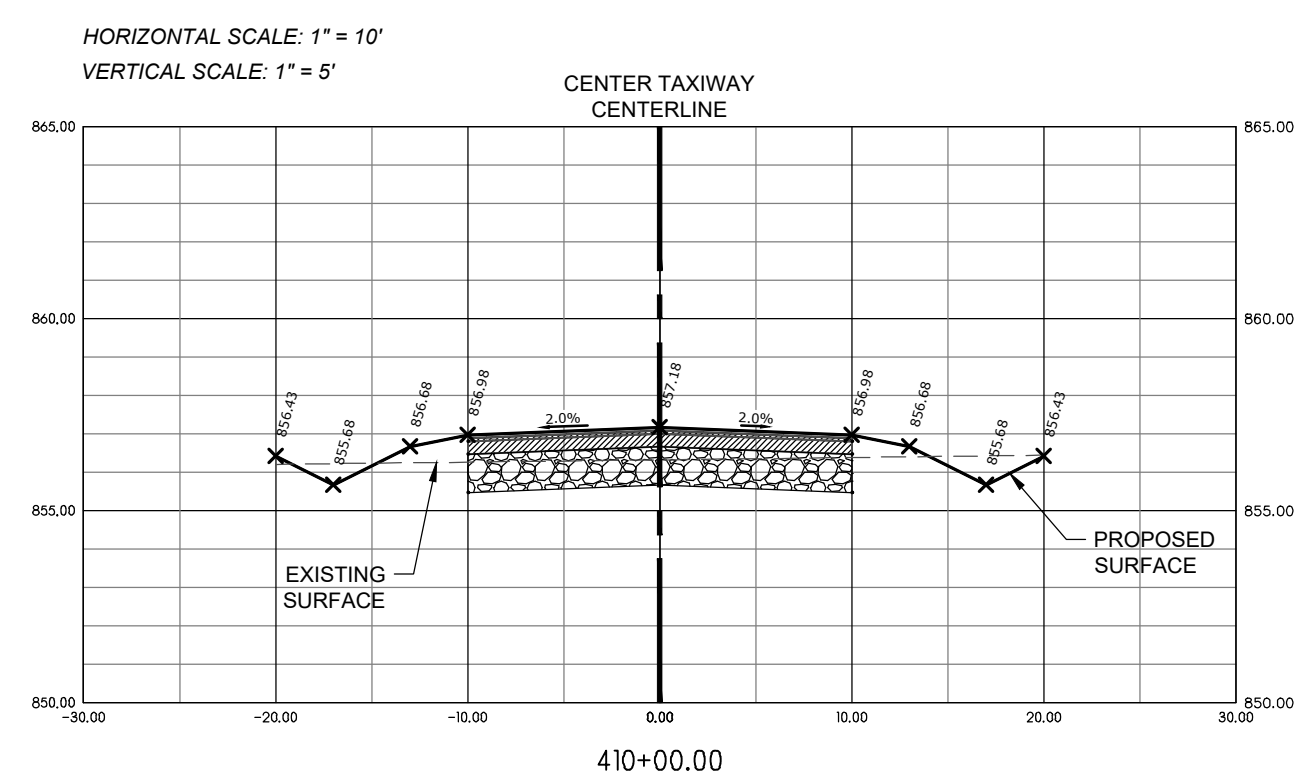
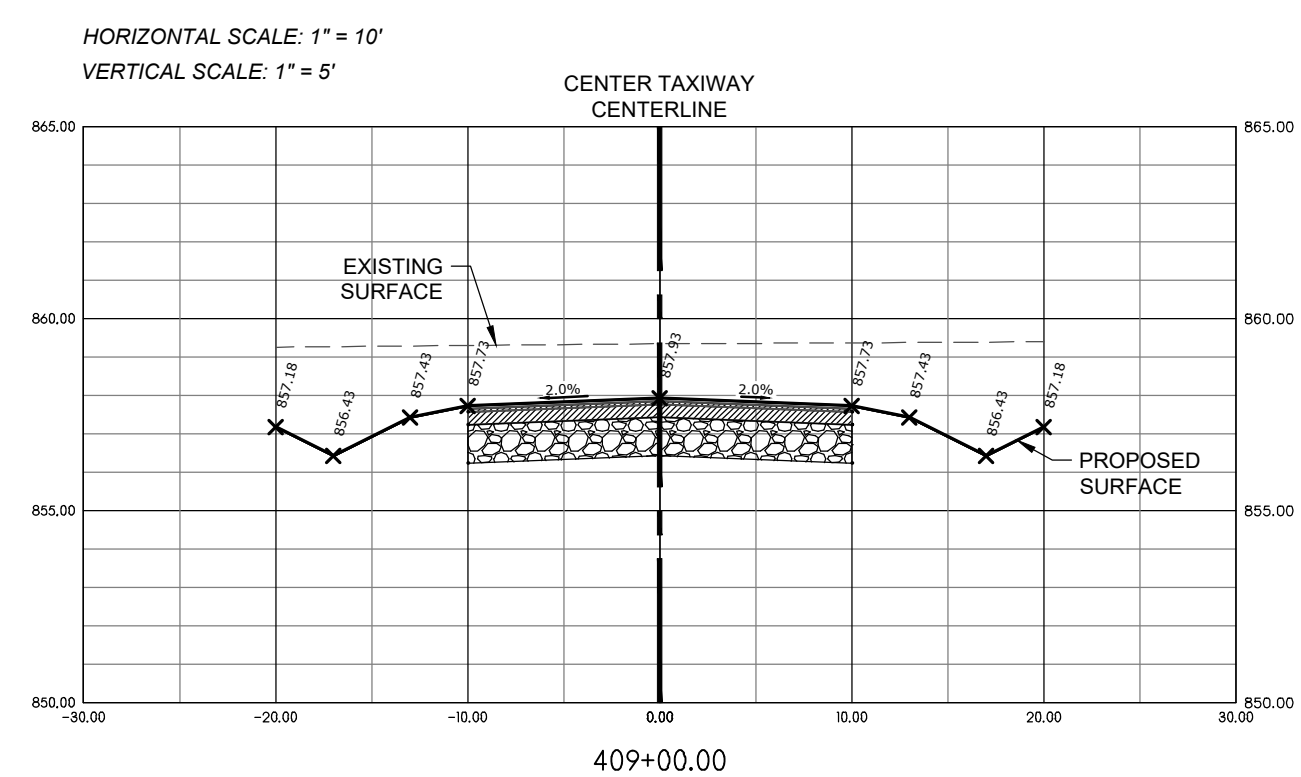
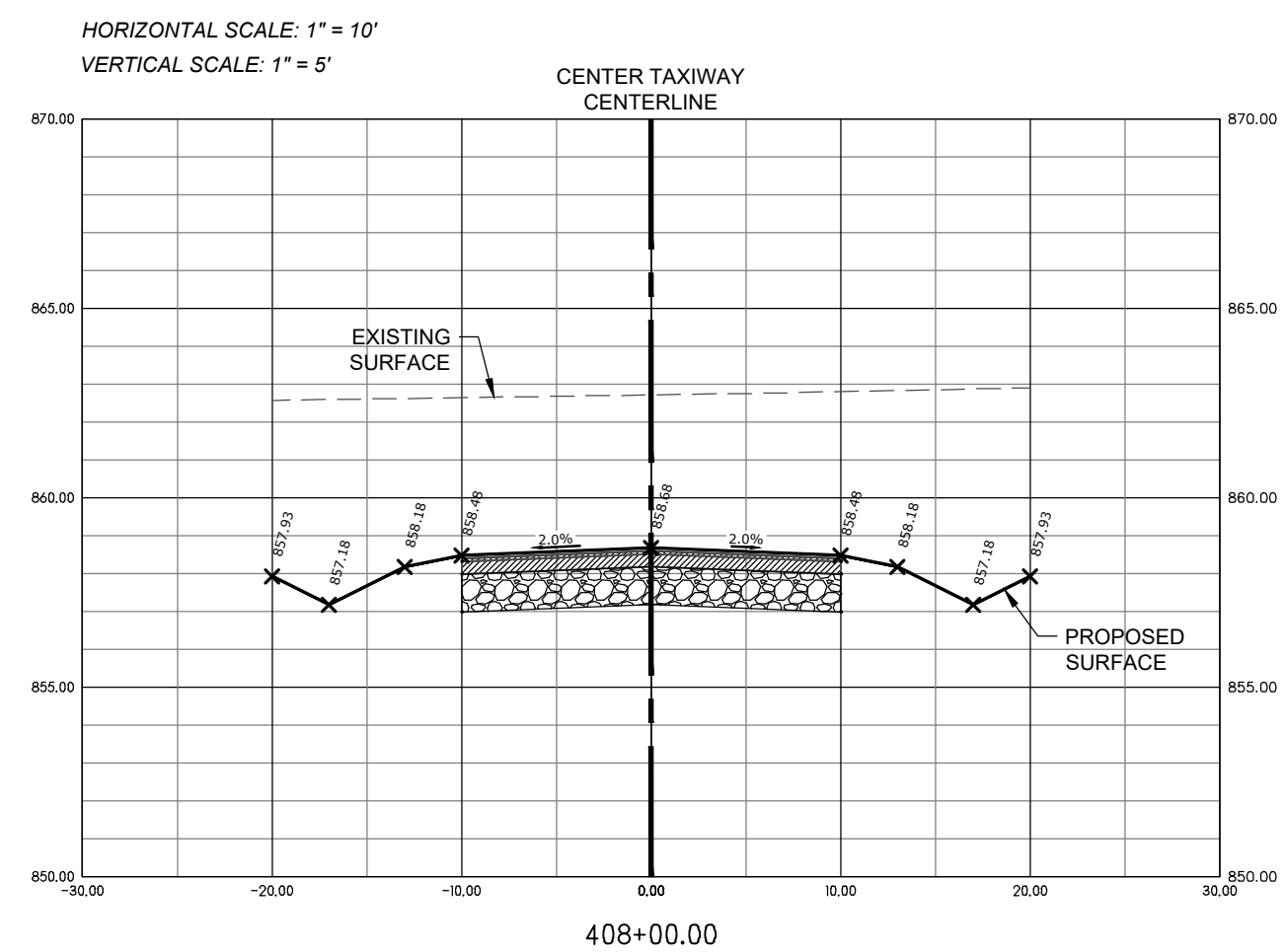
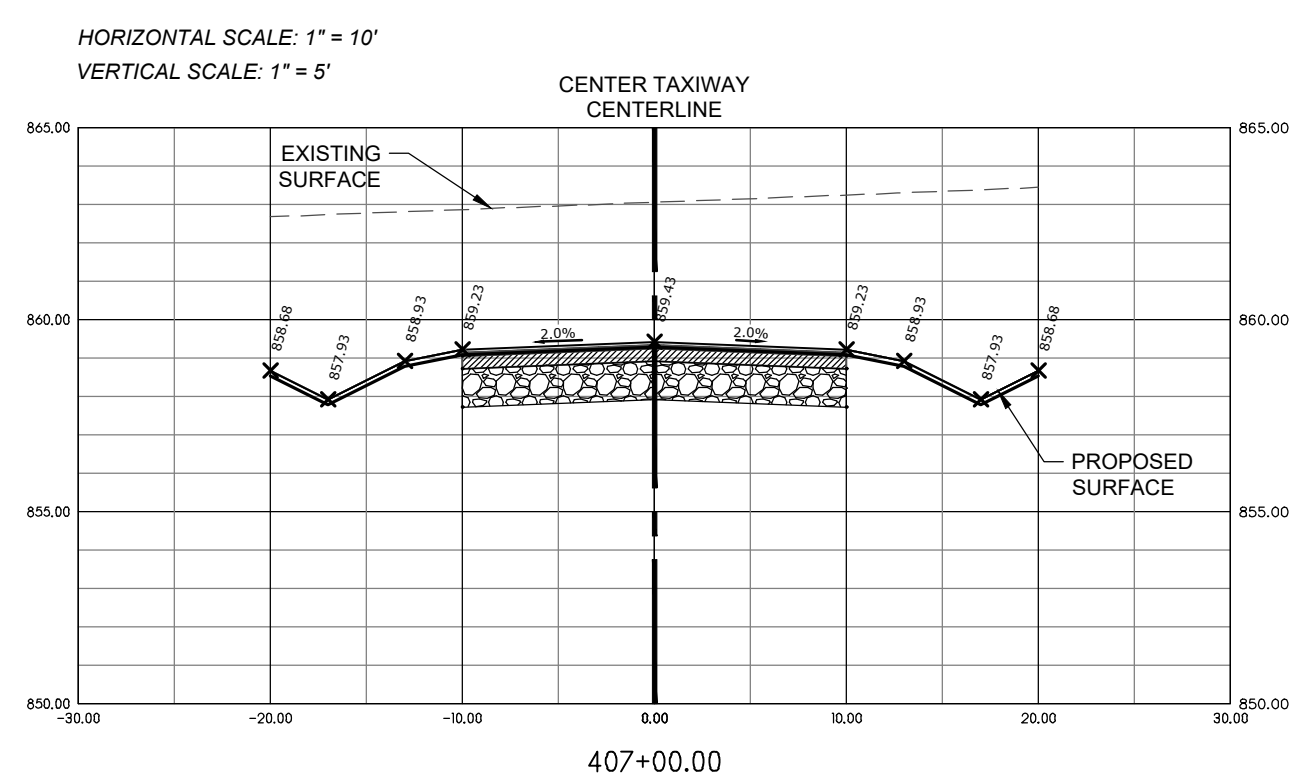
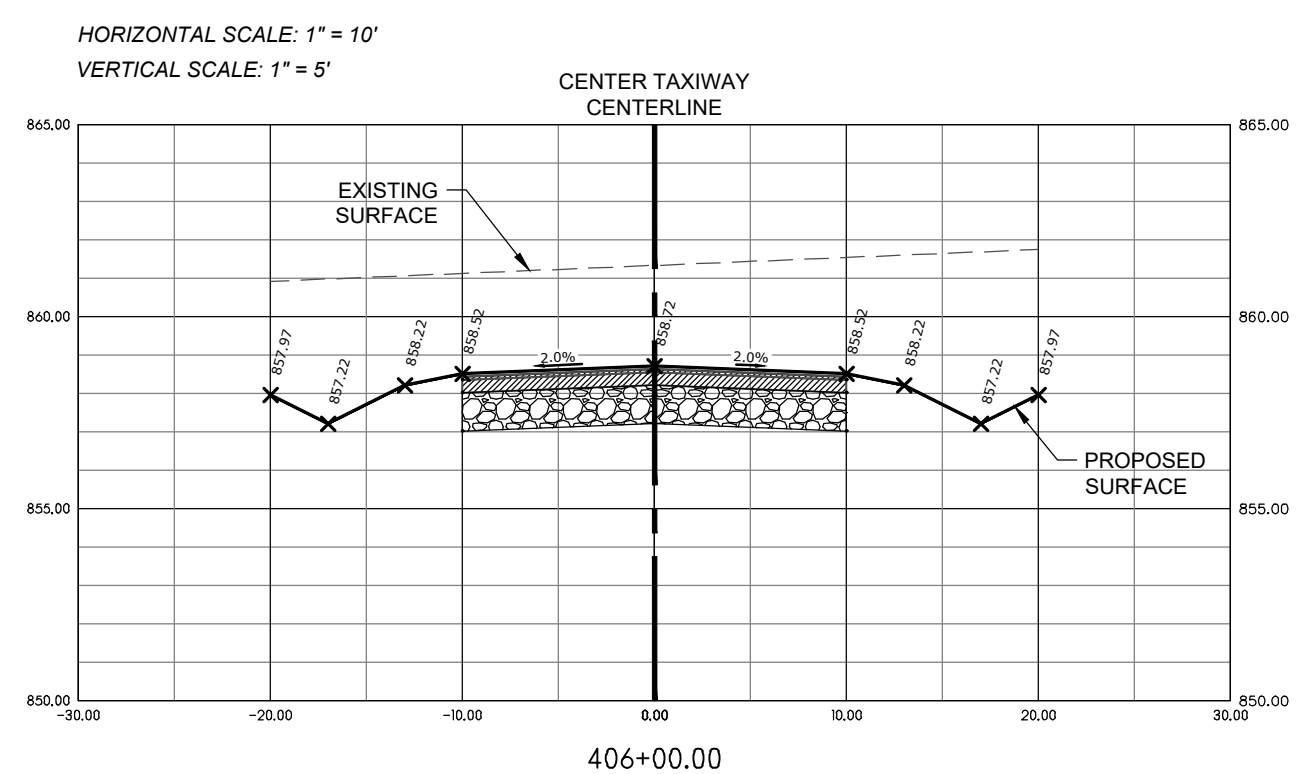
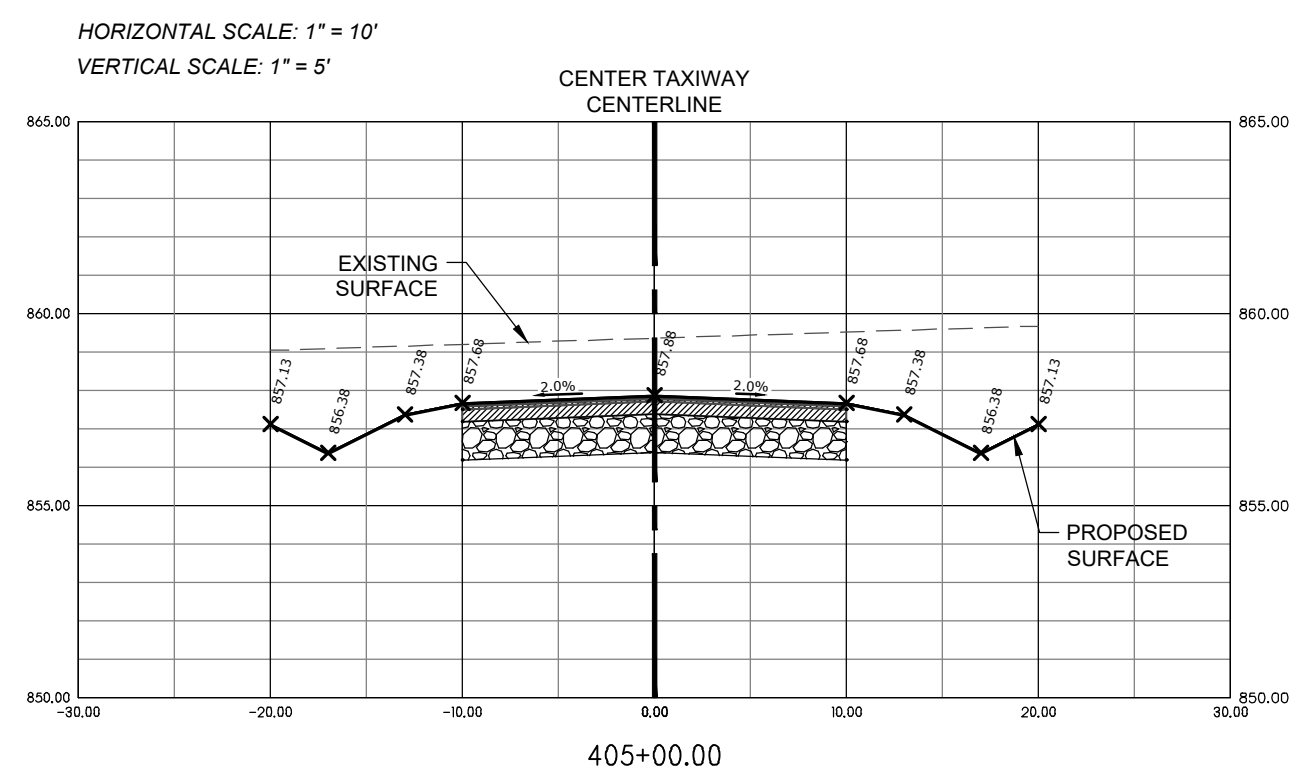
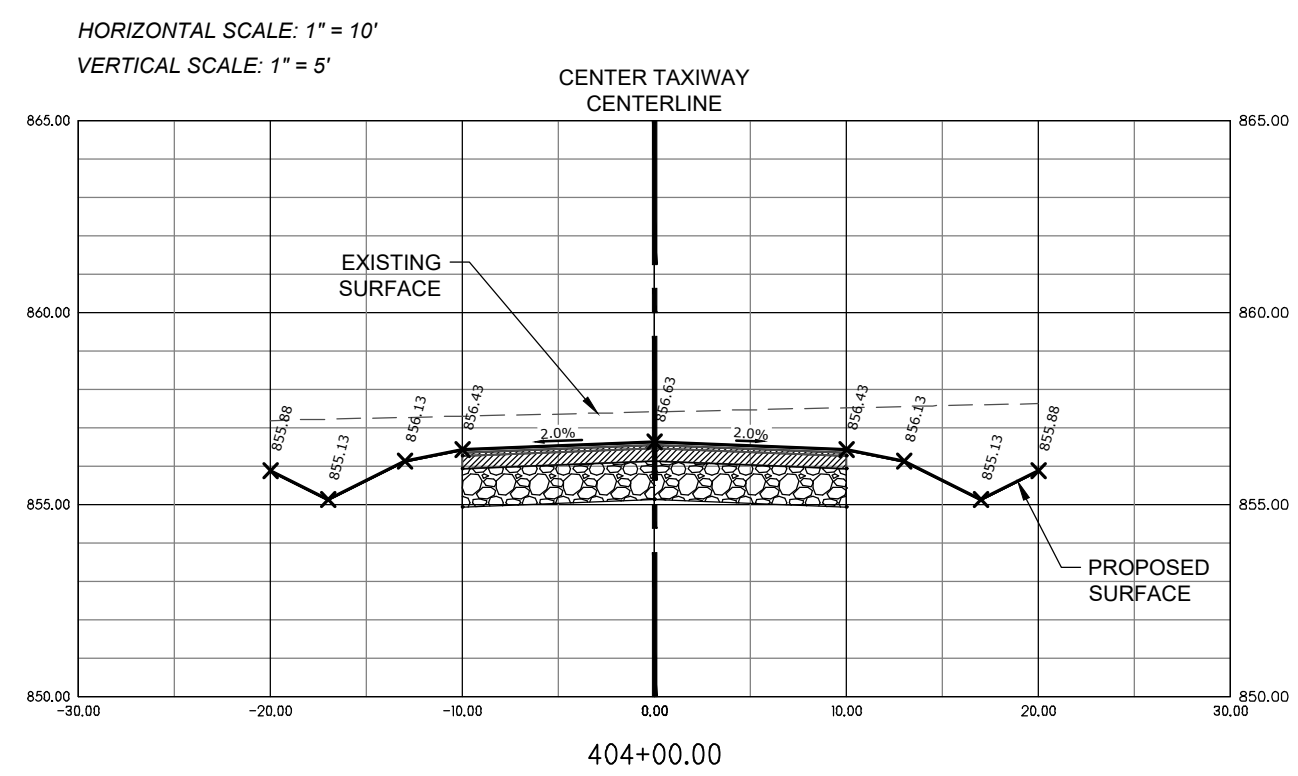
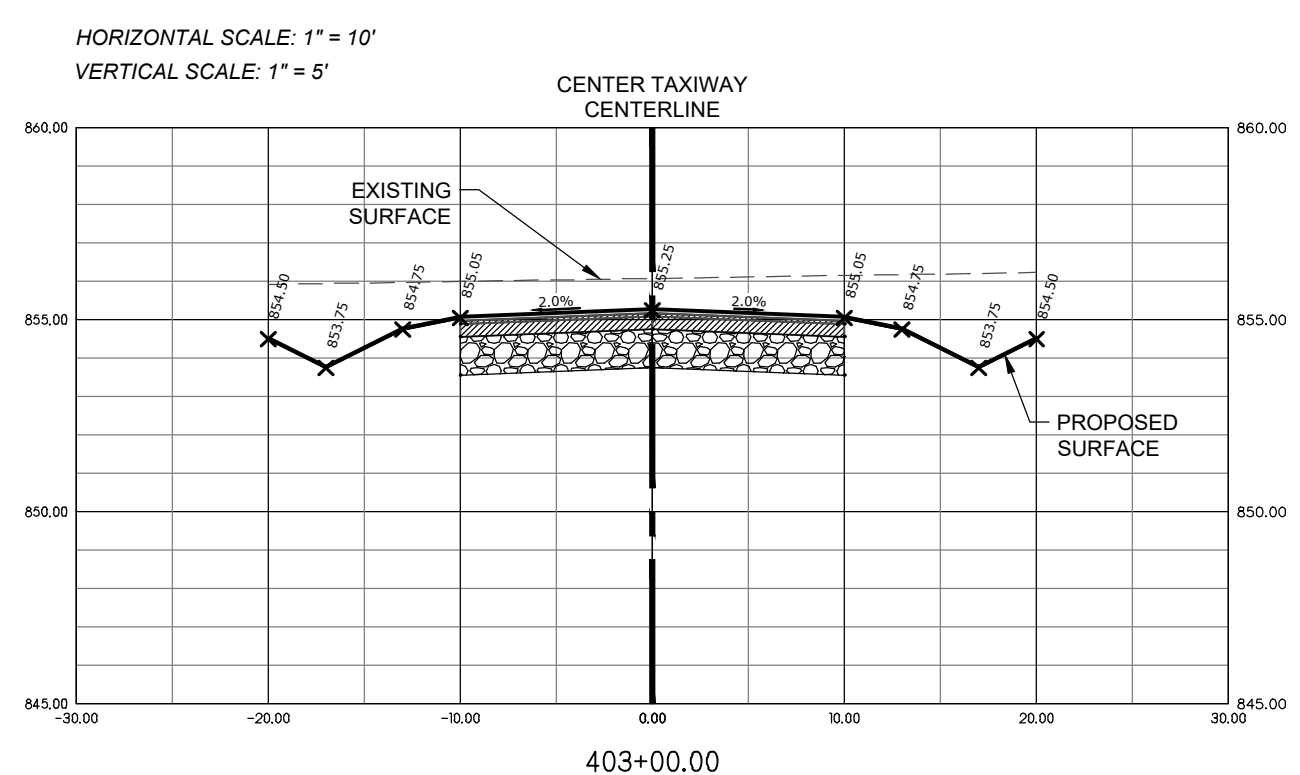
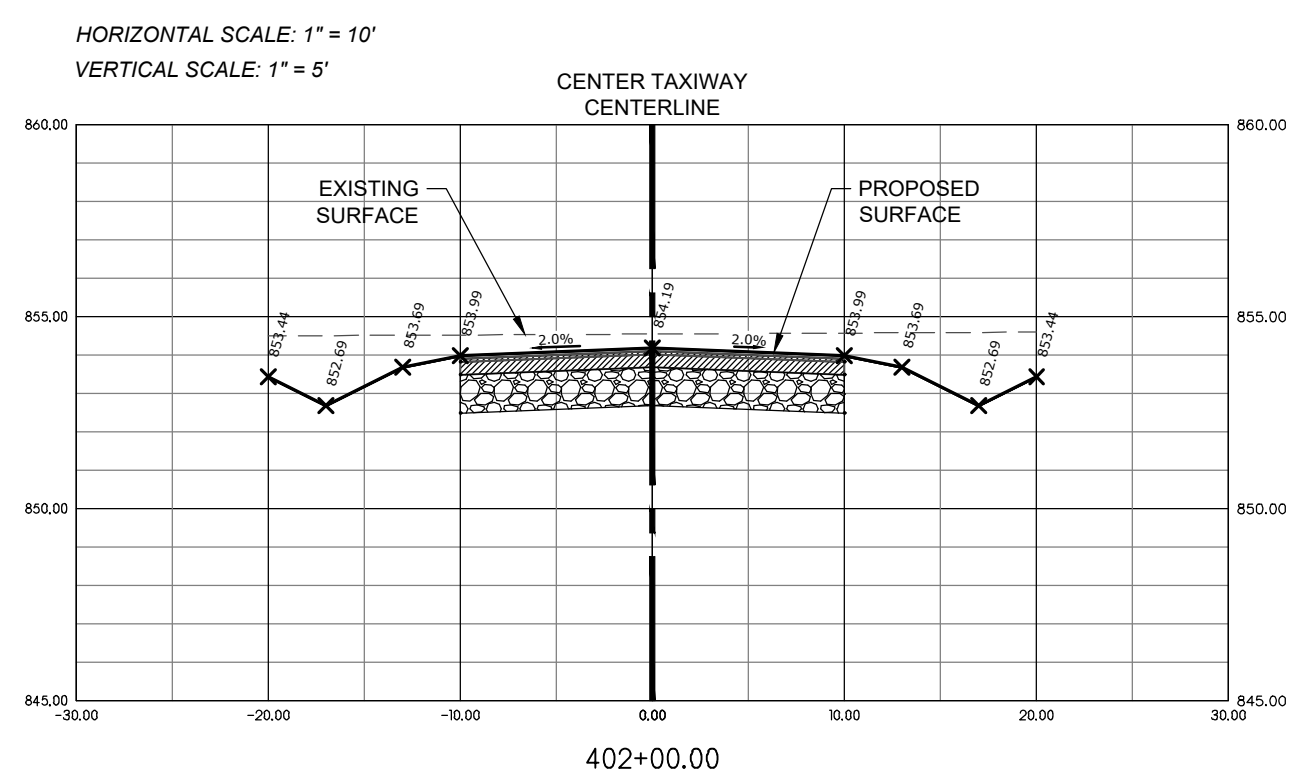
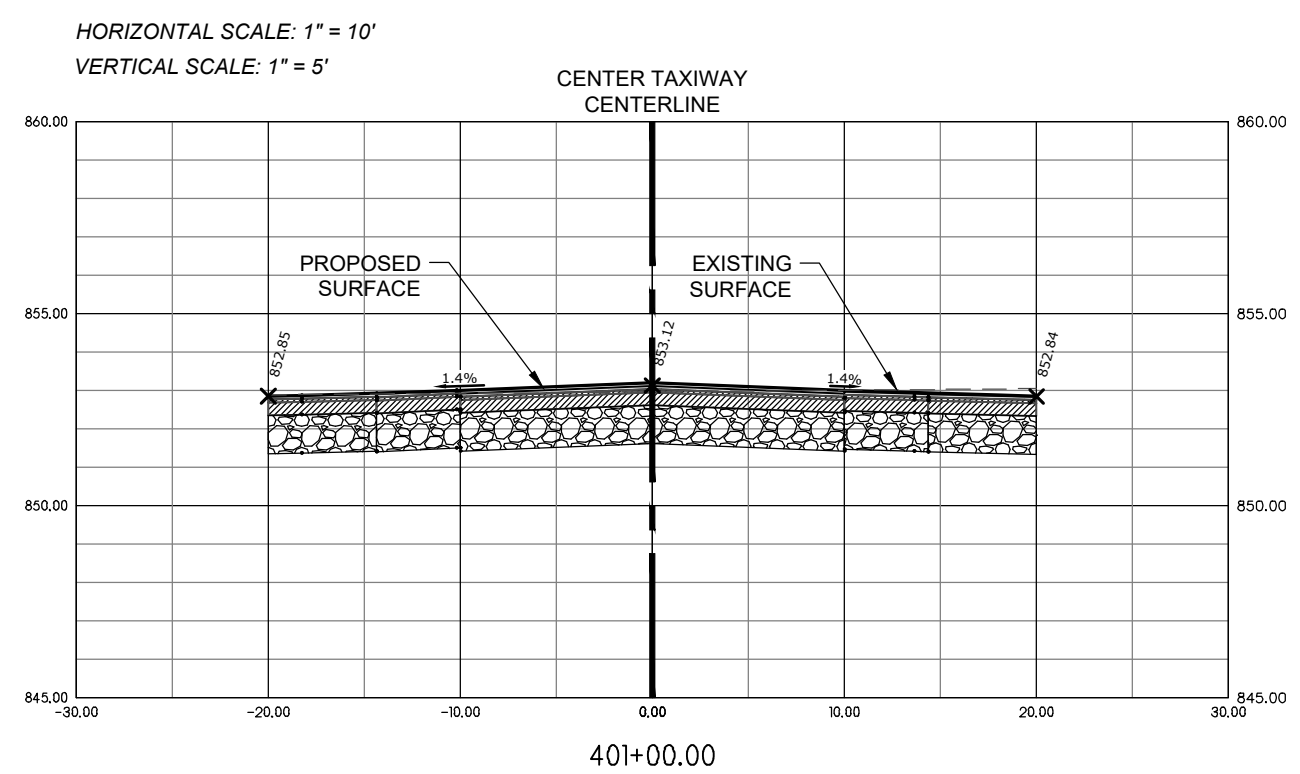
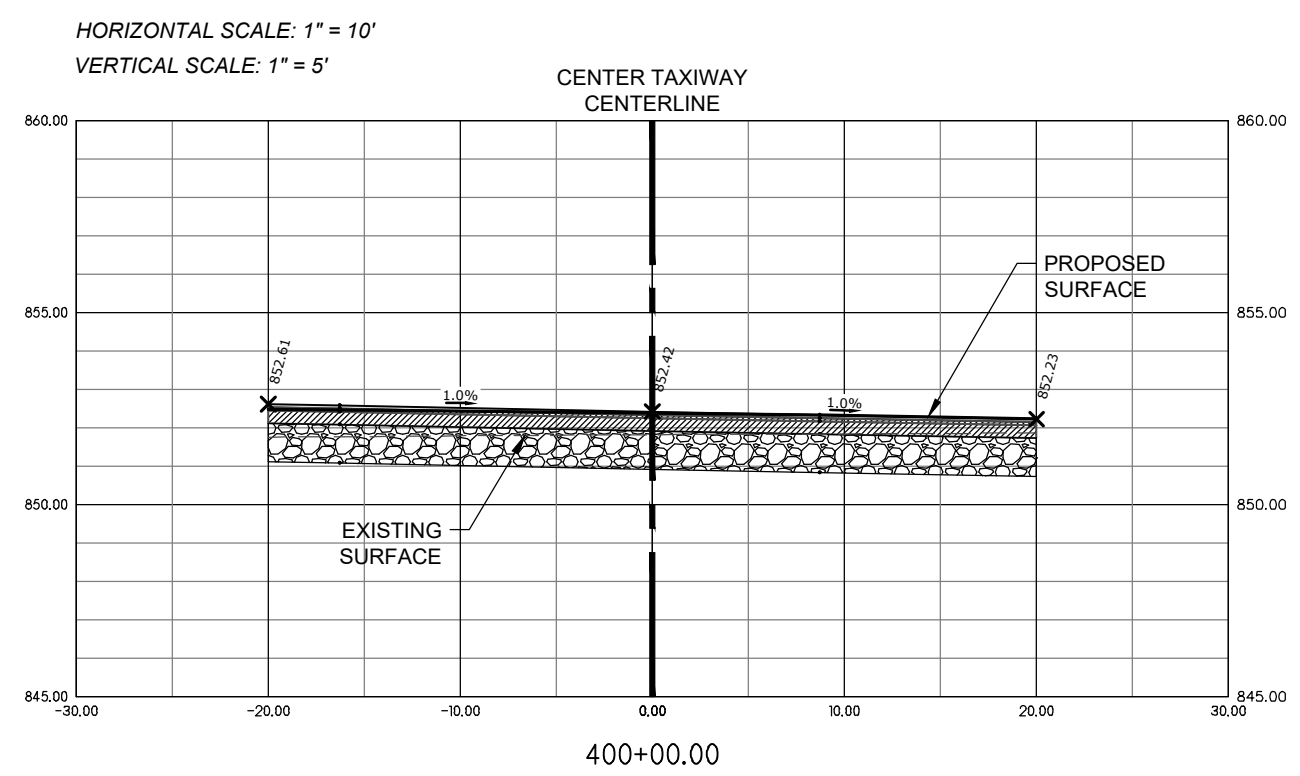
WEST TAXIWAY
CROSS SECTIONS
STA. 200+00 -
212+51.10

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-46



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR	
1.	DATE
1. AGENCY REVIEW	03-17-2025
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SHEET TITLE

**CENTER TAXIWAY
CROSS SECTIONS
STA. 400+00 -
411+76.28**

DRAWN	TRS
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-47

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

1.	AGENCY REVIEW	DATE
2.	---	03-17-2025
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REVISIONS

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SHEET TITLE

EAST TAXIWAY
CROSS SECTIONS
STA. 600+00 -
607+00

DRAWN

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CHECKED

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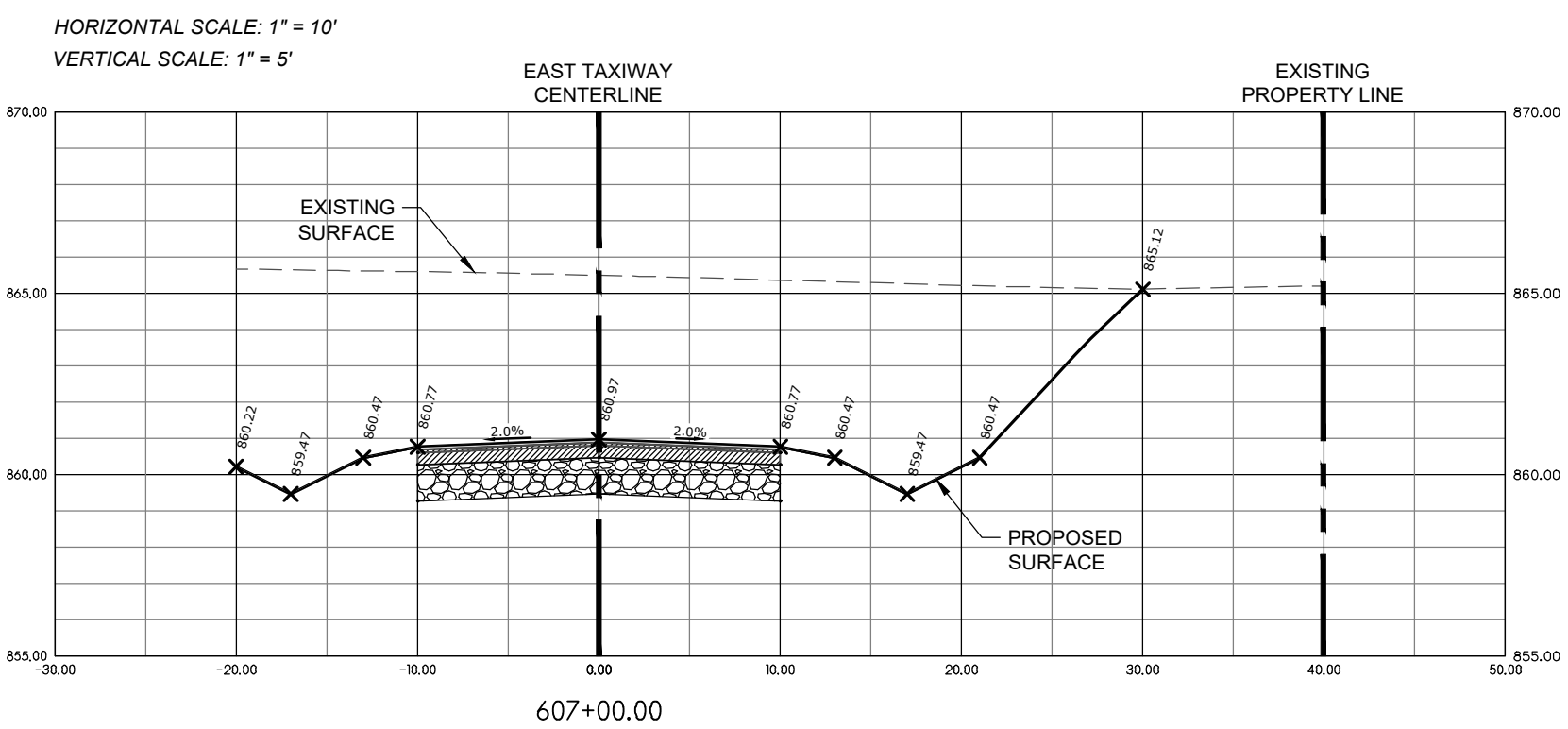
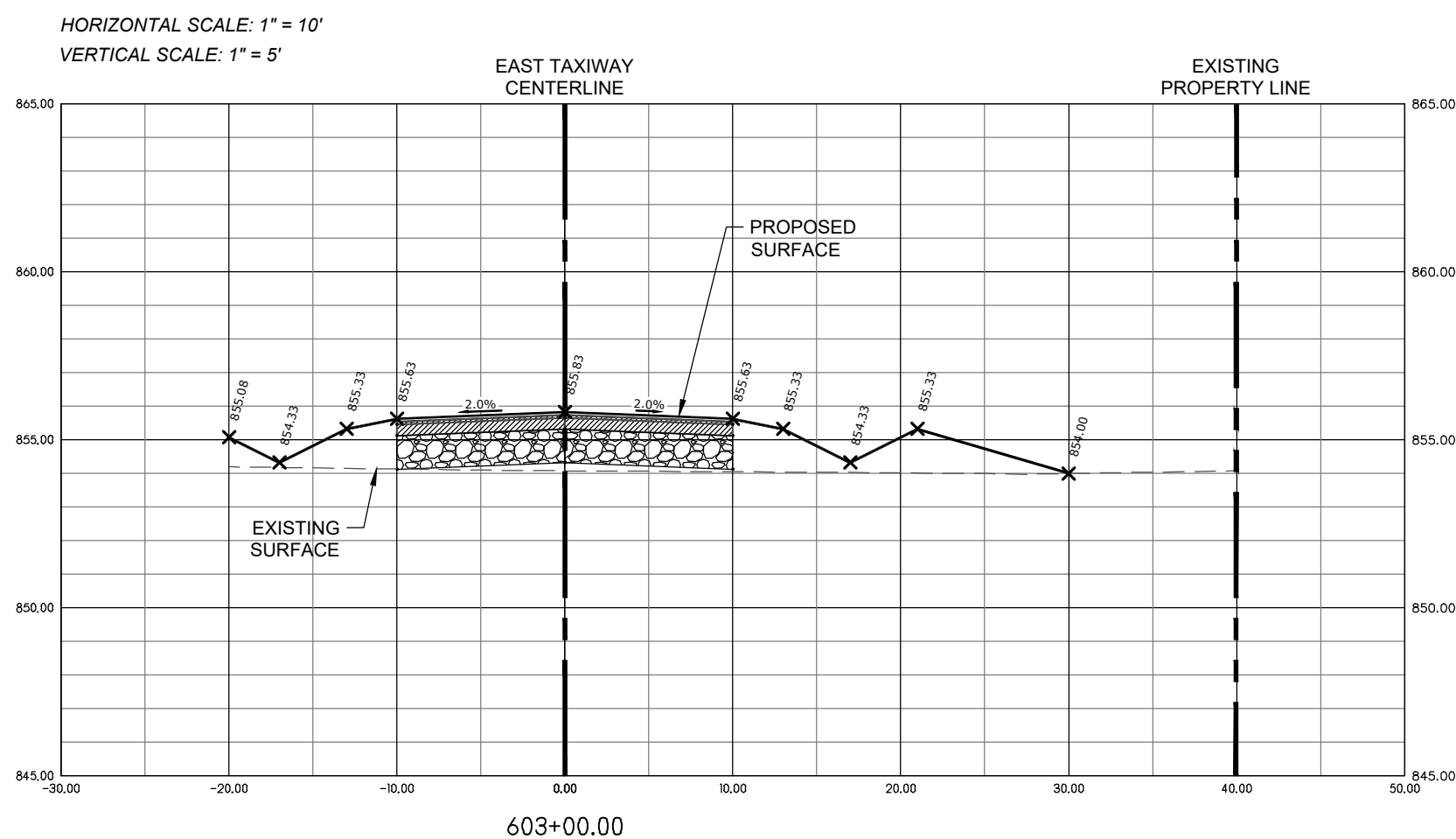
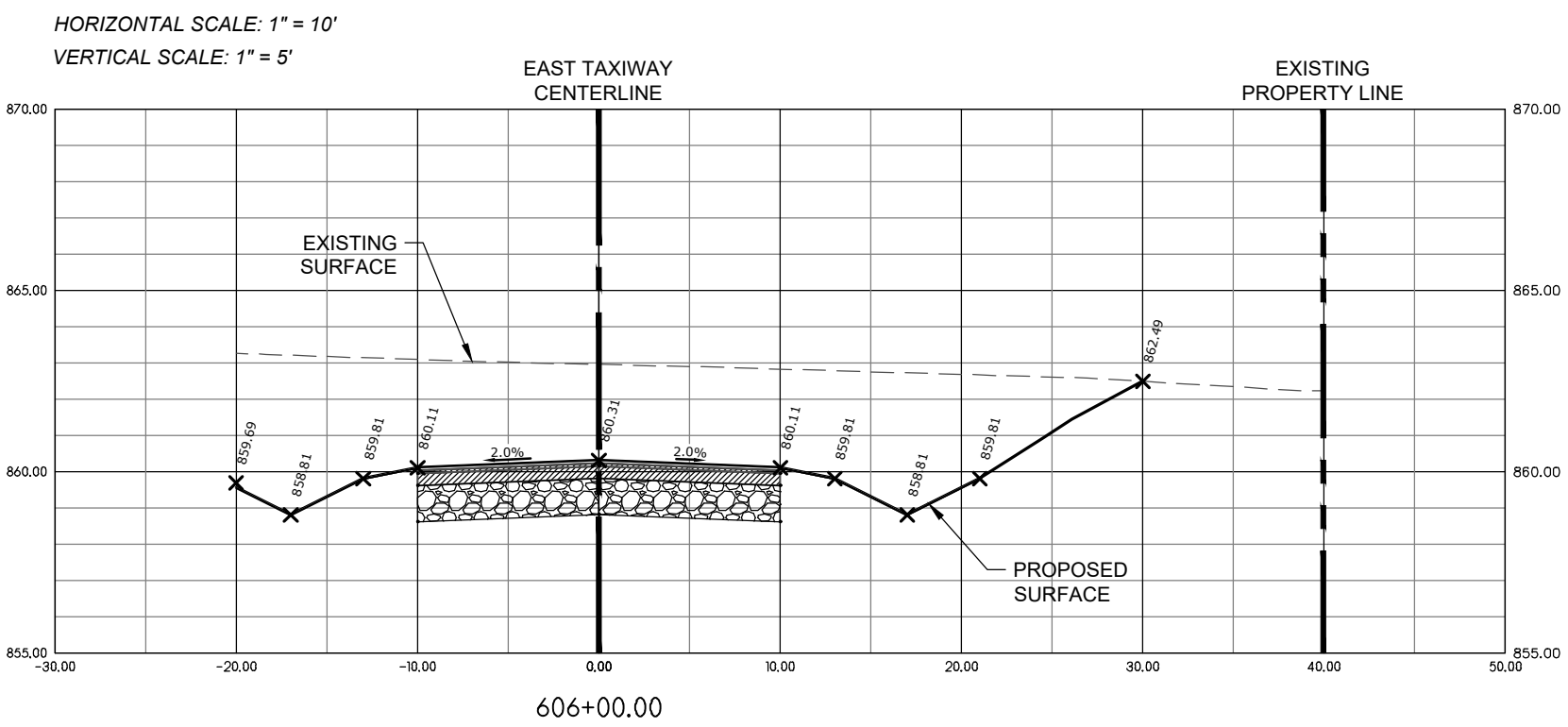
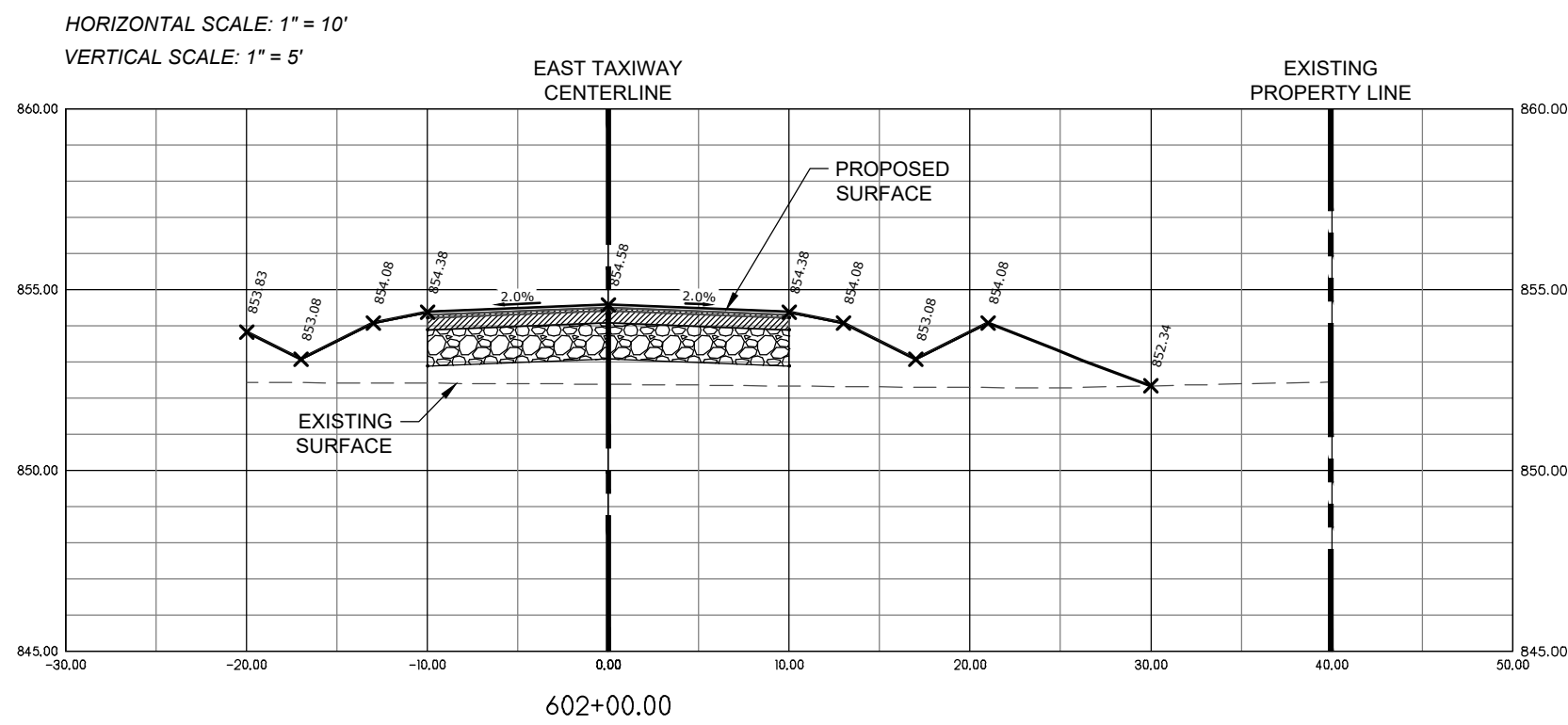
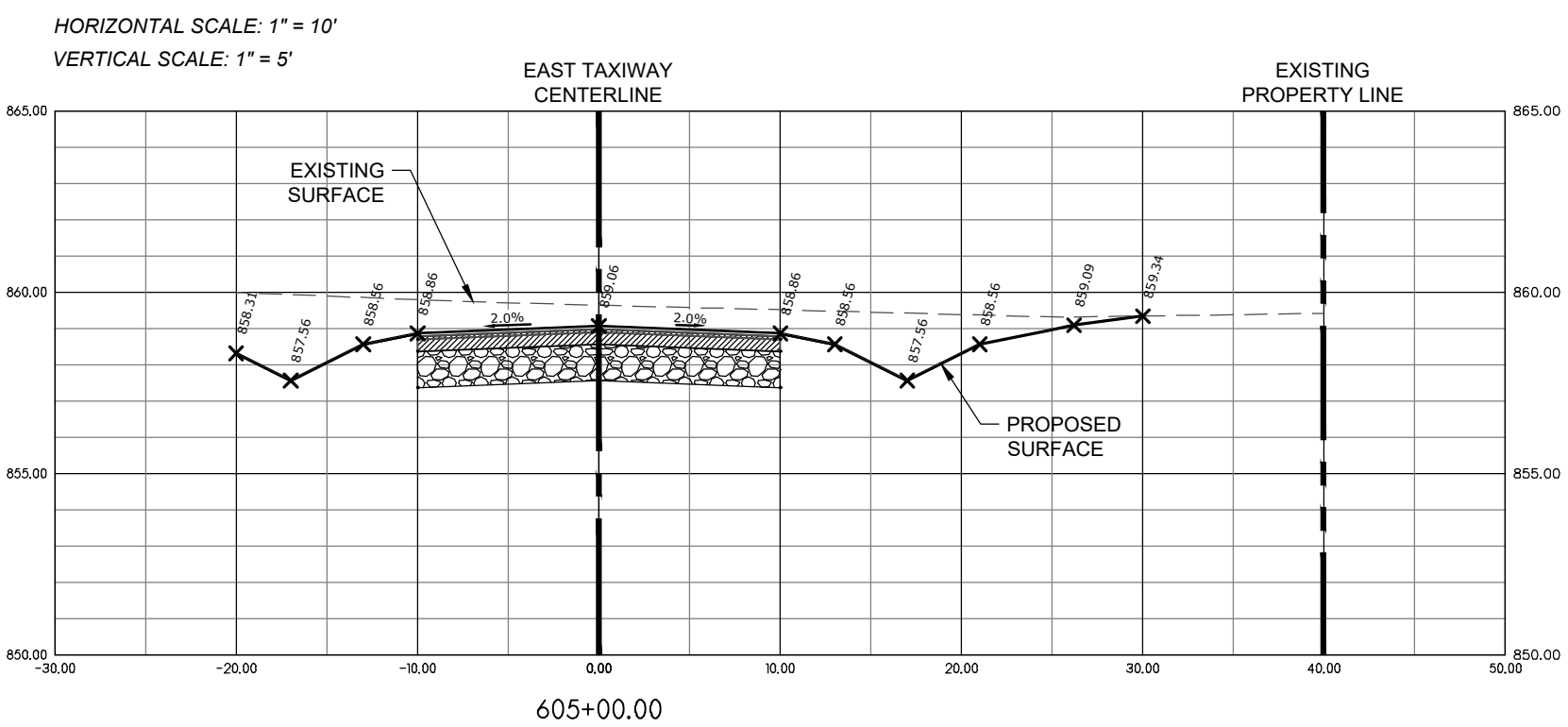
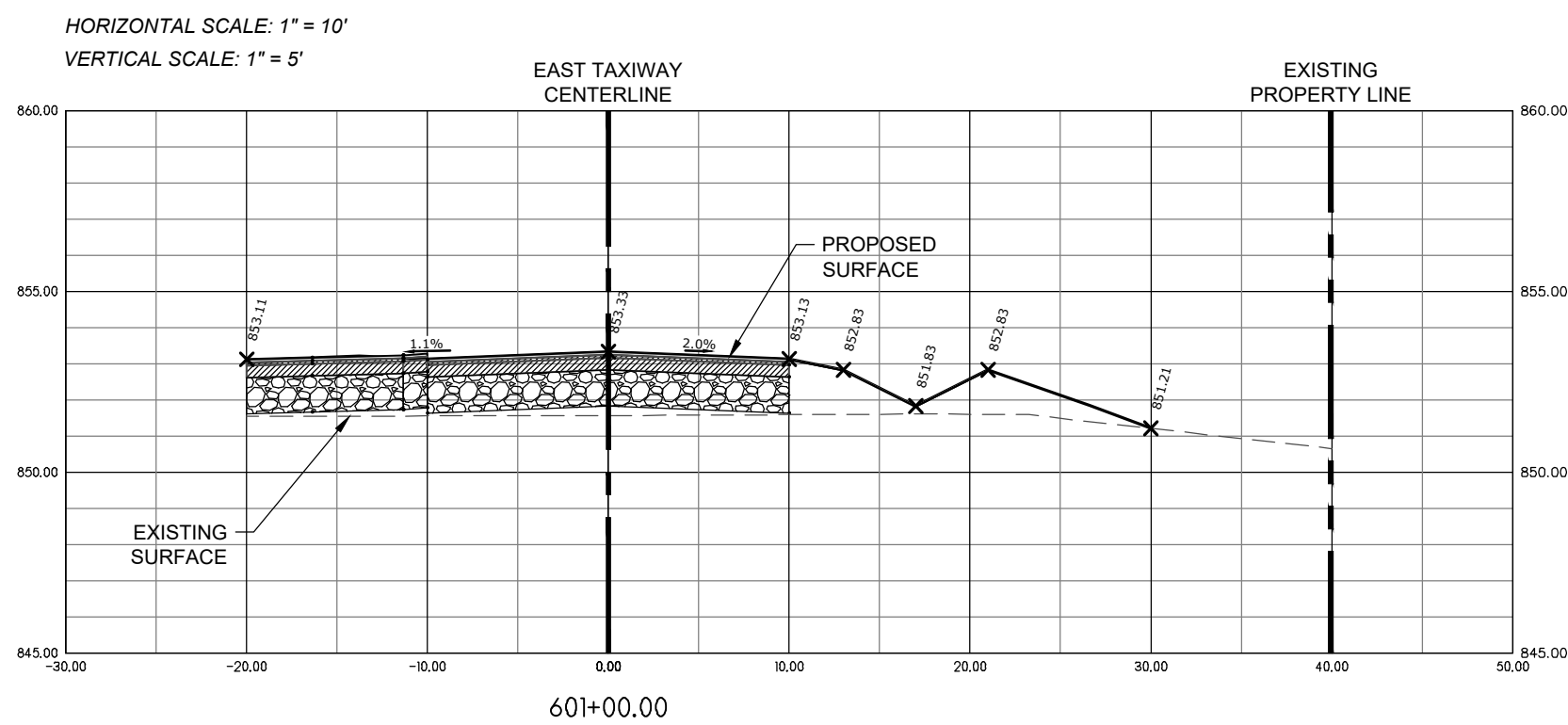
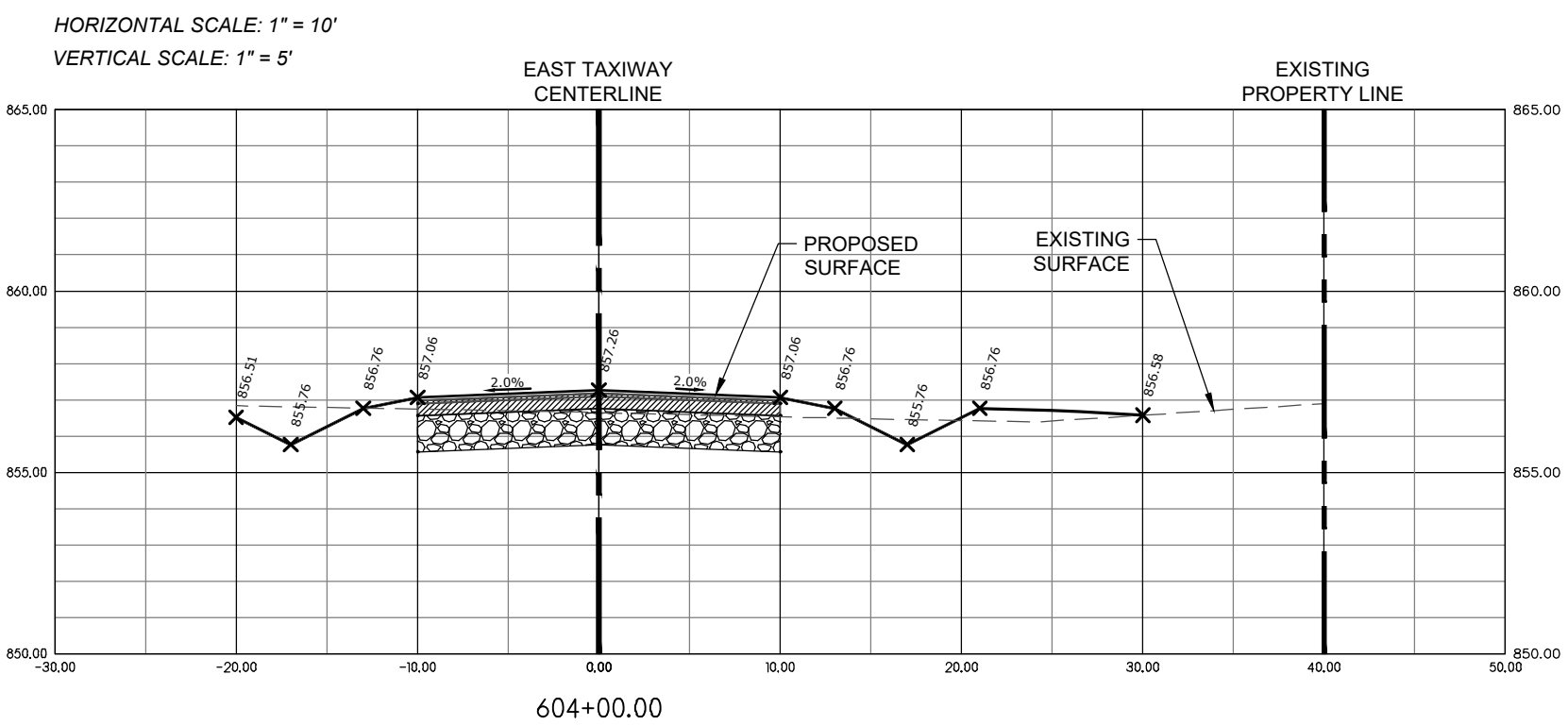
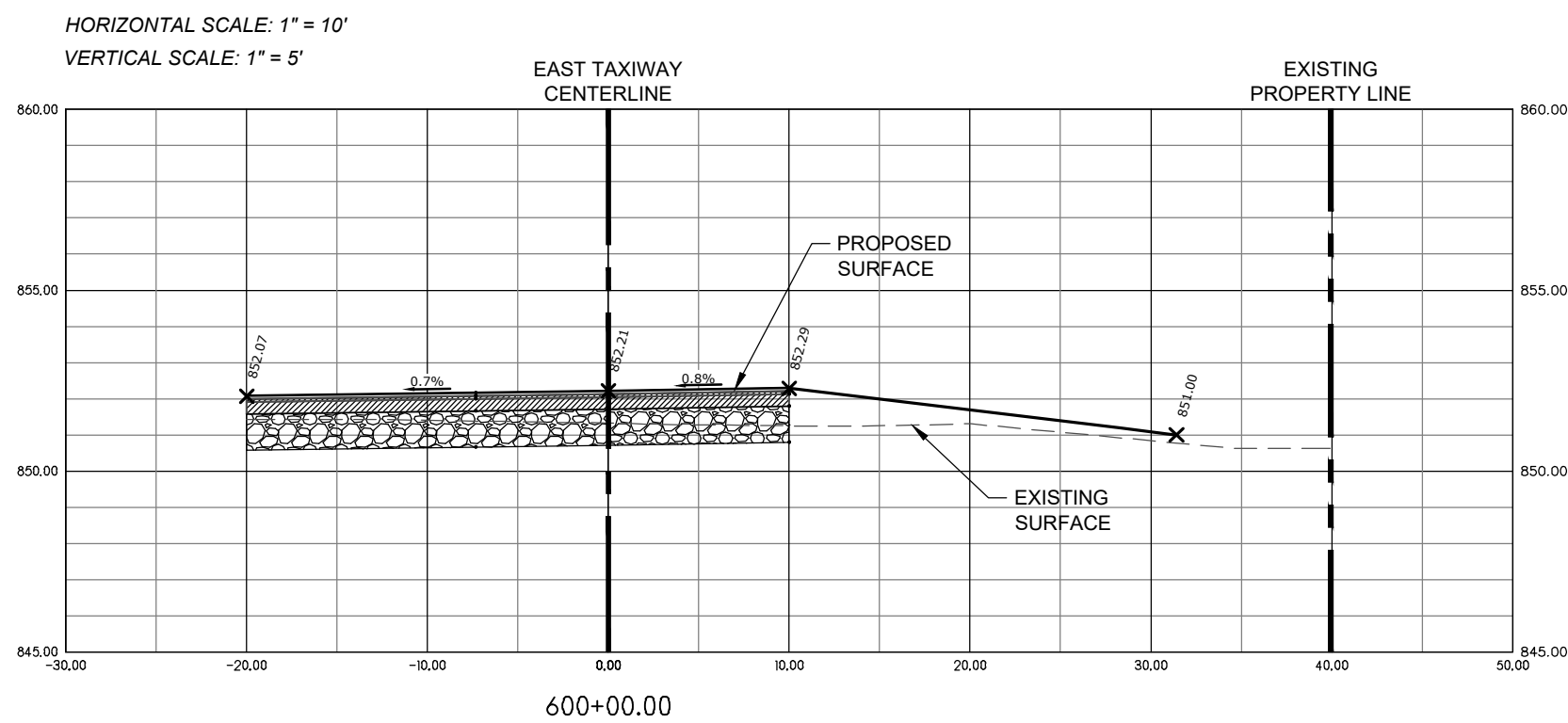
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RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-48



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

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1. AGENCY REVIEW	03-17-2025
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REVISIONS

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SHEET TITLE

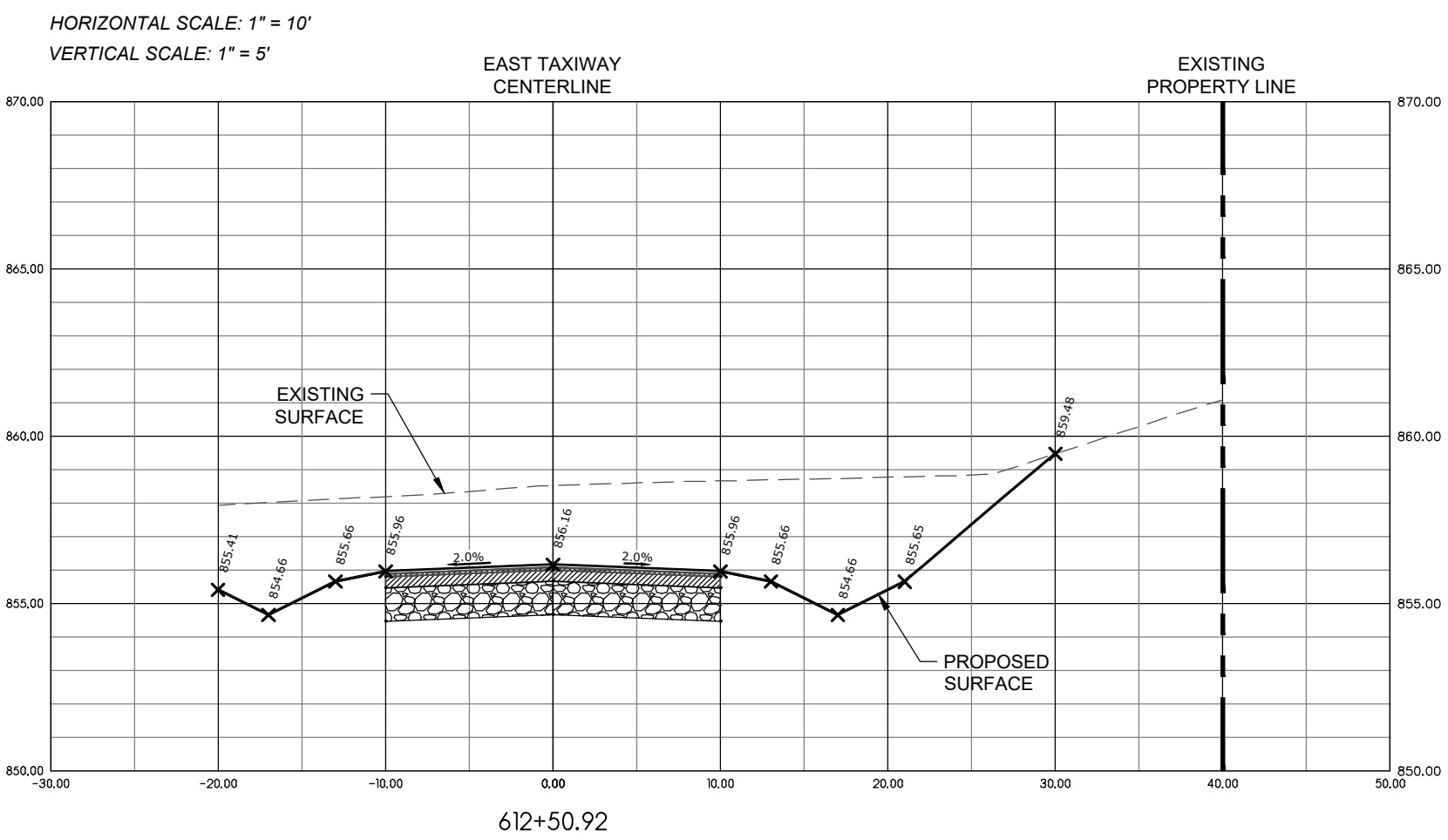
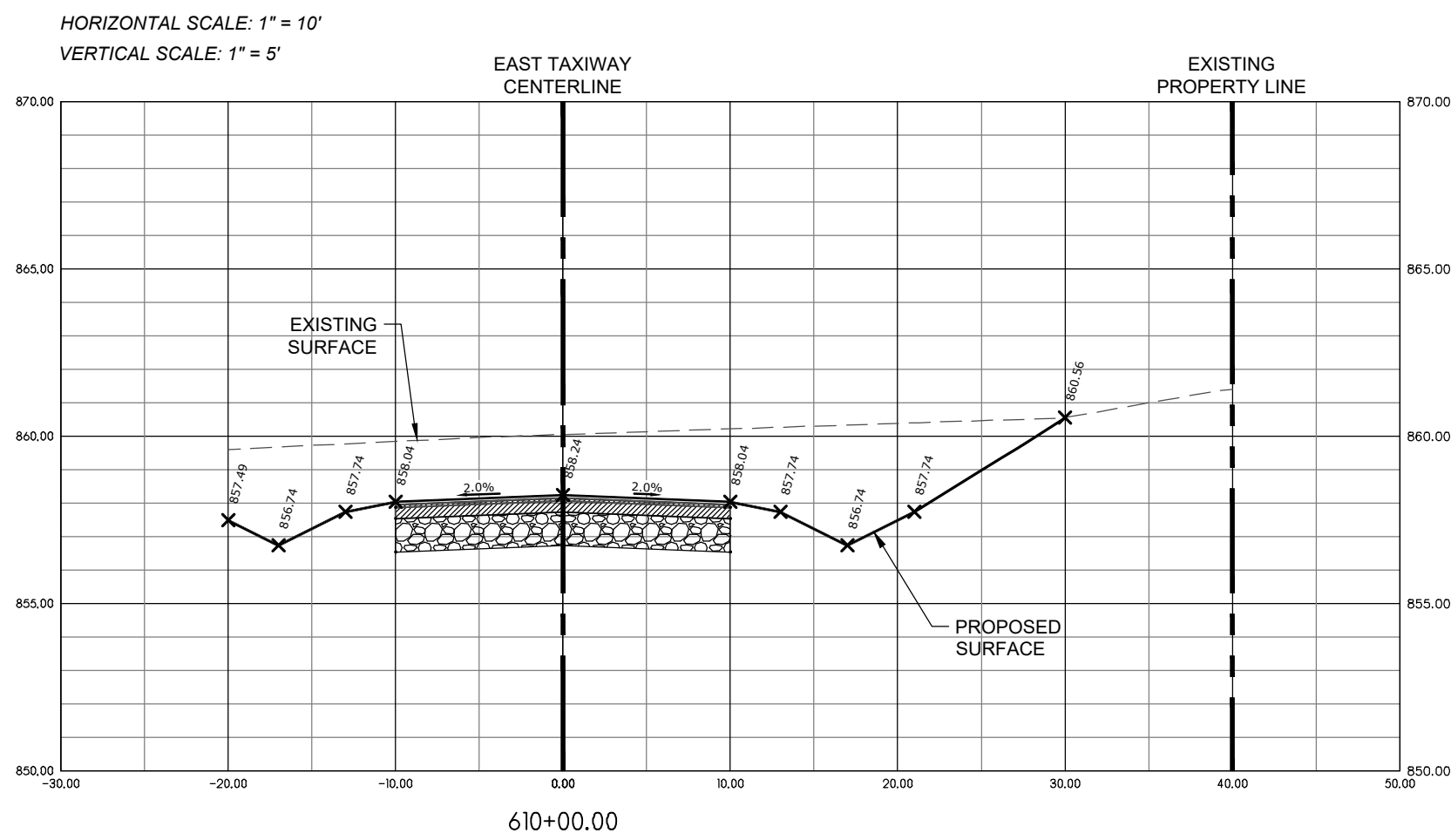
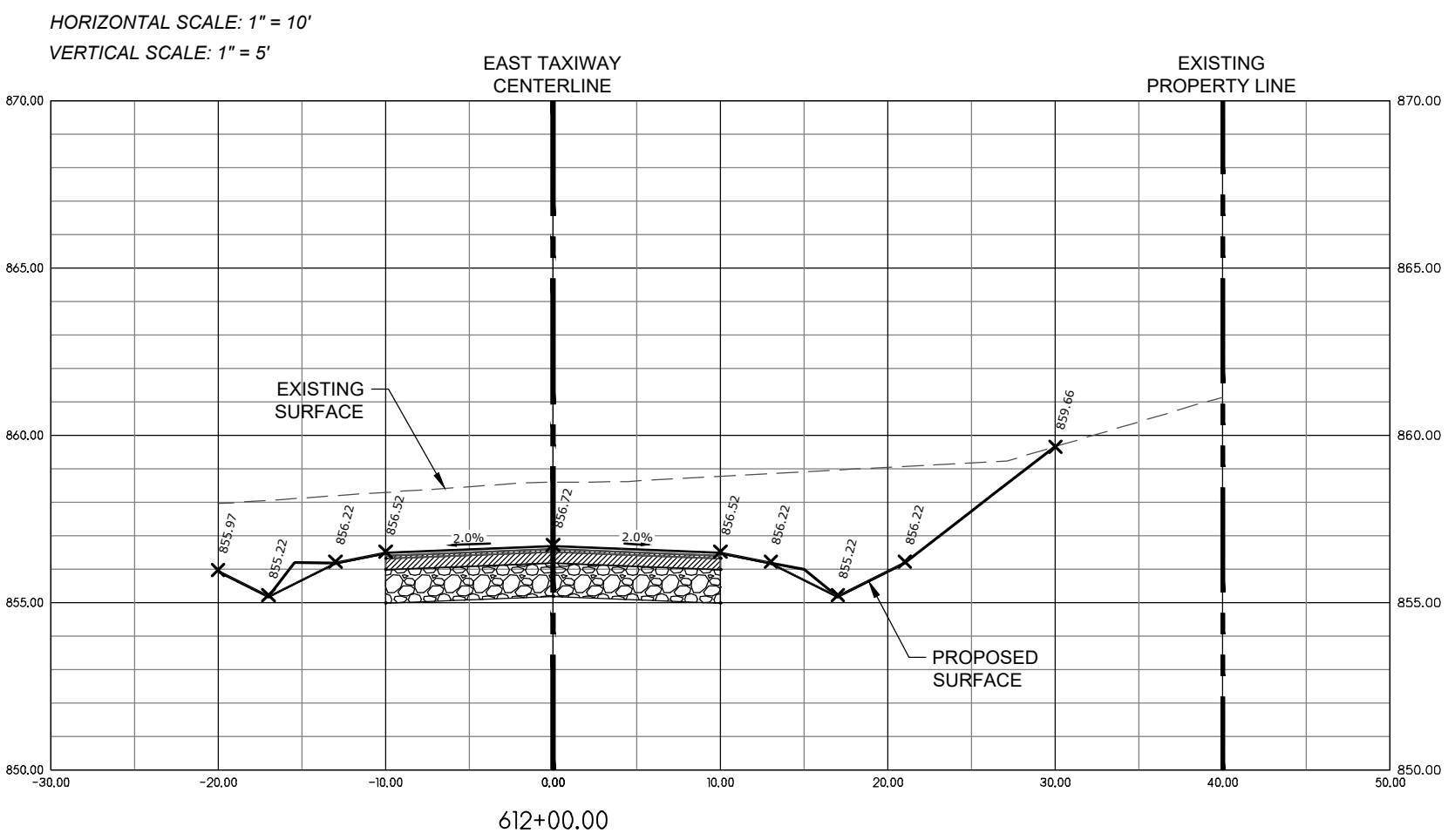
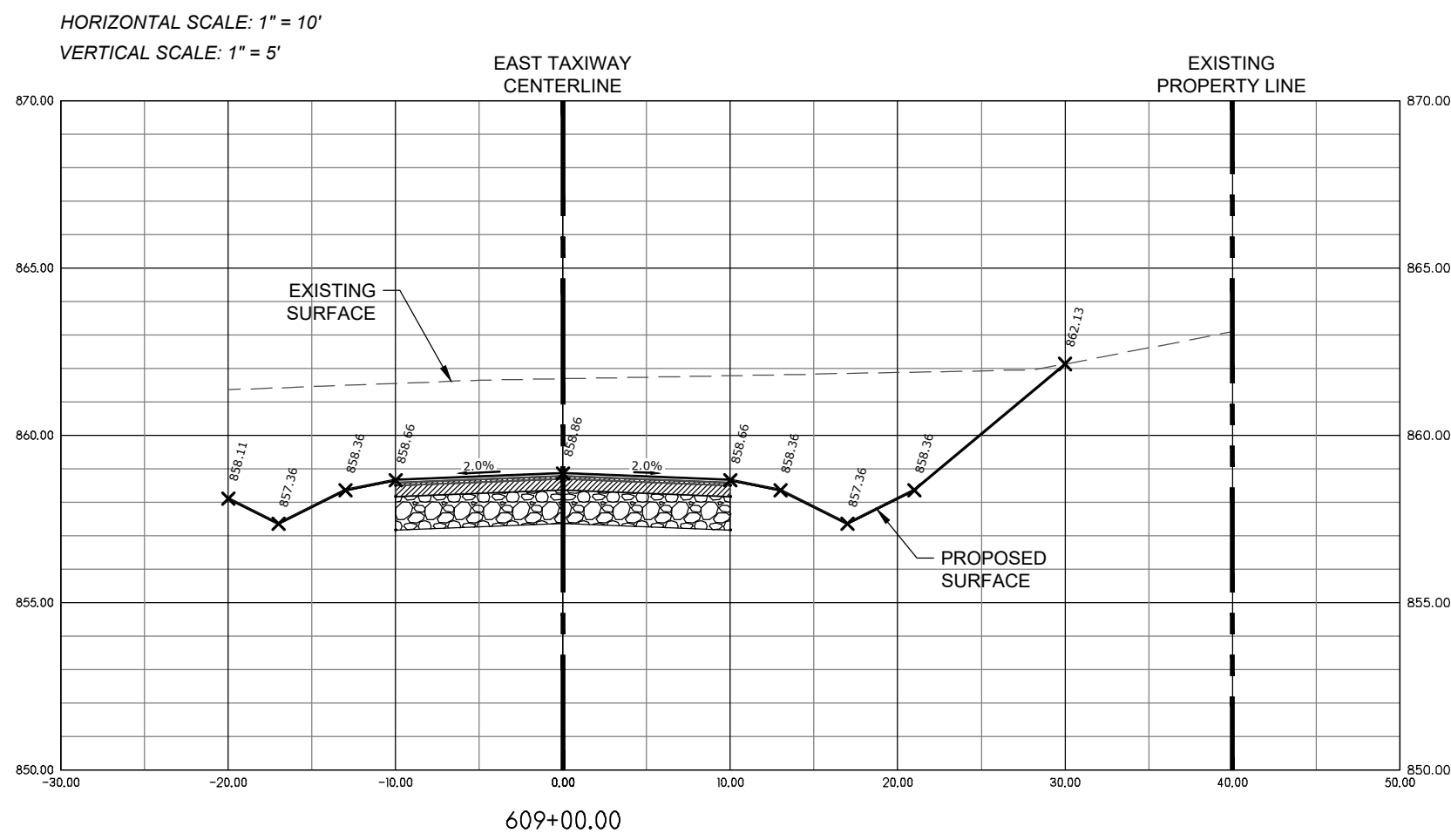
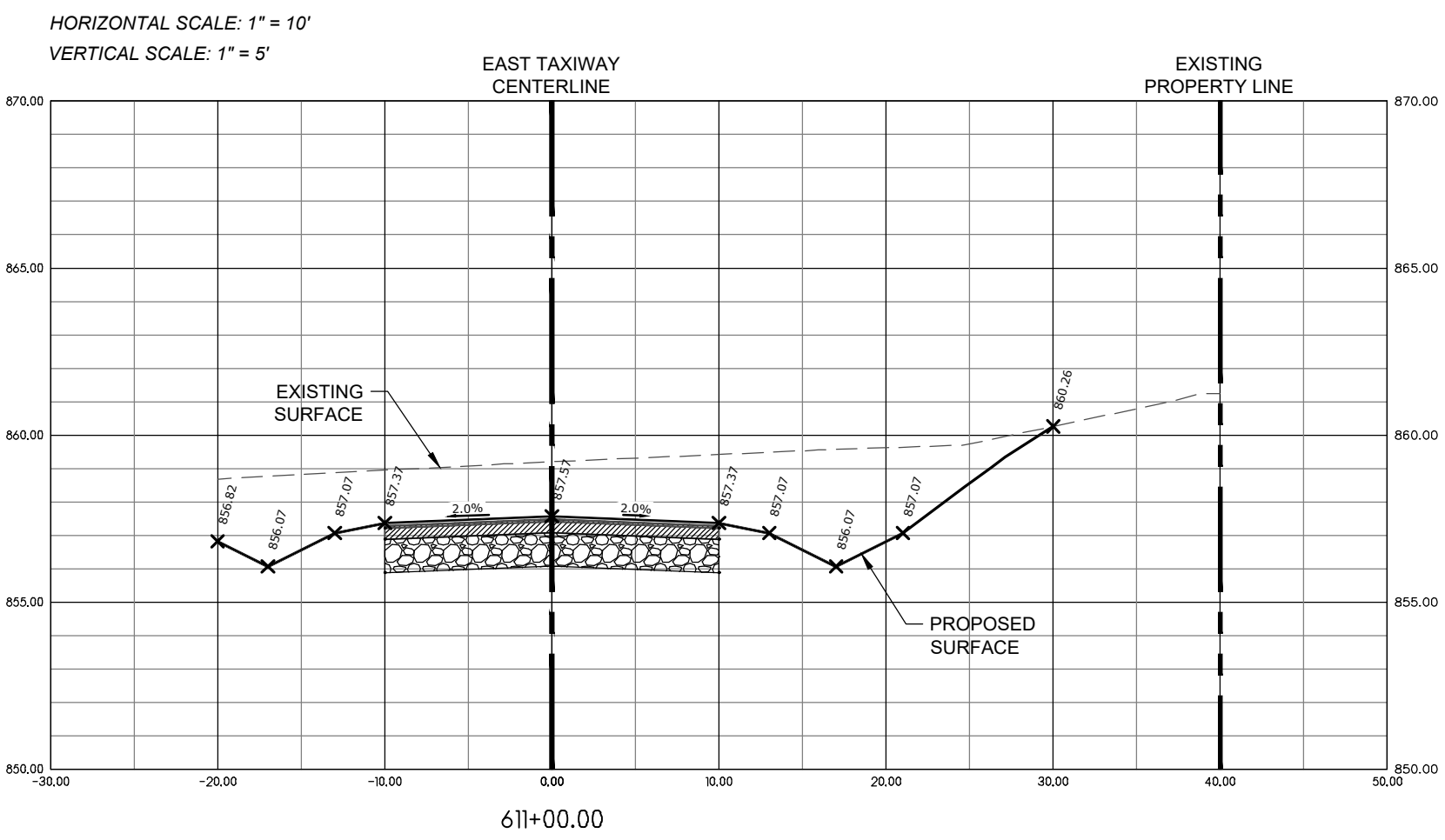
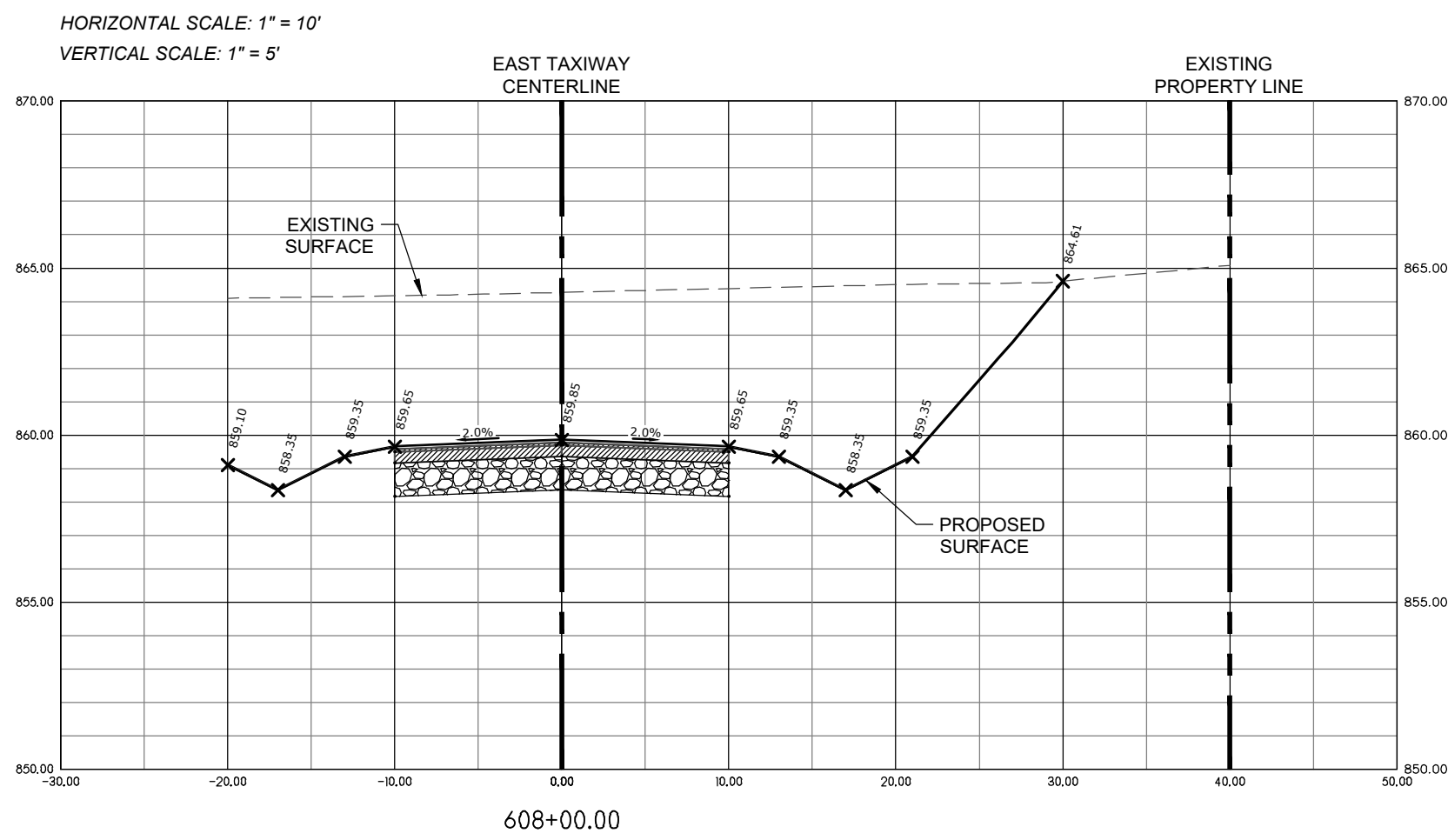
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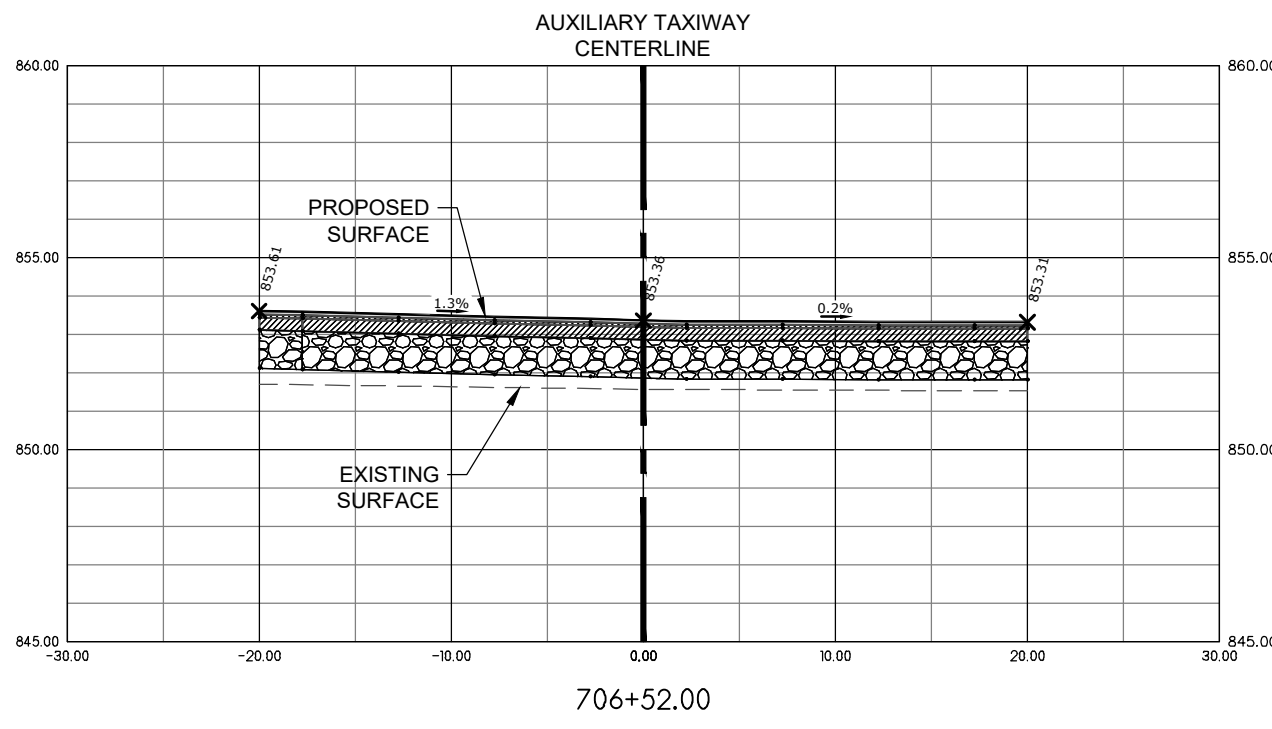
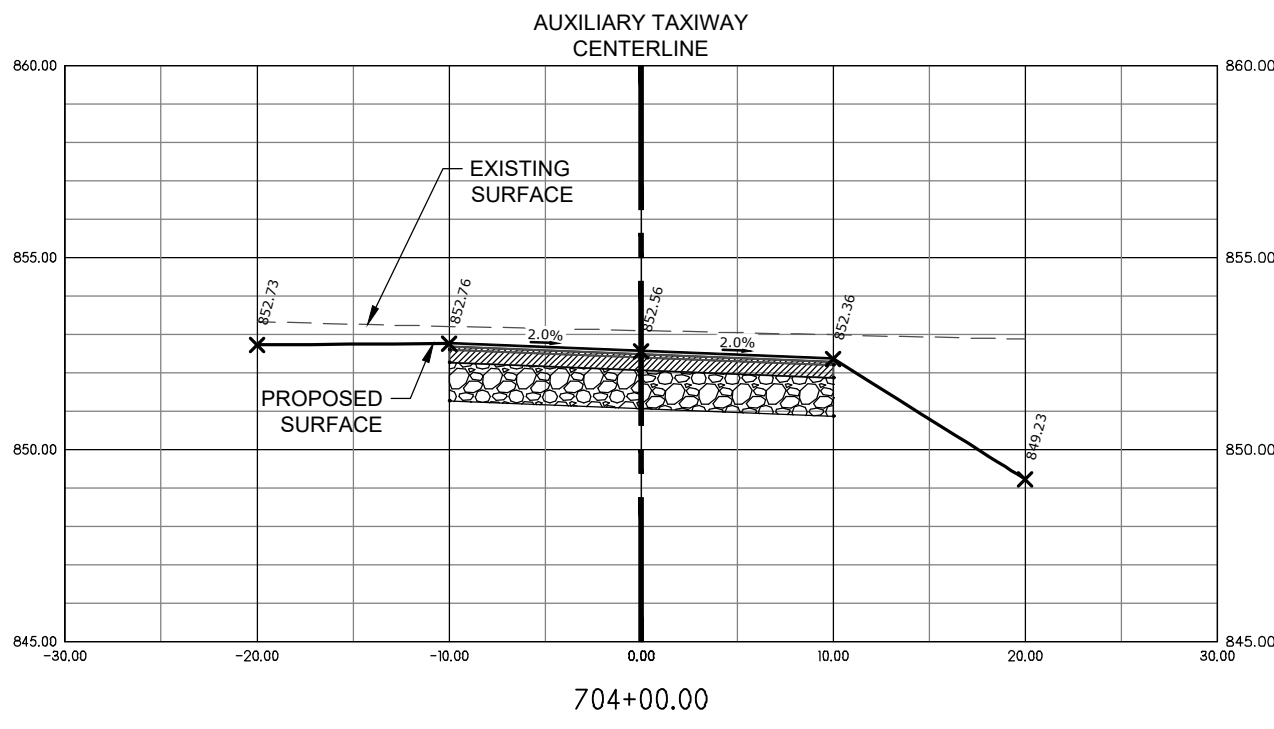
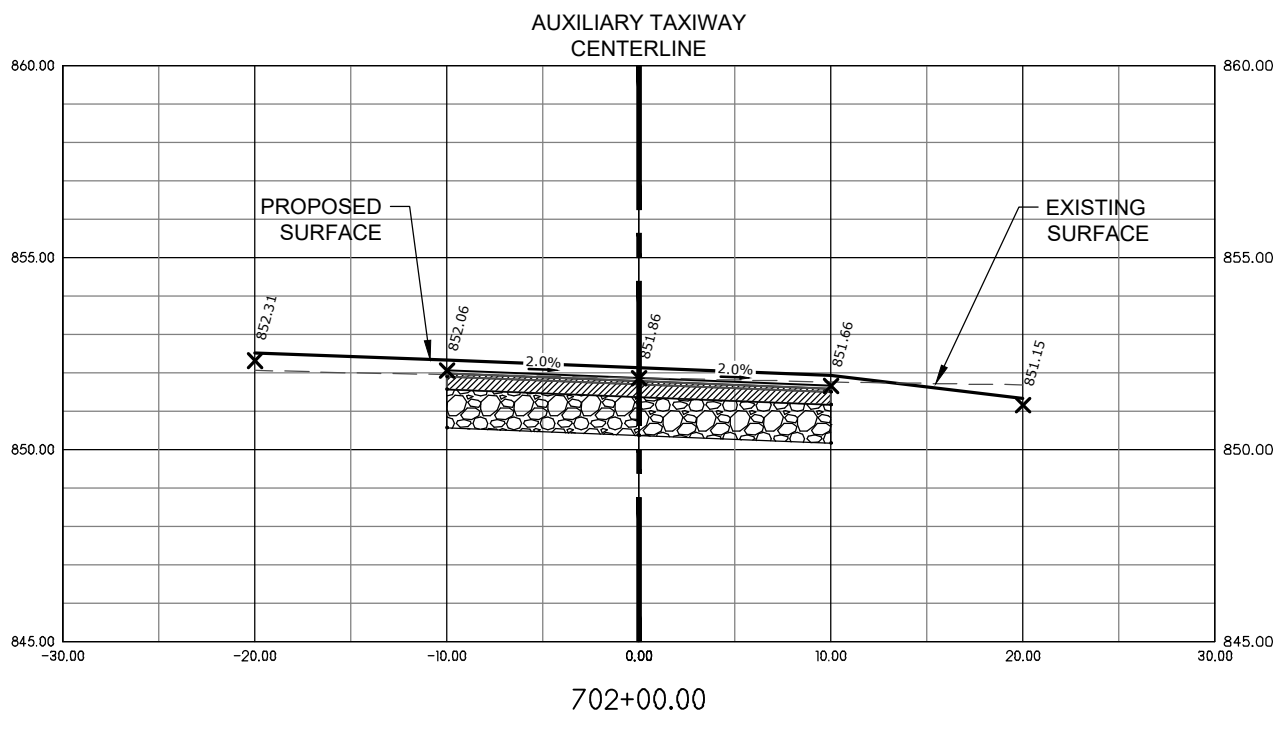
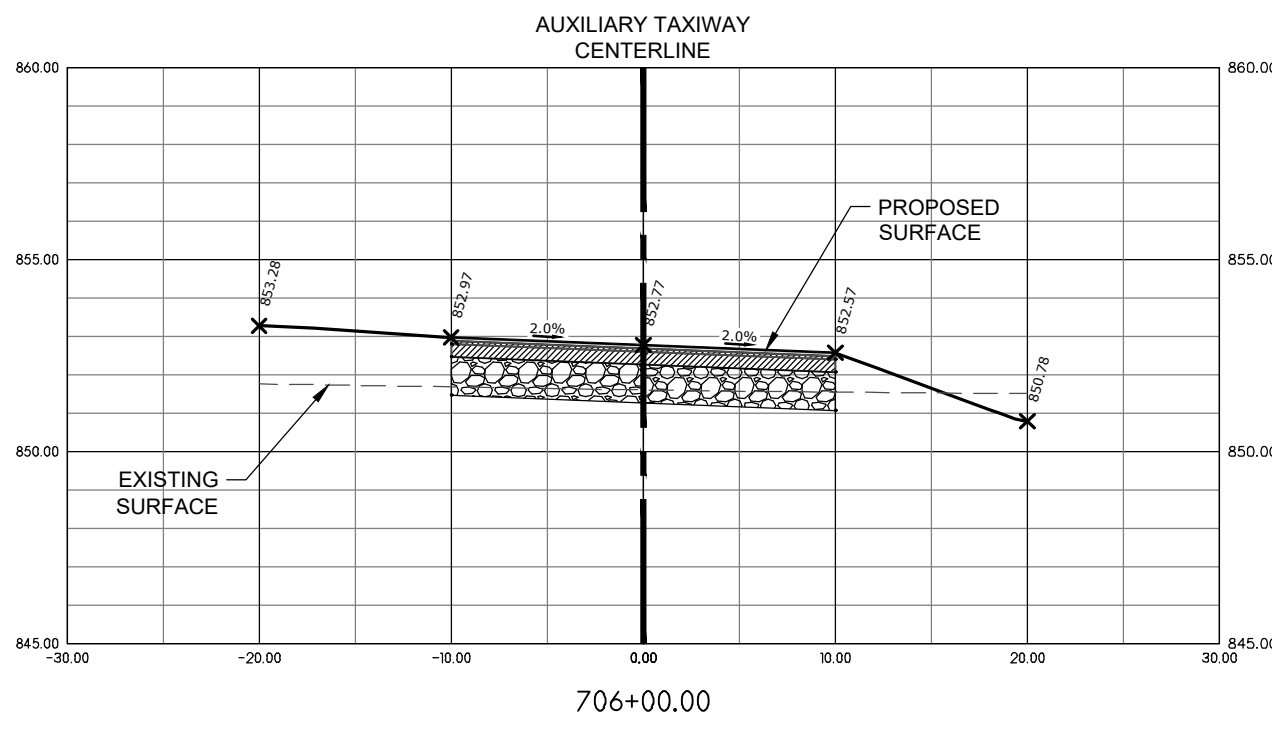
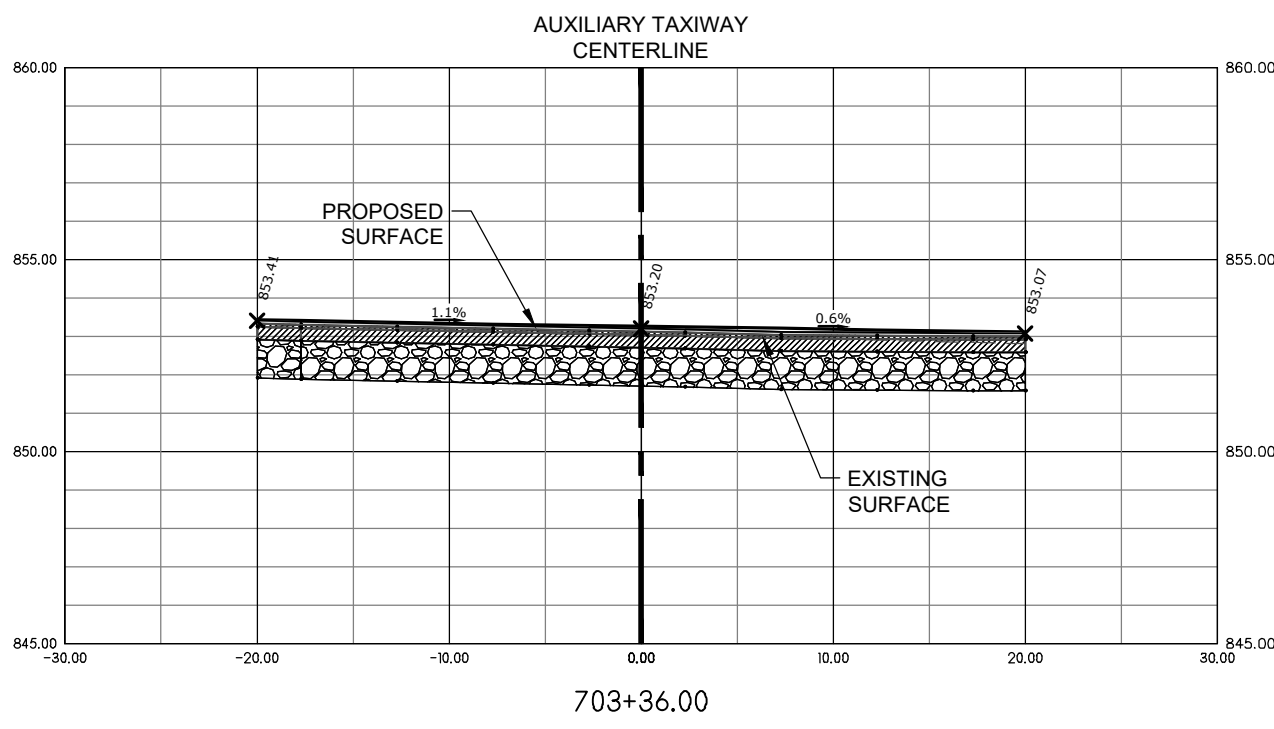
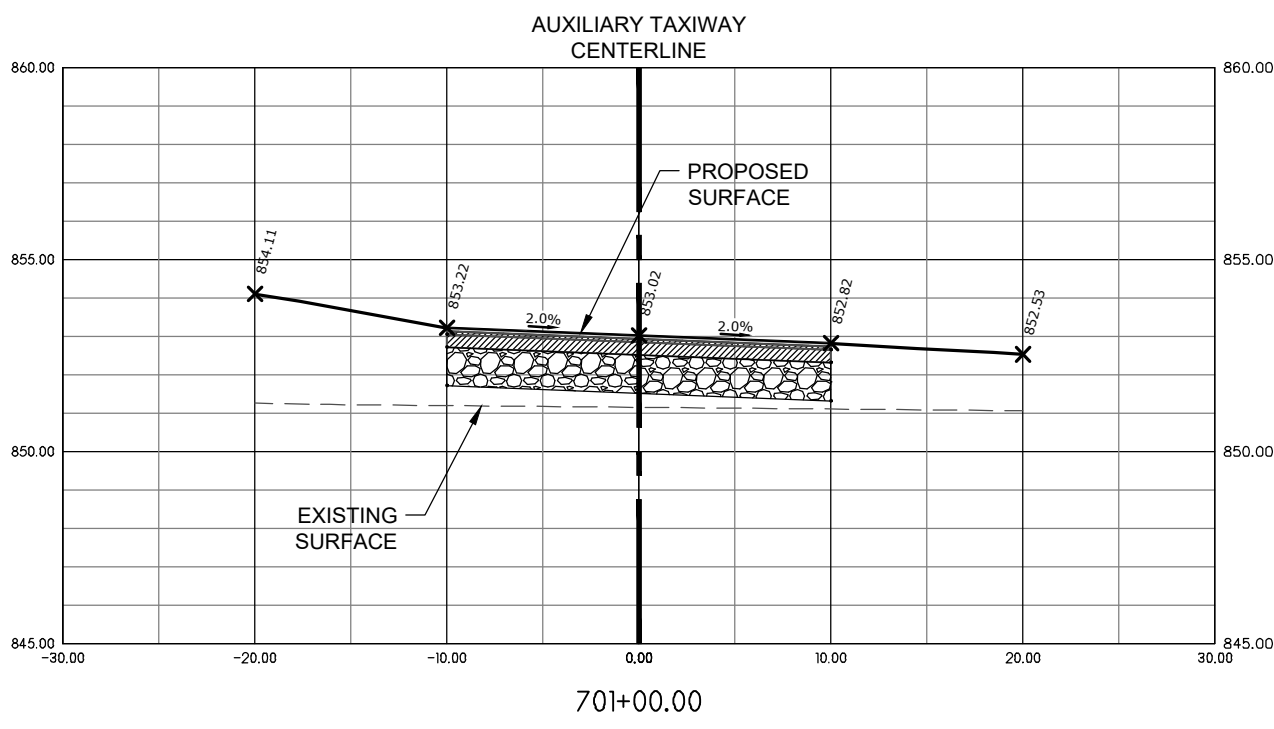
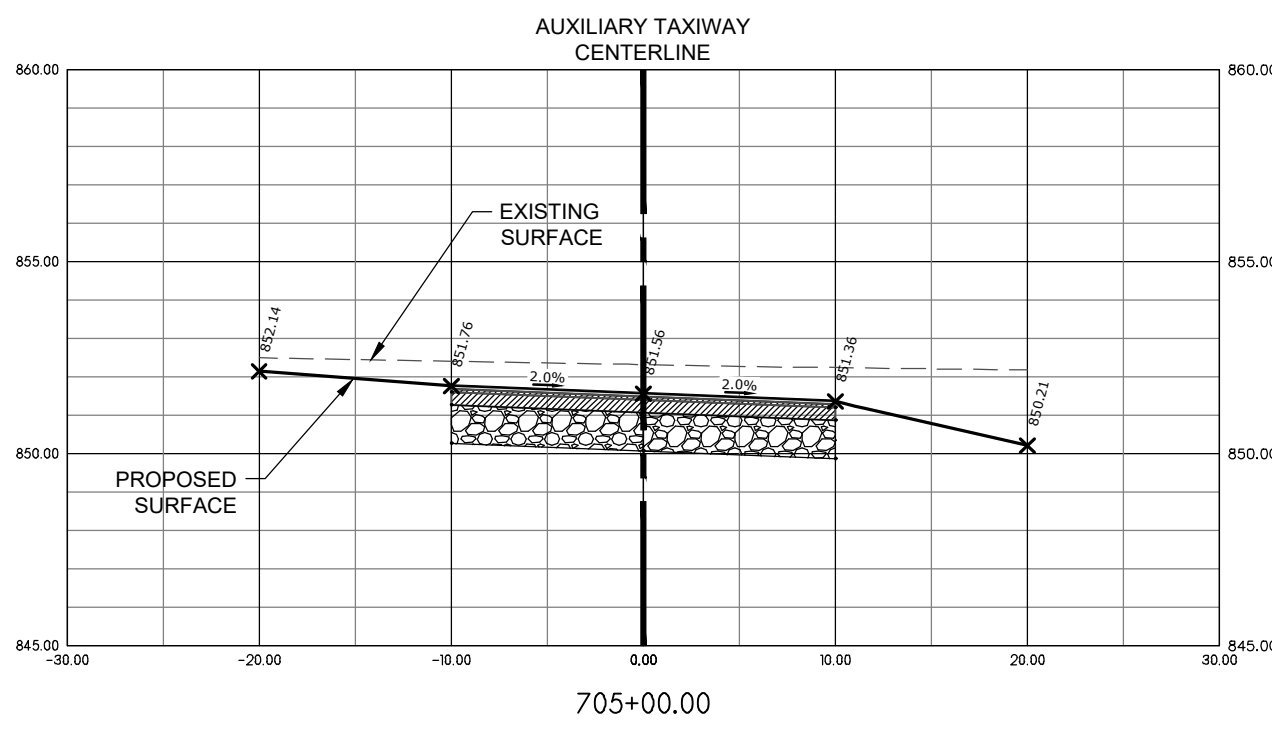
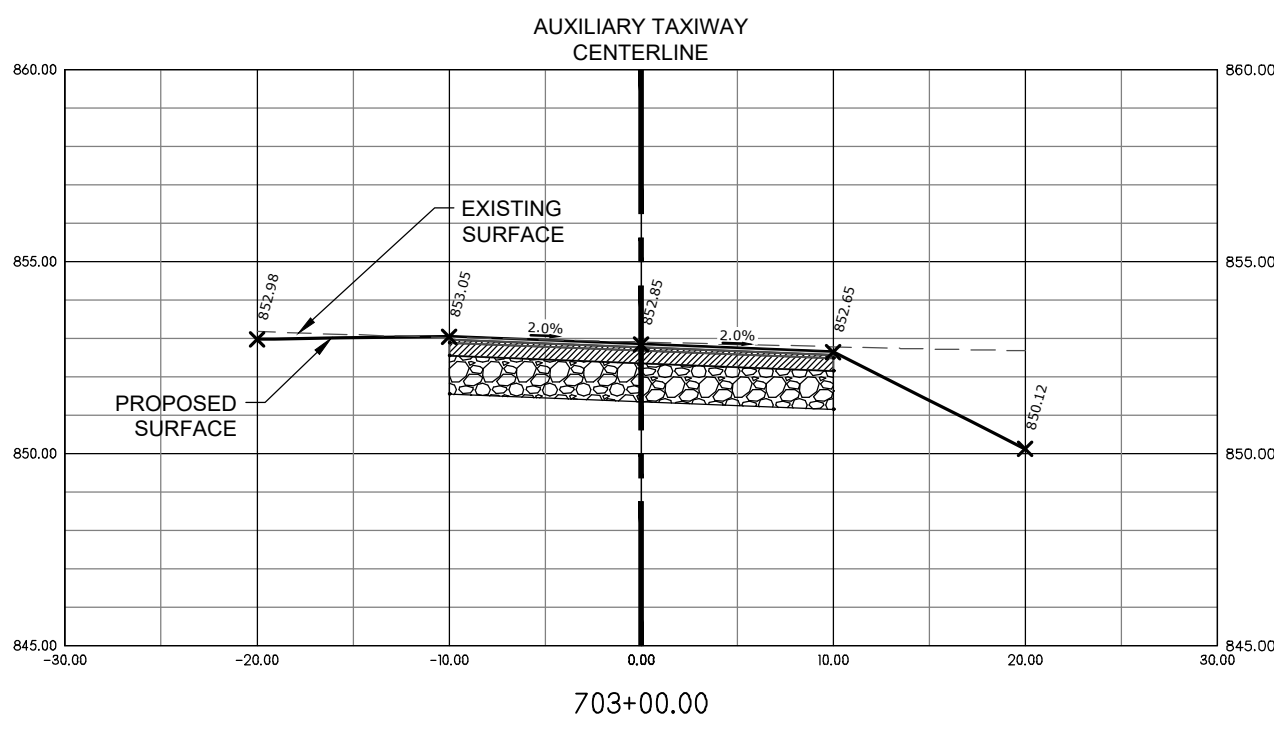
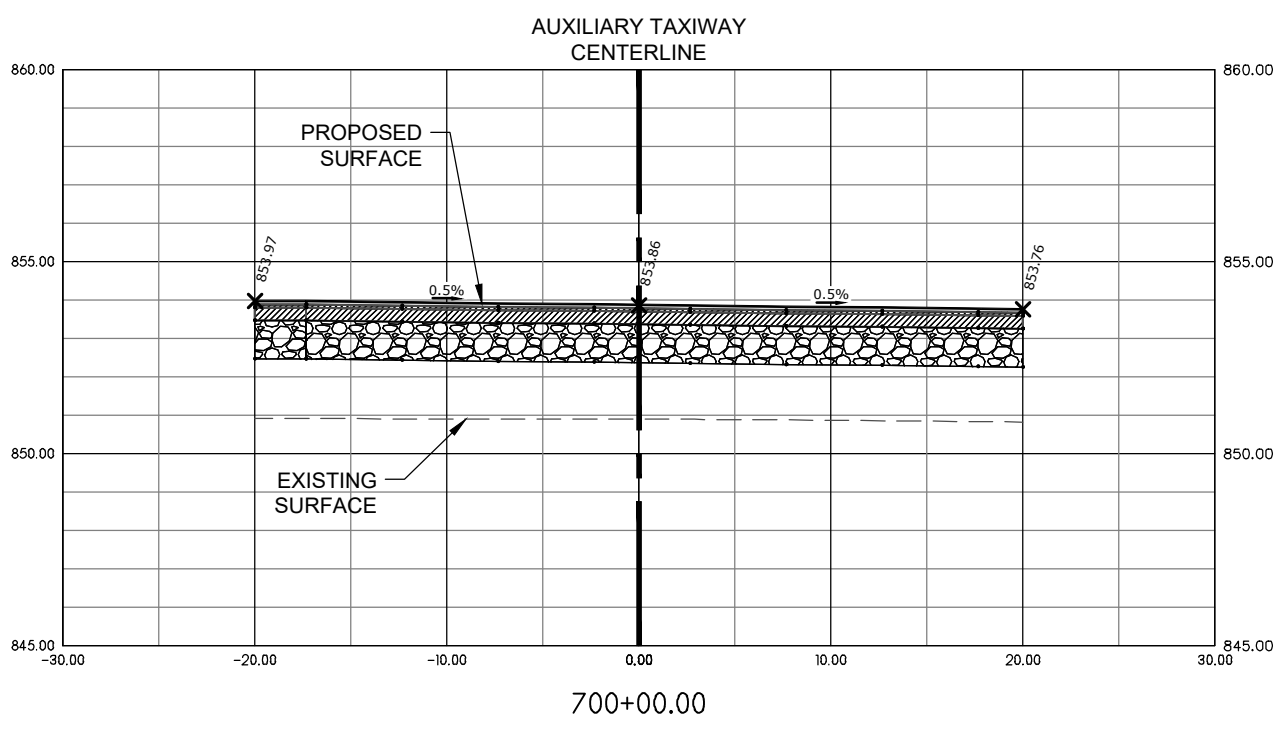
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PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-49





ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR	
1. AGENCY REVIEW	DATE
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SHEET TITLE

AUXILIARY
TAXIWAY CROSS
SECTIONS STA.
700+00 - 706+52

DRAWN	TRS
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PM	RCS

PROJECT NUMBER
SHEET NUMBER

24033
C-50

ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
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PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

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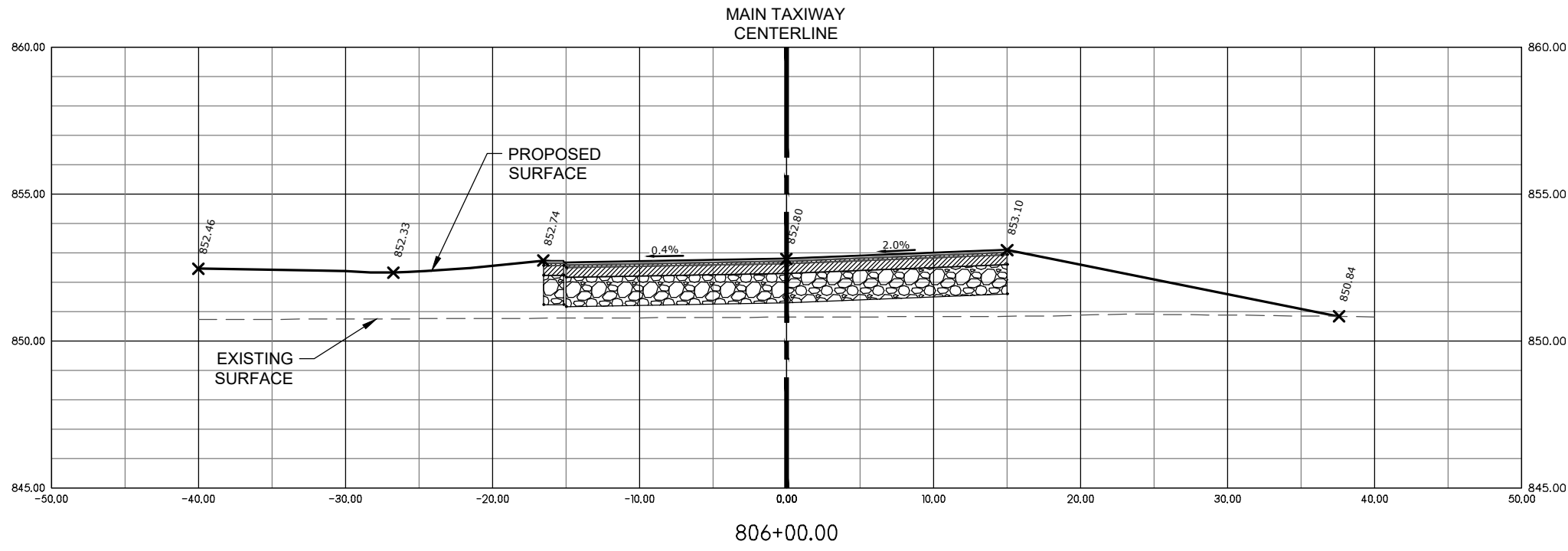
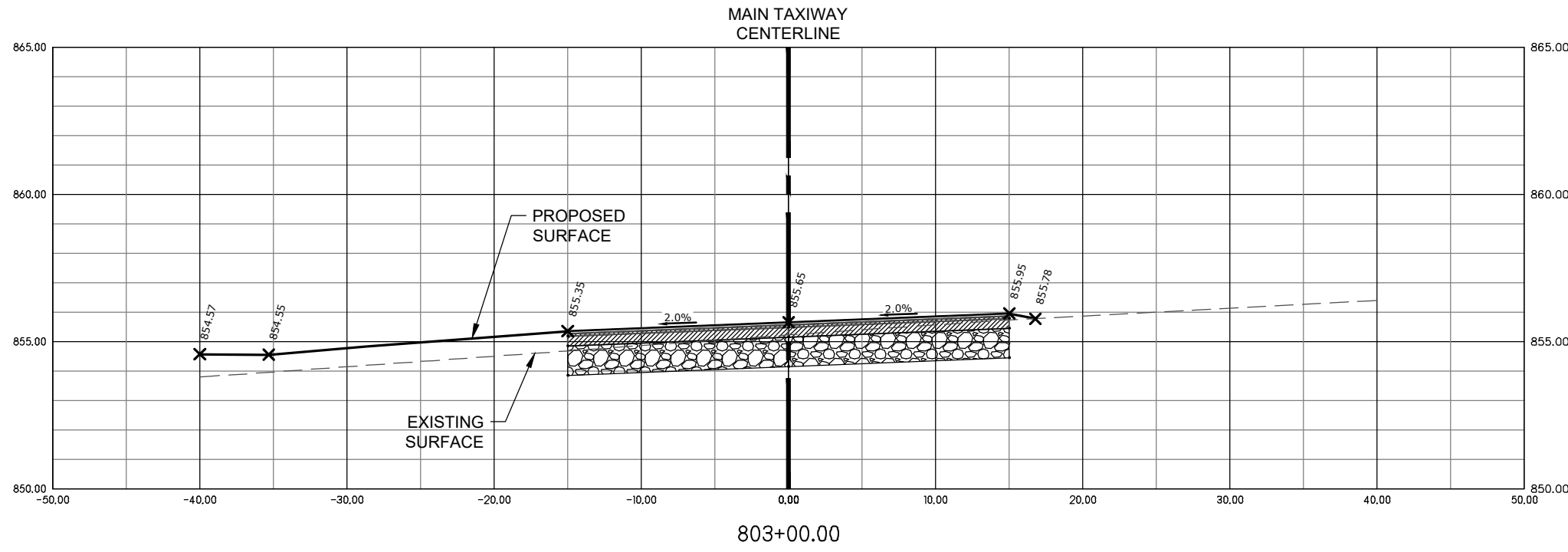
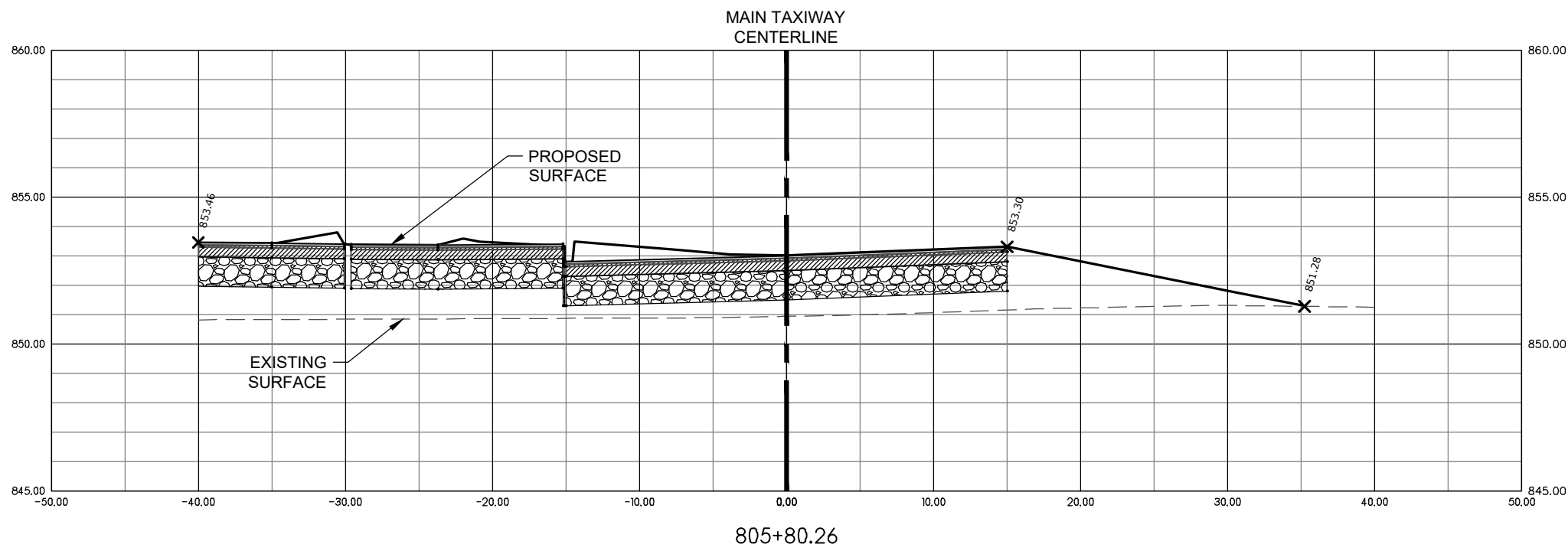
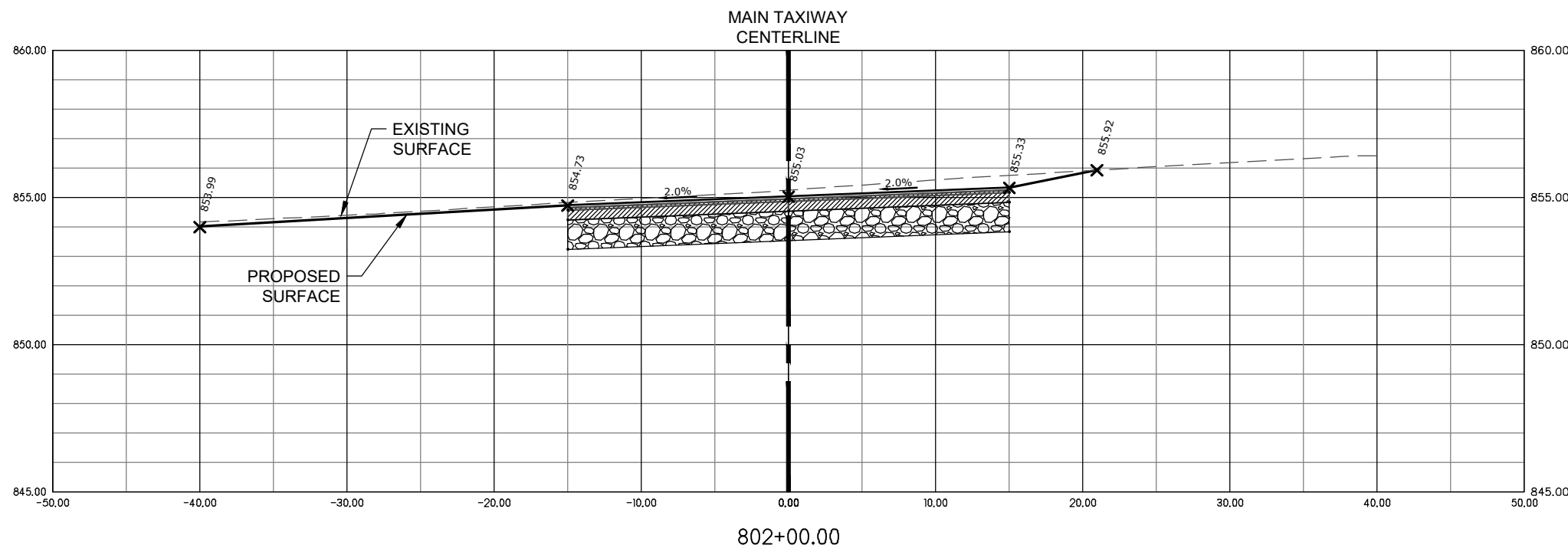
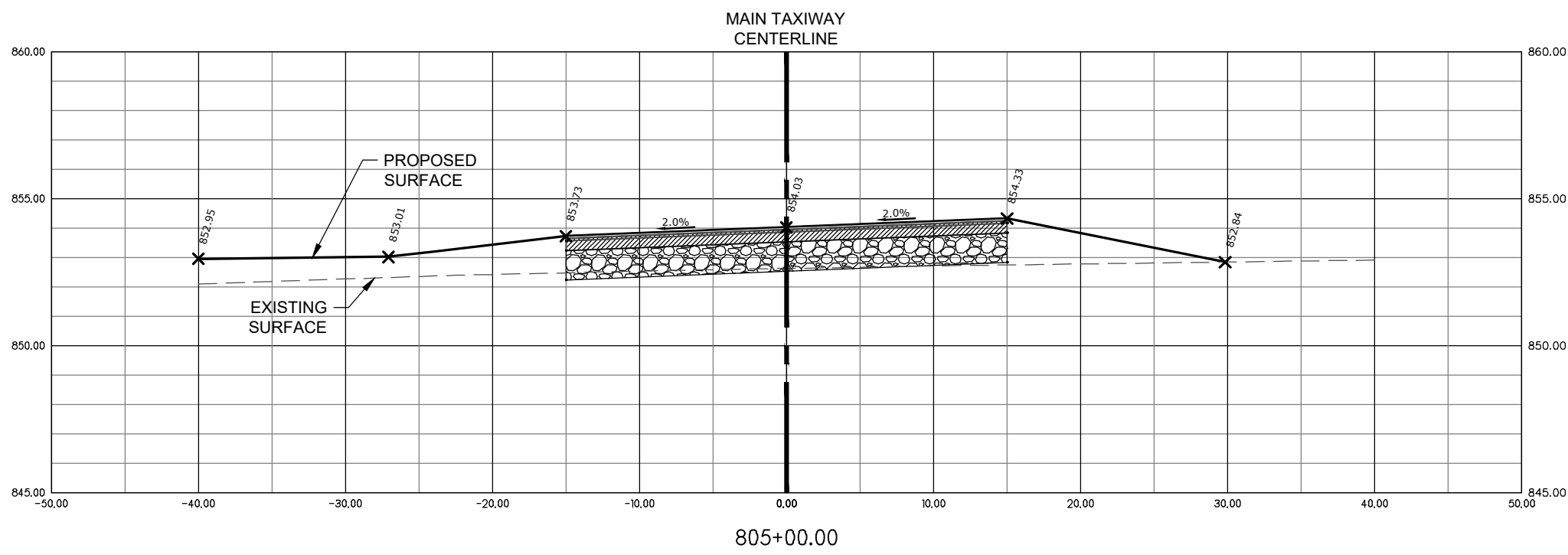
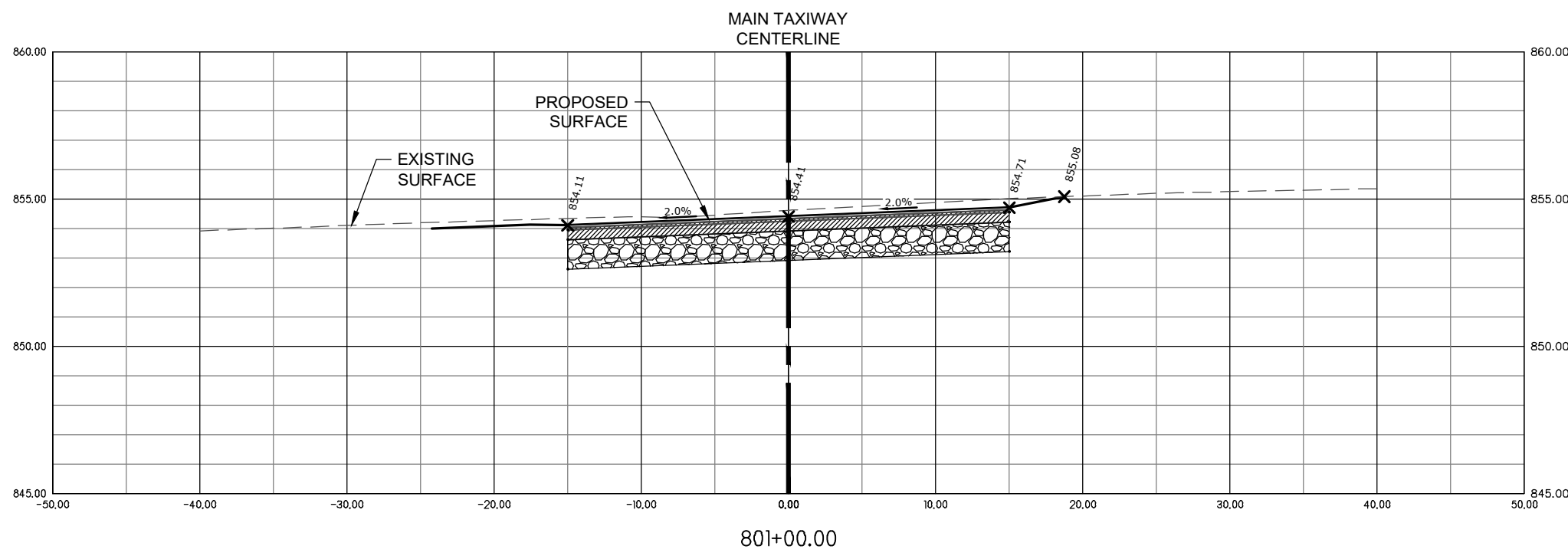
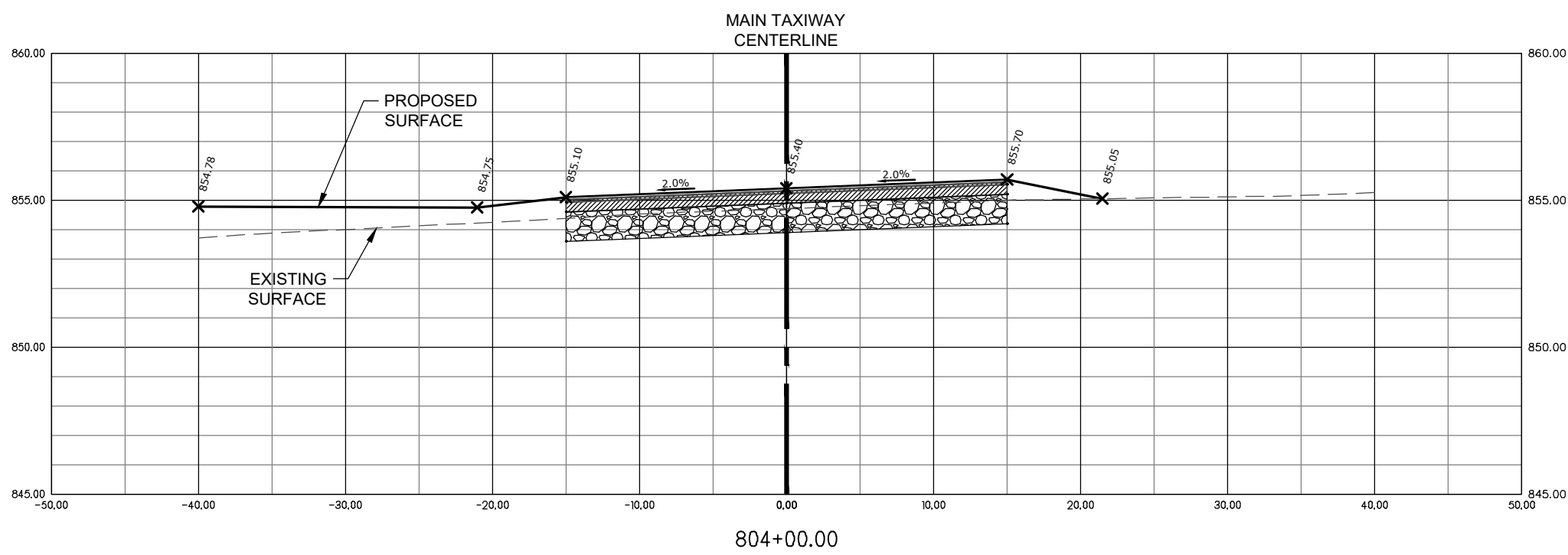
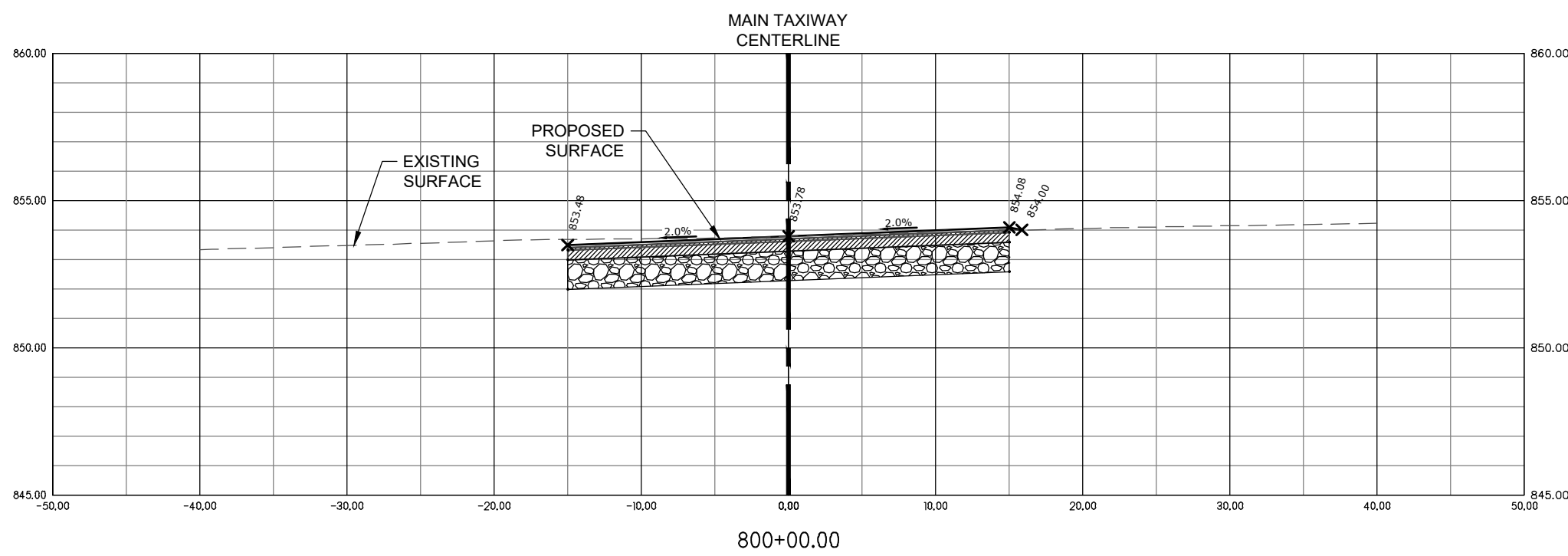
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PROJECT NUMBER
SHEET NUMBER

24033

C-51



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RESOURCES INC.

5291 ZENITH PARKWAY
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VOICE: (815) 484-4300
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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

POPLAR GROVE
AIRPORT
EXPANSION

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

ISSUED FOR

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SHEET TITLE

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812+32.34

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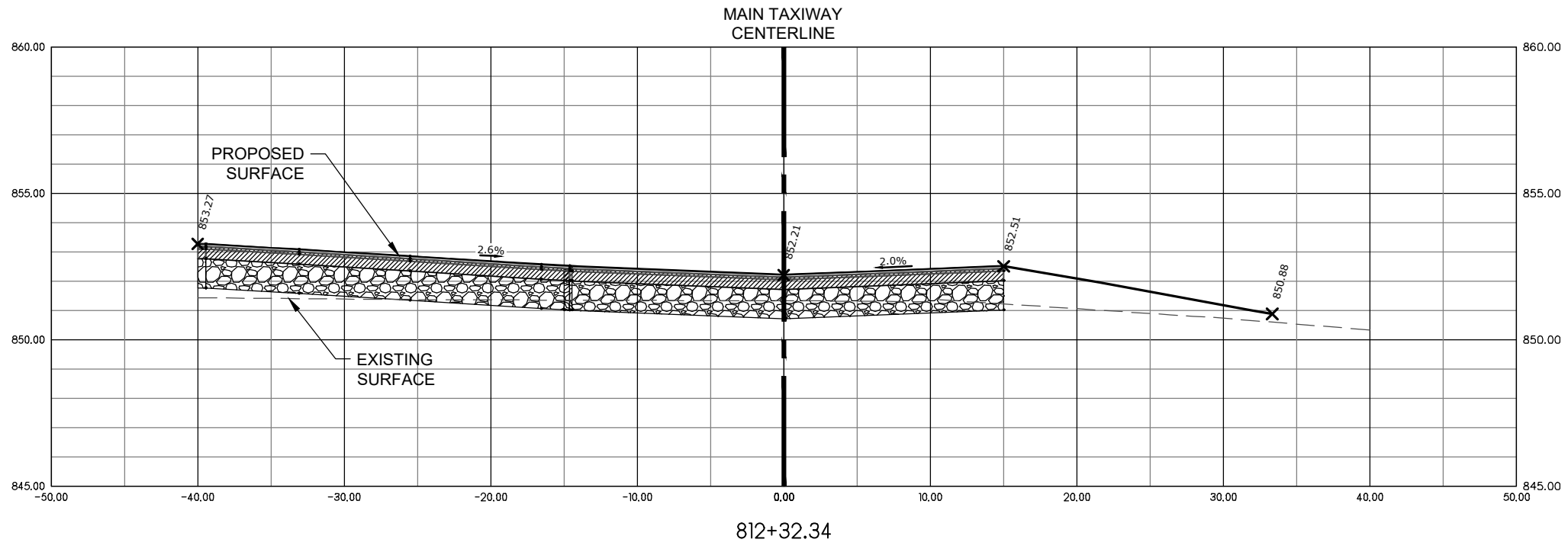
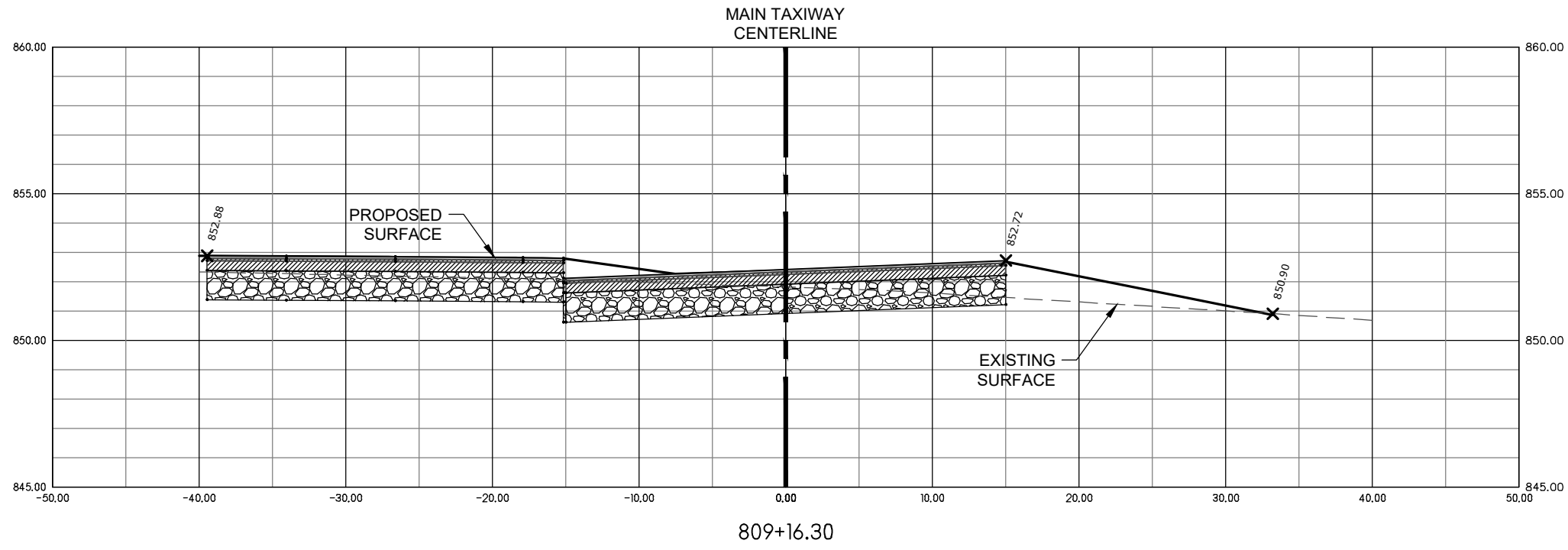
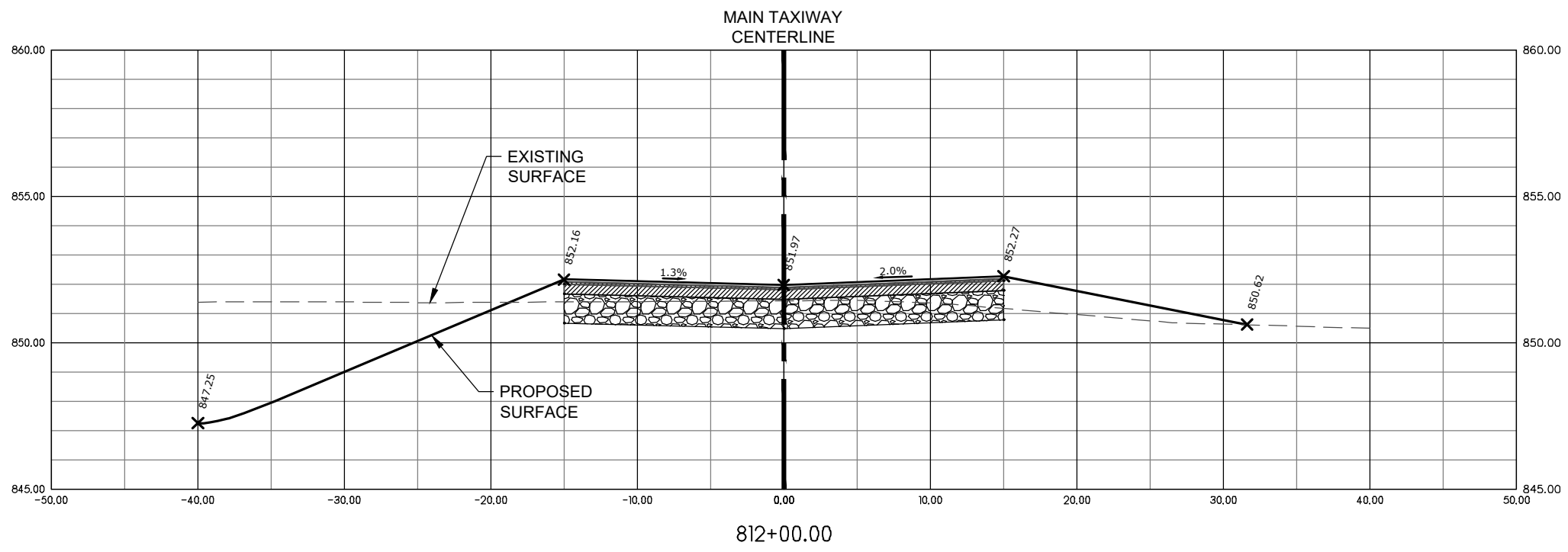
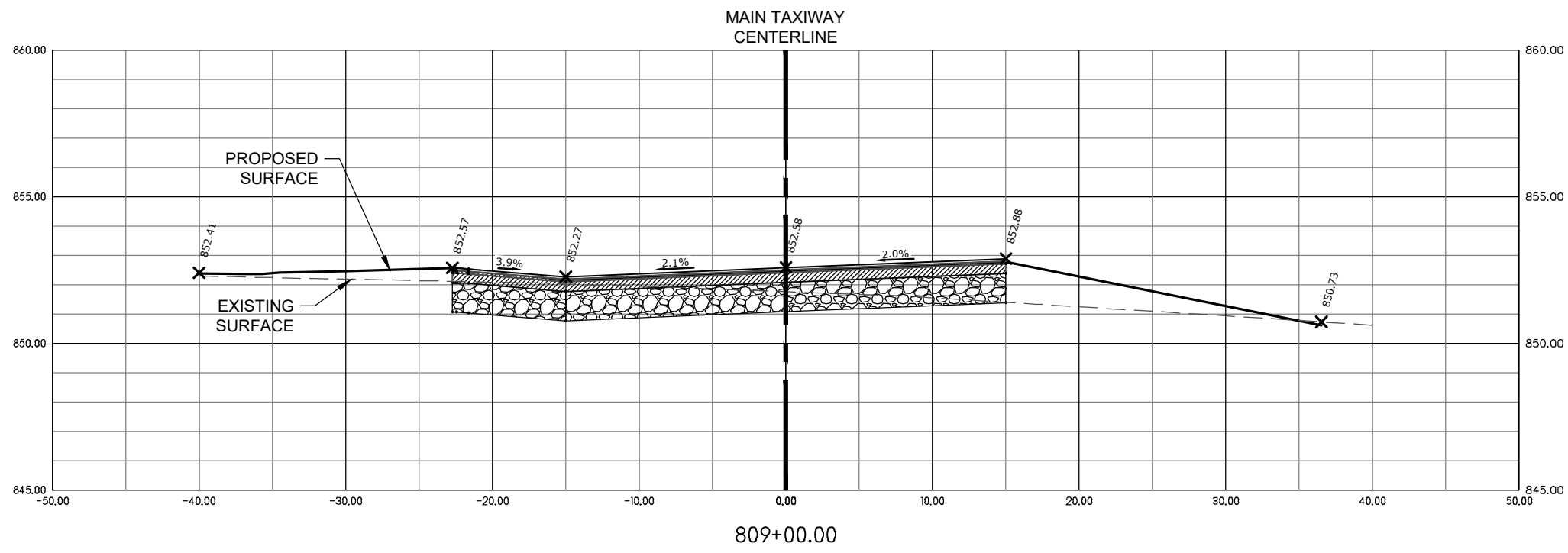
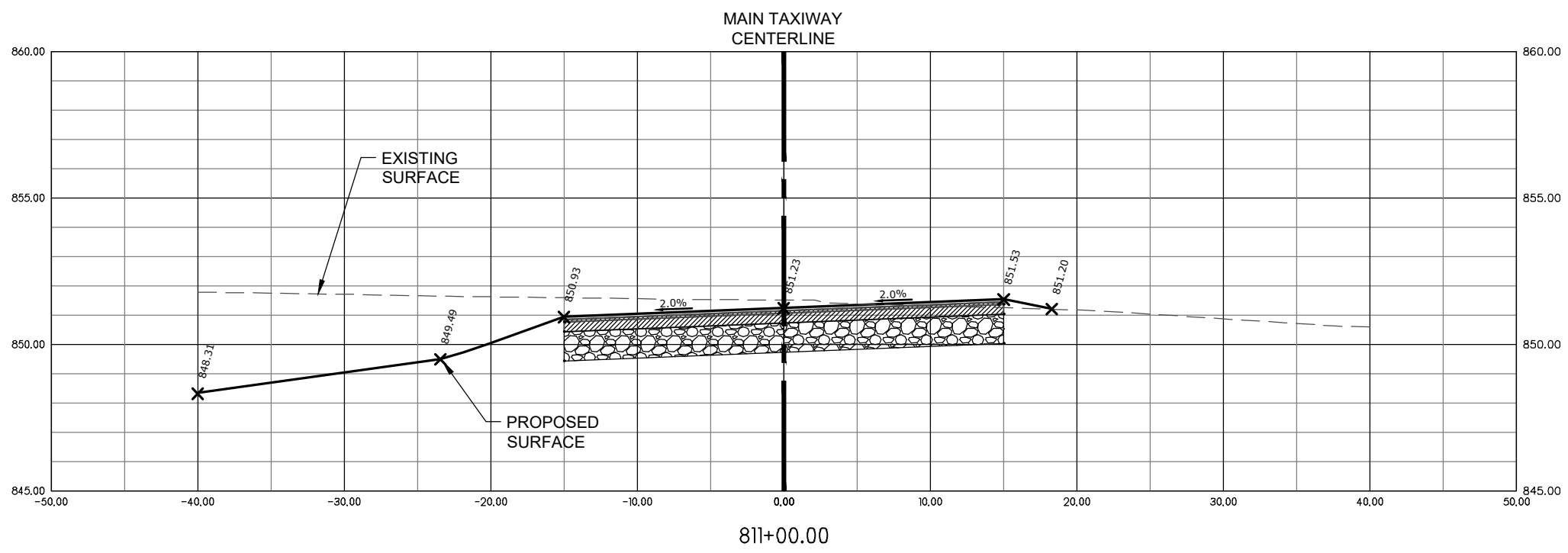
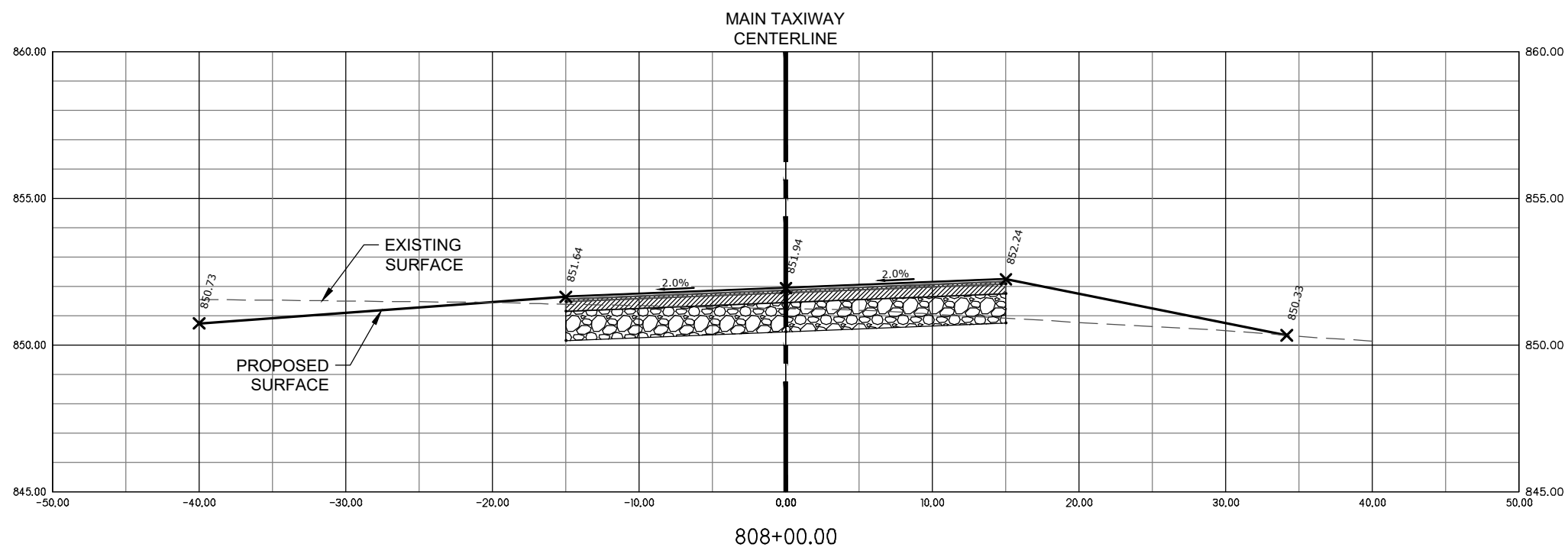
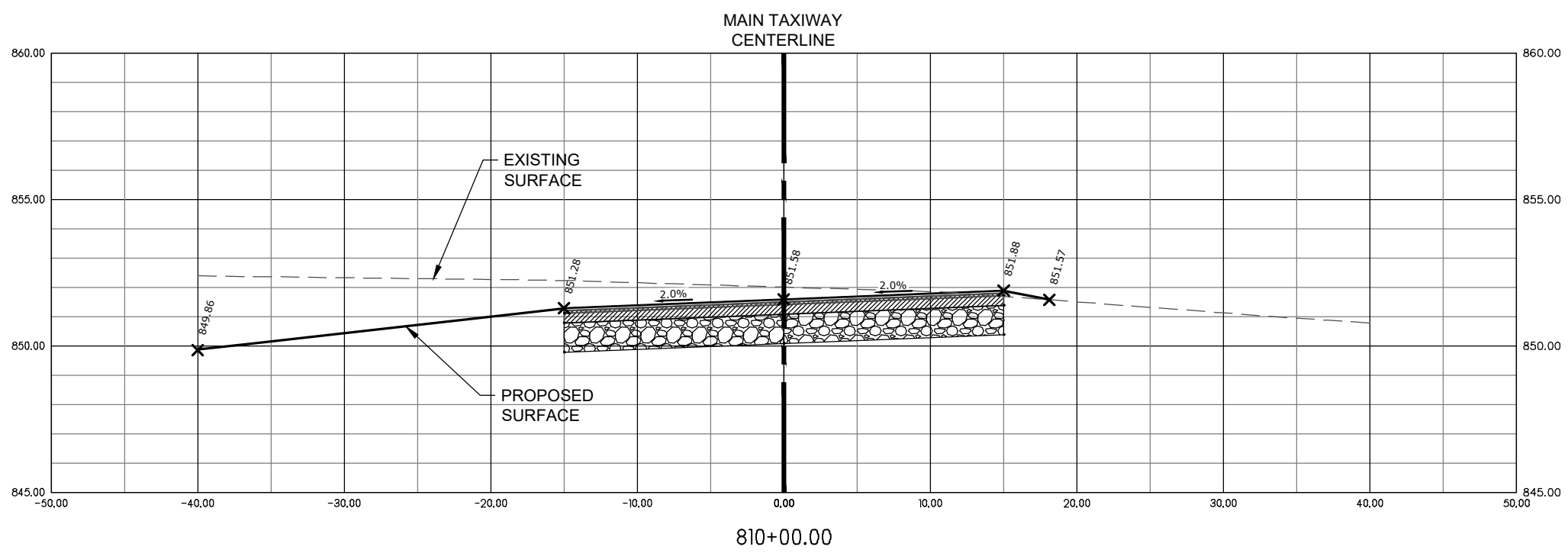
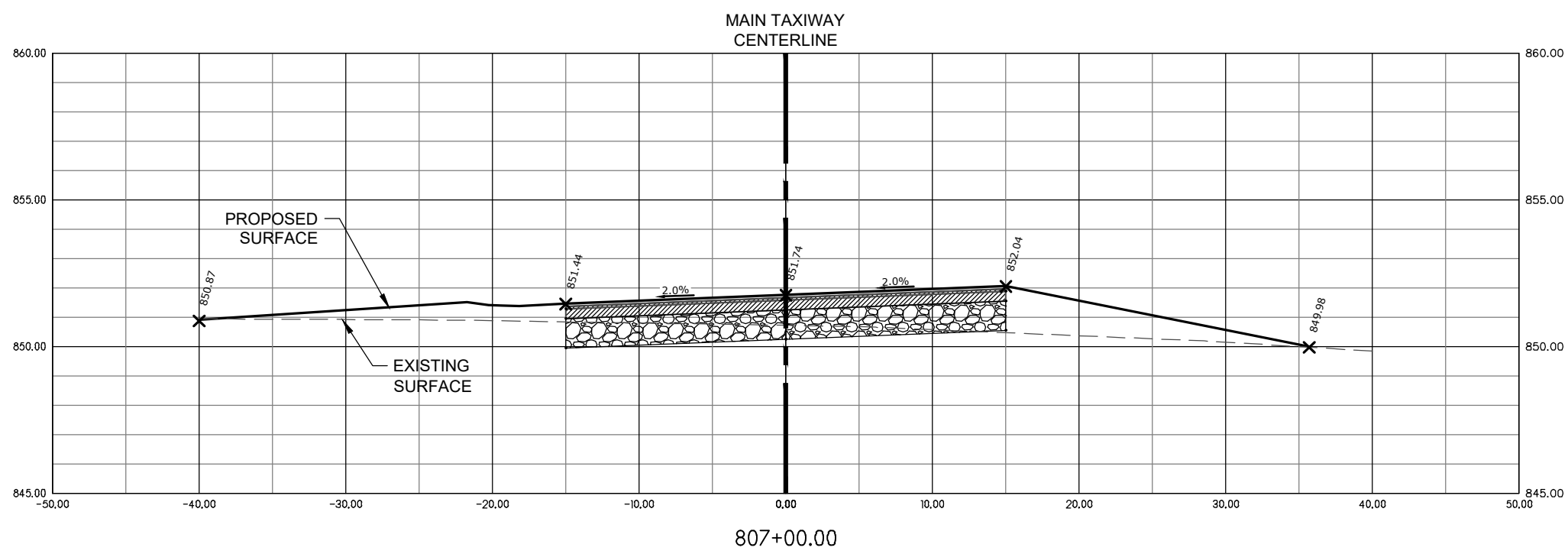
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PROJECT NUMBER
SHEET NUMBER

24033

C-52



PROJECT NAME
OWNER'S NAME

**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

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1. AGENCY REVIEW		03-17-2025
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SHEET TITLE

DETAILS

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-53

Doweled contraction joint (Placed in prolongation with pavement joints) construction options:

- Form with 1/2 (3) thick steel template 2 (50) deep, and seal.
- Saw at 4 to 24 hours, and seal.

Short radius curve (Such as entrances, side streets and ramp returns).

2-No. 4 (No. 13) bars placed at mid-depth (when space permits).

18 (450) long dowel bars.

Construction joint.

Contraction joint.

Edge of pavement.

Pavement expansion joint with (or without) dowels.

Spacing of contraction joints to match adjacent pcc pavement but not to exceed 15' (4.5 m).

PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAILED CONSTRUCTION OF CURB AND GUTTER

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

STANDARD 606001-08

PLAN

ELEVATION

ALTERNATE METHODS

GENERAL NOTES

INLET - TYPE A

STANDARD 602301-04

Short radius curve

2-No. 4 (No. 13) bars placed at mid-depth (when space permits).

Drainage casting with curb box

Back of curb

Edge of pavement

Undoweled contraction joint (typ.) construction options:

- Form with 1/2 (3) thick steel template 2 (50) deep, and seal.
- Saw 2 (50) deep at 4 to 24 hours, and seal.
- Insert 1/2 (20) thick preformed joint filler full depth and width.

2-No. 4 (No. 13) bars placed at mid-depth (when space permits).

Construction joint.

Back of curb

Edge of pavement

5'-0" (1.5 m)

5'-0" (1.5 m)

PLAN

ON DISTURBED SUBGRADE

ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

STANDARD 606001-08

Top of masonry

24 (600)

15 (380)

36 (900)

Concrete fill, 4 %

Reinforced cast-in-place concrete

Outlet

20' (6.1 m) max.

20' (6.1 m) max.

ELEVATION - ECCENTRIC

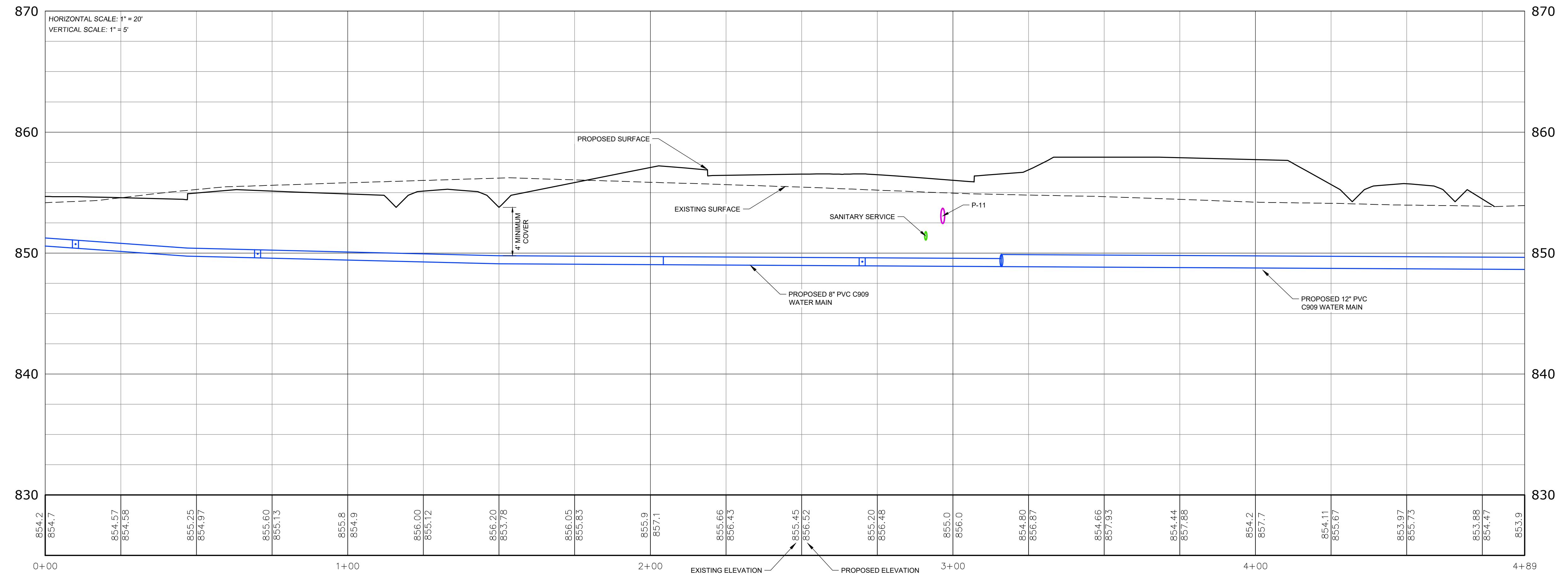
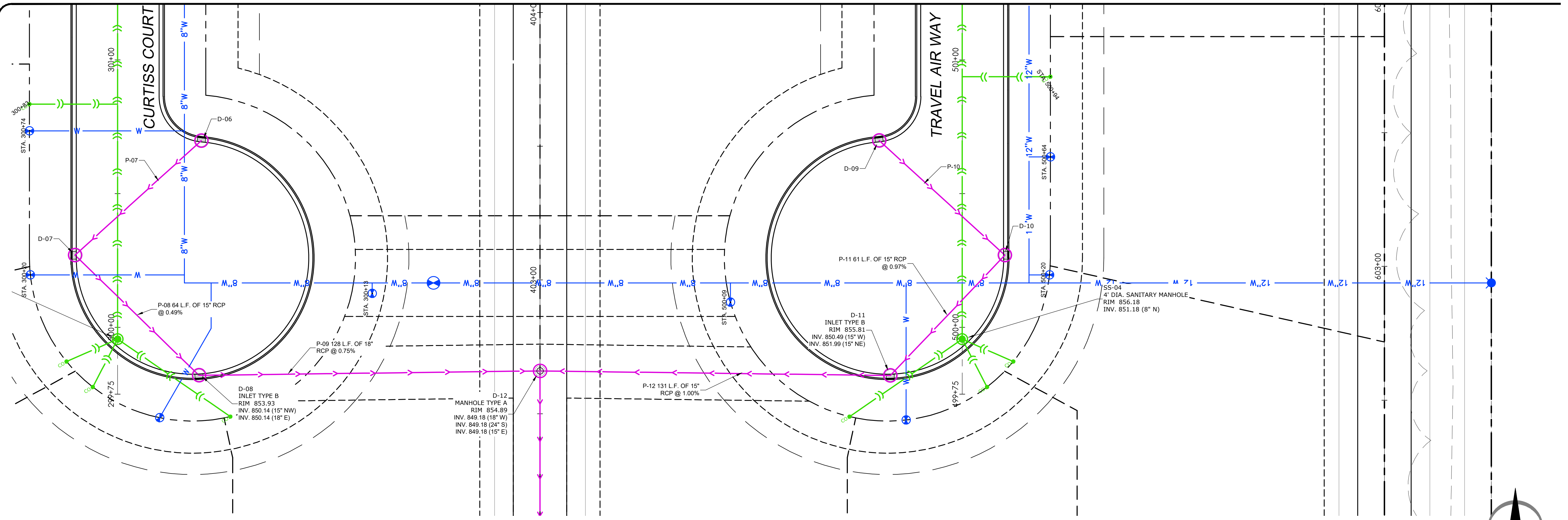
ELEVATION - CONCENTRIC

ALTERNATE BOTTOM SLAB

GENERAL NOTES

INLET - TYPE B

STANDARD 602306-03



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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

**POPLAR GROVE
AIRPORT
EXPANSION**

11619 IL-76
POPLAR GROVE, IL 61065
BOONE COUNTY

STEVE THOMAS
11619 IL-76
POPLAR GROVE, IL 61065
(815) 544-2300

CONSULTANTS

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SHEET TITLE

**SOUTH WATER
MAIN PROFILE**

DRAWN TRS
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

24033

C-56

OFFICE & SHIPPING:
2420 Vantage Drive
CORRESPONDENCE:
P.O. BOX 5178
ELGIN, IL 60121-5178

B&F CONSTRUCTION CODE SERVICES, INC.
BUILDING & FIRE PROTECTION PLAN REVIEW
TRAINING • INSPECTIONS • CODE CONSULTING

PHONE (847) 428-7010
FAX (847) 428-3151
TOLL FREE 1-800-232-5523
E-MAIL bfccs@bfccs.org

To: Planning and Zoning Commission Members
From: Kenneth Garrett, Zoning Administrator
Date: June 30, 2025
RE: Special Use – Ground Mounted Solar Collectors
Hearing Date: July 8, 2025 at 6:00 p.m.

The petitioner is requesting a Special Use Permit to install non-building ground mounted solar collectors on the real property referenced in the below PIN Numbers. The property is Currently Zoned LI (Light Industrial). Non-Building ground mounted solar collectors are permitted in the LI zoning district via through the Special Use Permit Process.

Adjacent Zoning Districts

North Light Industrial (LI) - Currently the property is being farmed.
South Single Family Residential 2 R-2 (West Grove Subdivision)
West General Business (GB) Currently vacant land
East Single Family Residential (R-1) Currently vacant land

The proposed project is located at PIN Number 03-23-200-014 and is currently being farmed by the owner. The lot is approximately 46 acres where the applicant will be leasing 20+ acres of the land for the proposed use of solar collectors. Lot 03-23-200-017 (Lot is 1.23 acres and the proposal is to use 0.16 acres) is the access road, which will be widened to 24 feet and then 40 feet once on private property. The proposed enhanced driveway access is to continue with gravel. It is recommended by the Village Engineer the area in the Right-of-Way be asphalt per the ordinance, but there is no objection to a gravel drive on the private property side.

The proposed applicant will lease the property from the owner for 35 years with the ability to extend the lease for 2-five year terms.

Residents and business owners within the Village can subscribe to the solar collectors and receive an approximate 10% reduction in their electrical bill. The subscription is offered to residents and business operators before it will be offered to areas outside the Village.

As stated above the use of the property is Zoned Light Industrial. The light industrial zoning code uses allows for the following permitted uses: Personal or Professional Services, Indoor Repair Sales/Service, Vehicle Related Sales and Service, Daycare Facility, Light Manufacturing/industrial, Self Service Storage Facilities (mini warehouses), Public Parks and Open Space, Utilities and Wireless Communication Facility. Section 8-6-11 allows through the Special Use Process, Non-Building mounted solar collectors for export of energy use by an

Inkberry Solar
electrical utility. In this case, Solar Collectors.

Solar Collectors must still follow the setbacks as outlined in the Light Industrial District as follows:

Front Setback 30 feet
Side Yard 20 feet but not less than a combined 50 feet
Rear Yard 30 feet

The proposed project is in compliance with the above setbacks.

Buffer Yards are required whenever a side or rear yard in the R-5, MH, NB, GB, CB, LI or HI District abuts any RE, R-1, R-2 or R-3 District or any residential use within the Village limits or in any neighboring jurisdiction, a buffer yard shall be required. Buffer Yards shall not be required in front yards.

This proposed project is buffered with existing landscaping and will continued to be farmed which, will aid in the screening during the growing season. The buffer yard shall be at a minimum of 10 feet in width but not greater than 50 feet. There are a number of trees behind the West Grove Subdivision. It is recommended to provide additional screening for the neighbors to screen the areas that are not properly screened. The plan calls for evergreen planting 4-6 feet in height.

Note: The applicant is only leasing a portion of the property with the remaining area still being farmed. The solar portion does not abut the residential neighborhood. There is approximately 271 feet to the nearest solar collector. Consideration has been taken to effectively screen the area.

The Solar collectors are approximately, eight feet in length and four feet in height. They are mounted on a pole device that rotates with the sun. There is an electrical inverter for each collector. The collector receives energy from the sun in a DC format and the inverter converts it from DC power to AC power so it can be run into the electrical grid. The total height from grade to the top of the collector is approximately 9 feet.

There is a farm style fence surrounding the entire area of solar collectors. The fence runs on all 4 sides of the proposed development. The rows of collectors are spaced approximately 26 feet apart. There are 156 collectors in total. The proposal is requesting an eight fence. See attached sample of fencing.

It is the intent of the landowner to continue farming the property around the solar collectors. It is my understanding the farming of the property consists of corn and soybeans. The corn and soybean plantings have an alternate switching pattern between plants during different growing seasons. The owner shall determine how often the crops change location. This will continue during the project. The applicant is requesting a two-year approval of the SUP to begin construction. This is in order to be able to apply for State of Illinois Adjustable Block Program in August for renewable energy credits contract. They are required to have in place proper zoning before applying.

The distance from the lot line off of route 76 to the collector/investors is 231 feet and to the Electrical Equipment is 252 feet.

Inkberry Solar

The solar collector equipment does produce a low level of noise. It is similar to a refrigerator level. It is silent at night. All noise levels must comply with the noise standards of the Illinois Pollution Board.

Application for the Boone County Soil and water Conservation District has not been approved as of the writing of this report.

The Fire District is in the process of the reviewing this project as of the writing of this report they have not made a recommendation.

Security Measures are in place to monitor the site. There is a gate that either will have an electronic pad or is operated with a key for access. This is for maintenance staff only. There will be a knox box for emergency for the Fire District to gain access.

Recommendation: Should the Planning Zoning Committee recommend approval of the project, staffs recommends the following conditions be adhered to:

1. Approval from the Illinois Department of Transportation be received prior to issuing any Building Permits.
2. Approval from the Boone County Soil and Water Conservation District be received prior to issuing any Building Permits.
3. Approval from the Fire District be received prior to issuing any Building Permits.
4. Additional screening shall be provided as needed adjacent to the West Grove Subdivision.
5. The drive access located in the right of way be improved with asphalt.
6. The Village Enginners Report and recommendations shall be followed.
7. A decommissioning and reclamation plan shall be submitted to and approved by the Village of Poplar Grove prior to commencement of the development.
8. A surety bond covering the complete execution of the decommissioning and reclamation plan for when the project ends shall be posted prior to the commencement of the development.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove

June 27, 2025

Mr. Ken Garrett
Building and Zoning Official
B&F Construction Code Services Inc.
2400 Vantage Drive
Elgin, IL 60124

Via Email Only

Re: *Proposed Inkberry Solar Farm
Special Use Permit (SUP) Application Review*

Dear Ken:

Please allow this to acknowledge receipt of the following:

- Application for Special Use Permit for a 2 MWac solar farm on PIN Numbers 03-23-200-014 and 03-23-200-17, consisting of 65 pages.

We have reviewed the same and provide the following comments for Village consideration:

- We strongly recommend that historical records for drain tile be provided for review. Much of Boone County's farmlands contain drain tile, and cutting through an existing tile can impact tributary field(s) that are far away from the point where the tile is severed.
- We recommend that the Village require pollinator friendly landscape features, along with a maintenance bond to help ensure that the applicant establish and maintain the landscaping (or the bond could be used to construct improvements to manage runoff if the vegetation is not established or maintained).
 - The American Society of Civil Engineers conducted hydrologic studies of solar farms to determine if there is increased runoff volume, or a notable increase in peak runoff rate. The study was published in the *Journal of Hydrologic Engineering* in May of 2013, and found that there is little increase in runoff volume or rate if the panels are placed on vegetated fields, and the vegetation is maintained. It is therefore very important to properly establish and maintain the vegetation, otherwise storm water detention will be necessary.
 - We recommend that the periodic vegetation inspection reports be provided to the Village.
- Permits from IDOT will be required for the site access driveway(s).
- We recommend that the portion of the access driveway(s) within the public right of ways are paved. Access driveways on private property may be aggregate.
- We would like to understand what the applicant has in mind for the vegetative screening along the south side of the panel field. Please provide additional information and/or a detailed drawing.
- We recommend that the applicant provide at least a preliminary decommissioning plan, as well as an opinion of probable cost. A decommissioning bond should be included as a condition of the SUP.

- There is a drainage ditch located along the northerly property line of West Grove Subdivision with known drainage issues. The Village anticipated that the issues would be resolved concurrently with the development of the parcel to the north, and while at the time the Village probably didn't envision the property to the north developing as a solar farm the drainage issues should nonetheless be addressed concurrently with this project. The "fix" that was envisioned years ago anticipated the property to the north developing as an industrial use and included widening the drainage easement, installing storm sewers to manage high frequency rainfall events (i.e., 10-year storm and more frequent storms) and create a swale over the storm sewer to manage the low frequency storm events (i.e., any storm greater than the 10-year event). Given the fact that the proposed development is a solar farm with the panels located 250'+ from the property line, we think there is an easier, less costly fix. We'd suggest that a new ditch be created on the solar farm property along its southern property line. Spoils from the new ditch could then be utilized to fill the existing ditch. The new ditch could be made wider w/ 4:1 side slopes so that it can be maintained, and the new ditch should be protected by a drainage easement.

Please do not hesitate to contact me at (815) 636-9590 with any questions, or if I may be of further assistance.

Yours very truly,

McMAHON



Christopher D. Dopkins, P.E.
Associate/Village Engineer

Cc: Ms. Kristi Richardson, Village President
Mr. David Howe, Director of Public Works
Mr. Aaron Szeto, Village Attorney
File

To: Planning and Zoning Commission Members

From: Kenneth Garrett, Zoning Administrator

Date: June 30, 2025

RE: Inkberry Solar Special Use - Finding of Facts

Hearing Date: July 8, 2025 at 6:00 p.m.

Findings of Fact

Per section 8-5-7(D) of the Village of Poplar Grove Zoning Ordinance, the criteria for granting a Special Use Permit are as follows:

1. The establishment, maintenance or operation of the special use would not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The Proposed ground mounted solar collectors is a non-manned facility and the only traffic is from maintenance personal. Based on the fact, that other potential uses of this site would be more impactful then a solar farm, the Special Use would not be detrimental or endanger the public health, safety, morals, comfort or general welfare.

2. The special use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood.

The current zoning code allows commercial and industrial uses as permitted uses with no public hearing required. The Proposed Use of the property does not affect adjacent and or other properties within the vicinity of this site. The lack of personnel and truck traffic further verifies the minimal impact to the area and does not effect property values.

3. The establishment of the special use will not impede the normal or orderly development and improvements of the surrounding property for uses permitted in the district.

The proposed improvement of the solar collectors will not impede the normal or orderly development of other properties in the area. The area between the

nearest homes and solar collectors will continue to be farmed. Collectors are more than 200 feet away from the rear lot line of the adjoining neighbors.

4. Adequate utilities, access roads, drainage and/or necessary facilities will be provided.

The improvement does include additional utility poles along route 76. An expansion of the roadway into the site will be constructed. Any electrical equipment installed as part of the project for the solar collectors will be in excess of 200 feet except for the utility poles and lot lines. Any drainage concerns will be addressed by the Village Engineer in his review.

5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

As stated above in number 4, an enlarged access road will be installed along route 76. There will no traffic impact after the project is constructed. Of course, during construction there may be minimum impact on route 76.

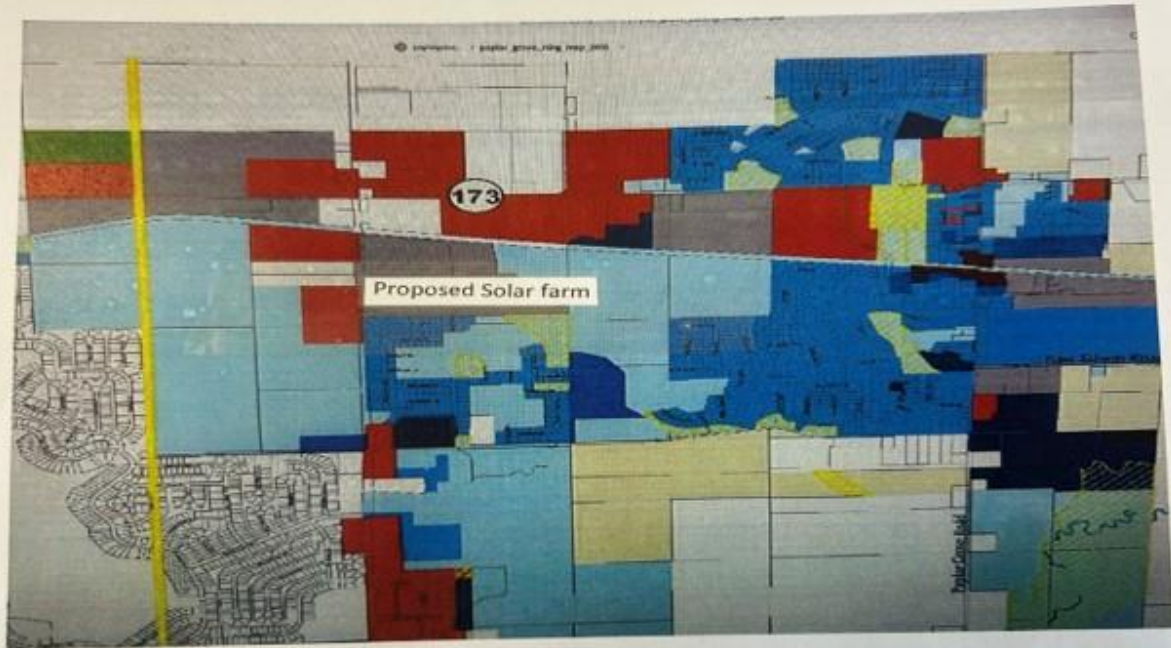
6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

The landscape buffer will be enhanced with evergreens as necessary. Although, the majority of the site is screened with existing trees to the residential neighborhood. The area between the solar collectors and rear yard of the residences shall continue to be farmed thereby further reducing the impact to the residents. All other regulations will be in compliance.

Should you have any questions regarding this report feel free to contact me at your convenience.

Respectfully Submitted,

Kenneth Garrett
Zoning Administrator – Village of Poplar Grove



Proposed Fence





Vegetation Installation and Management Plan for Inkberry Solar, LLC

Prepared June 2025 by:



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1. Inkberry Solar, LLC Vegetation Management Plan (VMP) Overview

1.1. Site Owner

Inkberry Solar, LLC
 PO Box 310
 Highland Park, IL 60035
 312.882.3713

1.2. Vegetation Restoration Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90 Princeville, IL
61559

1.3. Project Description

The proposed Inkberry Solar project is planned for approximately 20 acres of land in Boone County, Illinois. Tracker-style panels with approximately 30-36" ground clearance at max tilt are planned. The site will be planted with a fully-native pollinator mix appropriate for a solar site. Vegetative screening is planned on the west side using 4-6 ft native prairie grasses and on portions of the south side using evergreen trees.

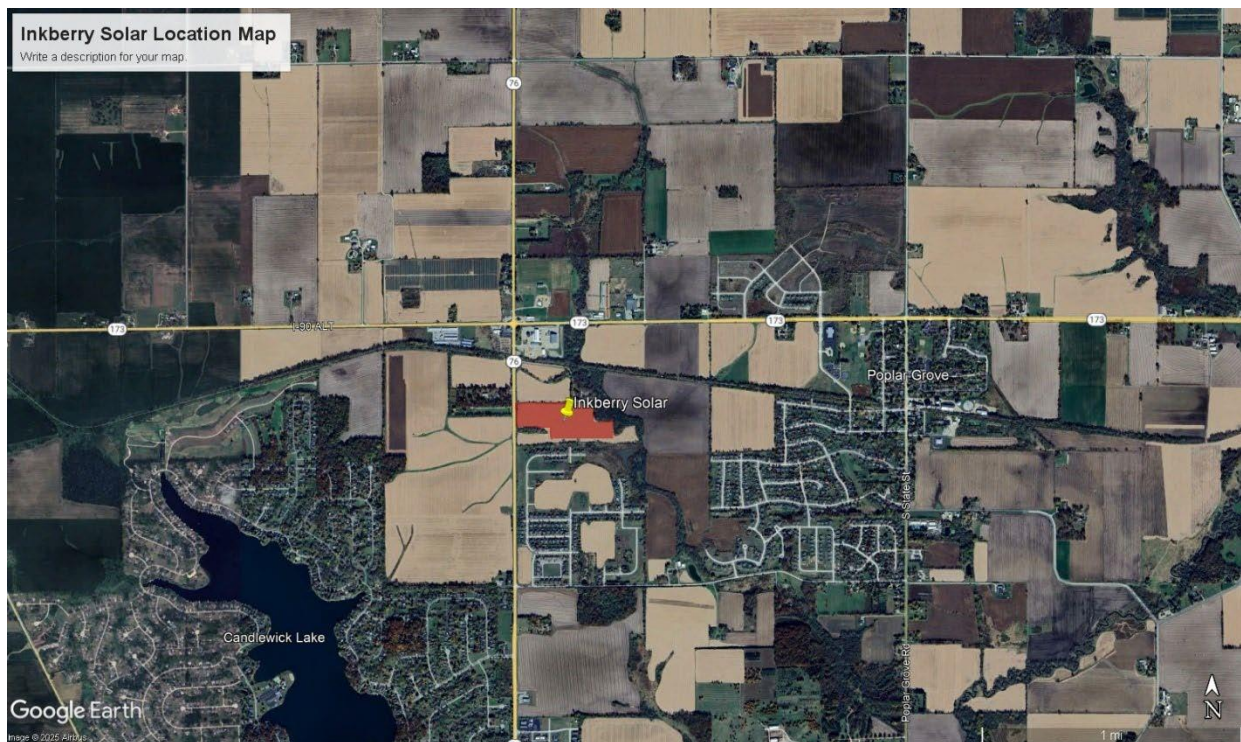
1.4. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

2. Site Information

2.1. Site Location

The Inkberry Solar project site is located east side of IL-76, approximately 1/3 of a mile south of the intersection of IL-76 and IL173.



2.2. Map of Array Layout

chosen with an emphasis on native pollinator habitat to achieve and maintain Pollinator Friendly status as defined in the Illinois Pollinator Friendly Solar Site Act (525 ILCS 55/) ¹ .

3.2. Contribution of Native Habitat on Solar Sites

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

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

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

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

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



3.3. Vegetation Installation Overview

The native mix planned for this array is selected for ecological appropriateness to the moister soil types and site conditions as well as the mature plant height of 24" to 36" so as to not

¹ <https://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=3900&ChapterID=44>

interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging nonnative/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those

procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor using appropriate herbicides to kill all actively growing weeds on the project site. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

A custom native pollinator seed mix has been designed for use on this project and is found on page 13. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Tree Installation

Tree installation can occur either before or after permanent seeding depending on the preferences of the contractor, timing of seeding, and the site conditions. If installation occurs after permanent seeding, touchup seeding in the disturbed areas may need to be completed. All trees should be watered at the time of installation and properly mulched. A watering plan should be in place in the event of inadequate rainfall.

4.7. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.



5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase

of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM can also include grazing, haying, and other maintenance options as appropriate. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase *Site*

Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Roundup® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application.

For instance, if the site is dominated by Foxtail (an annual), mowing would be preferable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.
3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Vegetative Screening Installation

1. Prior to evergreen tree installation, planting locations should be marked to ensure proper placement and spacing of the trees.
2. Install evergreen trees using appropriate equipment and procedures, including watering at the time of installation, mulch rings, and staking or guying if necessary.
3. Implement a watering plan post-installation to ensure survival.
4. On the west side, the tallgrass screening area should be seeded at the same time as the rest of the permanent seeding, using a native grass and forb mix appropriate for Boone County and the site conditions.

5. Example Screening Option:

Two types of evergreen species used for screening are the Red Pine, growing 20 – 40' wide, up to 60 feet tall, and the Eastern Red Cedar, 10' – 20' wide and 40 feet tall. Trees would be four to six feet tall at time of installation and planted 16' on center in a double, staggered row to increase visual screening. Final selections are to be determined at this time, pending approval by the AHJ.



Red Pine, *Pinus resinosa*



Eastern Red Cedar, *Juniper virginiana*

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination.

Year 3 typically requires 3 IVM site visits depending on vegetation status.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mix

Inkberry Solar Native Pollinator Seed Mix						
Seeding Rate - 12.5 lb/acre - 75 seed/ft²						
Common Name	Scientific Name	Bloom Month	% of Mix by Weight	Lbs/Acre	Seeds per ft²	% of Mix by Seeds/ft²
Sideoats Grama	<i>Bouteloua curtipendula</i>		34.25%	4.28	9.43	12.58%
Prairie Brome	<i>Bromus kalmii</i>		0.80%	0.10	0.29	0.39%
Plains Oval Sedge	<i>Carex brevior</i>		2.80%	0.35	3.72	4.97%
Bicknell's Sedge	<i>Carex bicknellii</i>		0.96%	0.12	0.75	1.00%
Troublesome Sedge	<i>Carex molesta</i>		1.84%	0.23	2.11	2.82%
Brown Fox Sedge	<i>Carex vulpinoidea</i>		2.00%	0.25	9.18	12.24%
Silky Wild Rye	<i>Elymus villosus</i>		6.00%	0.75	1.52	2.02%
Little Bluestem	<i>Schizachyrium scoparium</i>		26.96%	3.37	18.57	24.75%

Prairie Dropseed	Sporobolus heterolepis		0.40%	0.05	0.29	0.39%
Graminoid Total			76.00%	9.50	45.87	61.15%
Common Yarrow	Achillea millefolium	Jun-Aug	0.44%	0.06	3.63	4.84%
Nodding Onion	Allium cernuum	Jul-Aug	0.24%	0.03	0.08	0.11%
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	0.17	0.98	1.30%
Canada Anemone	Anemone canadensis	May-Jun	0.04%	0.01	0.02	0.02%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.04%	0.01	0.07	0.10%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.34%	0.04	0.06	0.08%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.32%	0.04	0.06	0.08%
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.08%	0.14	0.84	1.13%
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	3.11%	0.39	0.39	0.51%
White Prairie Clover	Dalea candida	Jun-Sep	4.08%	0.51	3.56	4.74%
Purple Prairie Clover	Dalea purpurea	Jul-Sep	6.02%	0.75	4.98	6.63%
Cream Gentian	Gentiana flavida	Aug-Sep	0.04%	0.01	0.27	0.36%
Prairie Blazing Star	Liatris pycnostachya	Jul-Sep	0.24%	0.03	0.12	0.16%
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.09%	0.01	0.95	1.26%
Prairie Wild Rose	Rosa arkansana	Jun-Aug	0.29%	0.04	0.03	0.04%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.92%	0.24	8.13	10.83%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.04%	0.01	0.57	0.76%
Ohio Goldenrod	Solidago ohioensis	Aug-Sep	0.04%	0.01	0.21	0.28%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.04%	0.01	0.48	0.64%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.16%	0.02	0.57	0.76%
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.24%	0.03	0.09	0.12%
Hoary Vervain	Verbena stricta	Jun-Sep	1.44%	0.18	1.85	2.46%
Golden Alexanders	Zizia aurea	Apr-Jun	2.40%	0.30	1.21	1.62%
Forb Total			24.00%	3.00	29.14	38.85%
Mix Total			100.00%	12.50	75.01	100.00%

9. Pollinator Scorecard

Illinois Solar Site Pollinator Habitat Planning Form

Use this form as a draft before completing the *Illinois Planned Pollinator Habitat on Solar Sites Scorecard* online

In Between and Under Solar Panels

1. PLANNED PLANT DIVERSITY IN ROWS & UNDER SOLAR ARRAY (choose up to 2)

- ☐ 4-6 species +5 pts
☒ 7 or More species +8 pts
☒ All Native Species (minimum 4 species) +10 pts

Perimeter and Buffer Area

2. VEGETATIVE BUFFER PLANNED ADJACENT TO THE SOLAR SITE (choose all that apply)

- ☒ Buffer planned outside of array fencing +5 pts
☐ Buffer is 30-49ft wide measured from array fencing +5 pts
☐ Buffer is at least 50ft wide measured from array fencing +10 pts
☐ Buffer has Native shrubs/trees that provide food for wildlife +5 pts

3. SEEDS USED FOR NATIVE PERIMETER & BUFFER AREAS (choose all that apply)

- ☒ Mixes are seeded using at least 20 seeds per square foot of Pure Live Seed or 40 Seeds per square foot on slopes > 5% +10 pts
☐ All seeds are from a source within 150 miles of site +5 pts
☐ At least 2% milkweed cover is planned to be established from seeds/plants +5 pts

4. PLANNED # OF NATIVE SPECIES IN SITE PERIMETER & BUFFER AREA (species with more than 1% cover)(choose 1)

- ☐ 5-10 species +2 pts
☐ 10-15 species +5 pts
☒ 16-20 species +10 pts
☐ >20 species +15 pts

Exclude invasive and non-native plant species from total

5. PLANNED PERCENT OF PERIMETER & BUFFER AREA DOMINATED BY NATIVE PLANT SPECIES (choose 1)

- ☐ 26- 50 % +2 pts
☐ 51-75 % +10 pts
☒ More than 75% +15 pts

Whole Site

6. PLANNED PERCENT OF SITE VEGETATION COVER TO BE DOMINATED BY DESIRABLE WILDFLOWERS (choose 1)

- ☒ 26- 50 % +2 pts
☐ 51-75 % +10 pts
☐ More than 75% +15 pts



7. PLANNED SEASONS WITH AT LEAST THREE BLOOMING NATIVE SPECIES PRESENT (choose all that apply)

- ☒ Spring (April-May) +5 pts
☒ Summer (June-August) +5 pts
☒ Fall (September-October) +5 pts

8. HABITAT SITE PREPARATION PRIOR TO IMPLEMENTATION (choose all that apply)

- ☒ Soil preparation done to promote germination and reduce erosion as appropriate for the site. +10 pts
☒ Measures taken to control weeds prior to seeding +10 pts
☐ None -10 pts

9. AVAILABLE HABITAT COMPONENTS WITHIN 0.25 MILES (choose all that apply)

- ☐ Native bunch grass for bee nesting +2 pts
☐ Native trees/shrubs for bee nesting +2 pts
☐ Clean, perennial water sources +2 pts
☐ Created habitat nesting features +2 pts

10. SITE PLANNING AND MANAGEMENT(choose all that apply)

- ☒ Detailed establishment and management plan developed +10 pts
☐ Signage legible at forty or more feet stating "pollinator friendly solar habitat" +3 pts

11. INSECTICIDE RISK (choose all that apply)

- ☐ Planned on-site use of insecticide or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 pts
☐ Communication/registration with local chemical applicators or on www.fieldwatch.com to prevent drift +5 pts

Total Points: 105

Meets Preliminary Pollinator Standards - 85
 Provides Exceptional Habitat - 110 and higher

Owner: Inkberry Solar LLC

Vegetation Consultant: Natural Resource Services, Inc

Project Location: Boone County

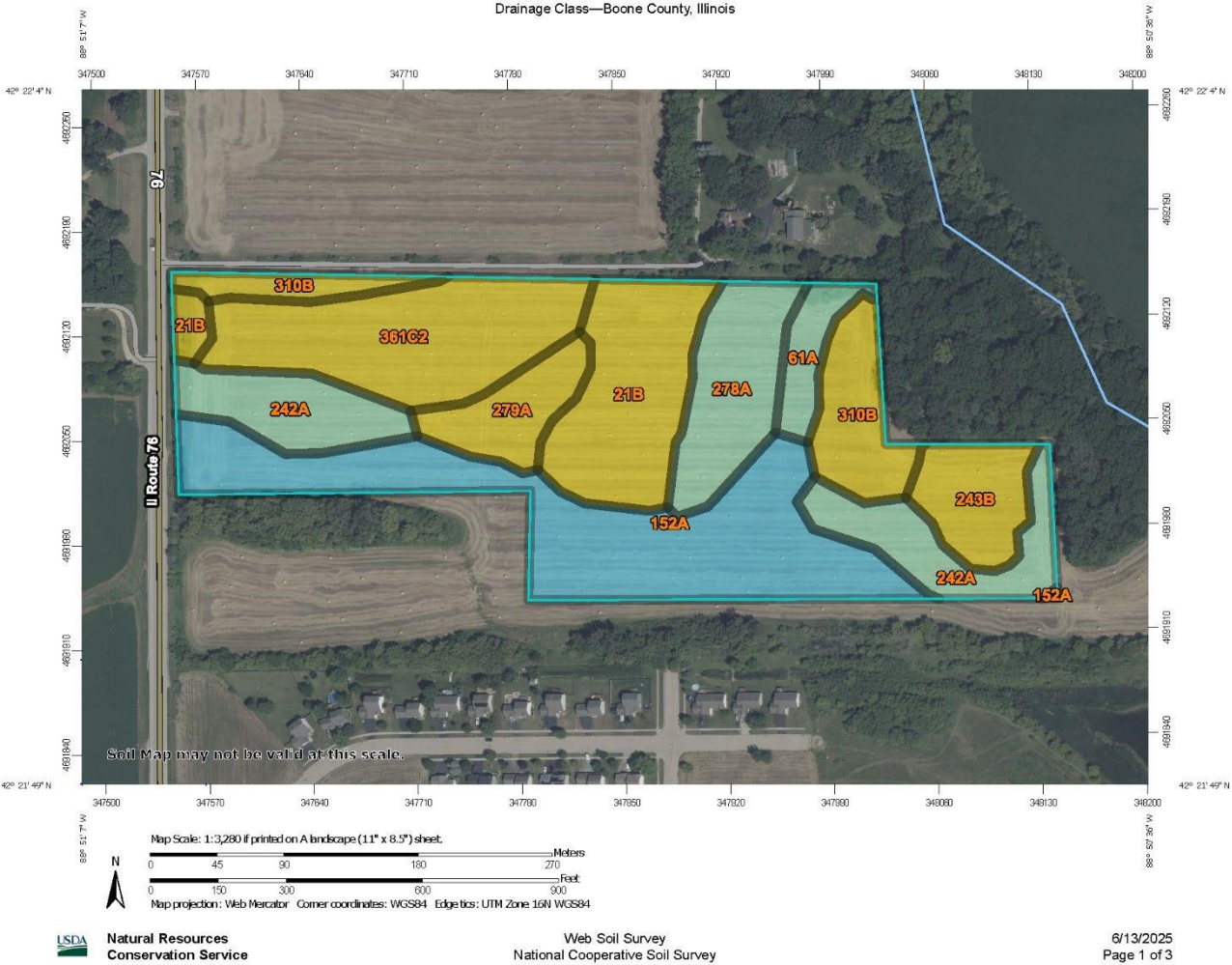
Project Size: +/- 20 acres acres

Final Seeding Date: TBD - Anticipated fall 2026

This form is designed (with the help of the Solar Site Pollinator Guidelines found on IDNR's website) to guide owners or managers of solar sites to meet the requirements to be able to claim a site is pollinator friendly according to the "Pollinator Friendly Solar Site Act (525 ILCS 55)". This form is for company records only and does not grant the title of a Pollinator Friendly Solar Site until the "Illinois Planned Pollinator Habitat on Solar Sites Scorecard" is completed with a score of 85 or higher on IDNR's website. This preliminary recognition is good for 3yrs. after which the "Established Pollinator Habitat on Solar Sites Scorecard" will need to be completed every 5 years to maintain recognition as a Pollinator Friendly Solar Site.

12/3/2019

10. Soils Maps



Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
21B	Pecatonica silt loam, 2 to 5 percent slopes	Well drained	3.3	13.6%
61A	Atterberry silt loam, 0 to 2 percent slopes	Somewhat poorly drained	0.8	3.2%
152A	Drummer silty clay loam, 0 to 2 percent slopes	Poorly drained	6.1	25.1%
242A	Kendall silt loam, 0 to 2 percent slopes	Somewhat poorly drained	3.2	13.4%
243B	St. Charles silt loam, 2 to 5 percent slopes	Well drained	1.4	5.7%
278A	Stronghurst silt loam, 0 to 2 percent slopes	Somewhat poorly drained	2.1	8.7%
279A	Rozetta silt loam, 0 to 2 percent slopes	Well drained	1.3	5.3%
310B	McHenry silt loam, 2 to 4 percent slopes	Well drained	2.1	8.9%
361C2	Kidder loam, 4 to 6 percent slopes, eroded	Well drained	3.9	16.1%
Totals for Area of Interest			24.1	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



INKBERRY SOLAR, LLC

2 MWac Community Solar Project

Village of Poplar Grove Petition for Special Use

Submitted May 30th, 2025

EXECUTIVE SUMMARY

Inkberry Solar, LLC (the “Applicant”) proposes to develop a 2MWac community solar project on approximately 20 +/- acres currently used for agriculture located along Illinois Route 76 in Poplar Grove, Boone County, Illinois. The Inkberry Solar, LLC community solar project (the “Solar Project”) will be located on parcels 03-23-200-014 and 03-23-200-017 (the “Project Parcels”) owned by Tahoe Trading Company, LLC (the “Landowner”). Applicant is submitting this Petition for Special Use pursuant to and in compliance with the requirements set forth under Sections 8-5-7 and 8-7-9 of the Village of Poplar Grove Zoning Ordinance (the “Zoning Ordinance”).

The figures and information contained in this application are based on the best available information from desktop and field analyses performed to date, and may be subject to change (within the bounds of applicable laws and permit conditions) based on the final siting of the solar arrays and associated facilities and the ultimate procurement of the Solar Project’s equipment.

ABOUT TRAJECTORY ENERGY PARTNERS

Inkberry Solar, LLC is a limited liability company indirectly owned by Trajectory Energy Partners, LLC (“Trajectory”). Trajectory brings together communities, organizations, and landowners to develop clean energy projects with strong local support. Trajectory team members have built their careers in clean energy and community engagement. They are focused on building quality clean energy projects that are integrated into the local landscape and welcomed in the community.

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APPENDIX A:

Attachment 1: Application Form

Attachment 2: Zoning Ordinance

Attachment 3: Legal Description

Attachment 4: Lease Agreement (Redacted)

APPENDIX B:

Exhibit A: Project Location

Exhibit B: Preliminary Site Plan

Exhibit C: Plat of Survey

Exhibit D: EcoCAT Consultation

Exhibit E: Adjacent Landowner Map

Exhibit F: NRI Application - Confirmation of Submission

Exhibit G: Weed/Grass Control Plan & IDNR Pollinator Guidelines

Exhibit H: Equipment Specifications

Exhibit I: Topography Map

I. SUMMARY OF APPLICATION

Applicant is submitting this application for a Special Use Permit for a ground-mounted community solar farm on an approximately 20 +/- acre area on the Project Parcels pursuant to and in compliance with the requirements set forth under Sections 8-5-7 and 8-7-9 of the Village of Poplar Grove Zoning Ordinance (the "Zoning Ordinance"). See Attachment 2: Zoning Ordinance.

Applicant is requesting a Special Use Permit for a Commercial Solar Energy Facility on land leased on the Project Parcels, which is located in the Village of Poplar Grove Light Industrial Zoning District. A legal description of the Project Parcels are attached as Attachment 3 and a redacted lease agreement is attached as Attachment 4.

Duration: Applicant is requesting that the Village of Poplar Grove issue the Special Use Permit for a period of two years to allow Applicant sufficient time to continue development of the Solar Project and submit a building permit application.

II. APPLICANT INFORMATION

The Applicant is a limited liability company, a wholly owned indirect subsidiary of Trajectory Energy Partners, LLC. Jonathan Carson is an Authorized Representative of the Applicant.

Applicant:

Inkberry Solar, LLC
% Trajectory Energy Partners, LLC
P.O. Box 310
Highland Park, IL 60035
(312) 882-3713
legal@trajectoryenergy.com

Landowner:

Tahoe Trading Company, LLC
% Daniel Kelly
1610 Candlewick Dr. SW
Poplar Grove, IL 61065
(815) 985-0879
landlordan@hotmail.com

III. SOLAR PROJECT DESCRIPTION

The Solar Project will consist of equipment to generate electricity from solar energy, including rows of photovoltaic cell panels mounted on posts driven into the ground. The components of the Solar Project will comply with the current edition of the National Electric Code and be UL listed or meet a comparable safety standard. The panels will be designed with an anti-reflective coating to minimize glare from the Solar Project. A fence will enclose all panels and electrical equipment on site. Access is via a locked gate.

The Solar Project is intended to be a community solar project under the Clean Energy Jobs Act,

which allows residential and commercial customers to subscribe to the Solar Project. The Solar Project will support CEJA's goals of increasing the adoption and availability of renewable energy to Illinois residents and businesses.

The Solar Project will provide economic and environmental benefits to the community. Village of Poplar Grove and Boone County residents and businesses will have an opportunity to subscribe to the Solar Project. These subscribers will support clean energy in their community while benefiting from electricity bill savings. In addition, the Solar Project will create new tax revenues in the Village, provide steady income to the Landowner, and generate economic activity through local construction, materials, and services.

The Solar Project will be designed to integrate into the local landscape. Where possible, Applicant will prioritize pollinator-friendly landscaping, vegetation maintenance that limits runoff, and other management practices that are in keeping with the community, adjacent uses, and the local ecosystem.

The Solar Project is intended to operate for a period of at least 35 years, and will be constructed with solar panels with long-term warranties and very low expected rates of replacement. In the event the Solar Project is required to be removed in the future, the Solar Project will be decommissioned in compliance with an Agricultural Impact Mitigation Agreement ("AIMA").

IV. SOLAR PROJECT CONSTRUCTION AND OPERATION

The active construction period for the Solar Project is expected to be between nine and twelve months. Construction will require trucks no larger than a typical 18-wheeler to deliver materials to the site, and onsite equipment will be used to drive pilings into the ground and install the panels, supports, and tracking equipment. Concrete pads may be used to support certain electrical equipment.

Once installed and commissioned, the Solar Project will require periodic maintenance. The Solar Project's performance will be continuously monitored, and engineers and maintenance technicians will visit the Solar Project a few times a year for routine maintenance and any required repairs.

V. SPECIAL USE PERMIT APPLICATION REQUIREMENTS

Special Use Permit Application Requirements (Section 8-5-7 & Village Application Form)

1. Plat of Survey

A plat of survey is included as Exhibit C.

2. Site Plan

A Site Plan is included as Exhibit B. As depicted on the attached Site Plan, the Solar Project shall be in compliance with the applicable Zoning District requirements related to setbacks, landscaping/buffer yards, screening, fencing and lighting.

Setbacks: The Solar Project shall comply with the setbacks applicable to the light industrial zoning district. See the attached Exhibit B.

Primary Structure Minimum Setbacks (Light Industrial):

Front Lot Line	30 feet
Side Lot Line	20 feet
Total of Both Side Lot Lines	50 feet
Rear Lot Line	30 feet

Fencing: Applicant is proposing an 8' farm-style fence to surround the entirety of the Solar Project. See Exhibit B. Applicant requests confirmation that this fence style and height is excluded from fencing height regulations for fencing in an industrial district in Chapter 10 of the Zoning Ordinance. This exclusion would be in alignment with the provision that allows certain uses, including public utilities and "similar uses", to provide an up to 10' high fence. See Section 8-10-3(B)(3)(c)) of the Zoning Ordinance. The Solar Project is a similar use to a public utility and requires the additional height to maintain compliance with the National Electric Code.

Project Access: The Solar Project will be accessed from IL Route 76 along a dedicated gravel access road. See the Site Plan attached as Exhibit B. No permanent parking is proposed. The Solar Project will be secured with a locked gate. Knox boxes will be provided for emergency personnel access.

Landscaping/Buffer Yards: Vegetation under and around the Solar Project will be maintained by periodic mowing, inspections, and weed management as appropriate. The Solar Project will plant pollinator-friendly vegetation within the fenced area. A Weed/Grass Control Plan is attached as Exhibit , as well as the Illinois Department of Natural Resources ("IDNR") Guidelines for establishment and maintenance of pollinator-friendly ground cover. A final landscape plan will be provided prior to building permit. No buffer yard is proposed as the Solar Project's Site Area does not directly abut a residential lot line.

Screening: Landscape screening is currently proposed along the Project fence in the front yard where the Solar Project abuts IL Route 76, and partially along the southern side of the Solar Project. See the attached Exhibit B depicting the locations of the screening.

3. Floor Plan – (N/A)

4. Legal Description

See Attachment 3.

5. Adjacent Property Owners

See Exhibit E.

6. Application Fee

The application fee will be transmitted along with the final application.

7. NRI Application

Proof of submission of the NRI application is attached as Exhibit F.

8. IDNR EcoCAT

Consultation with the Illinois Department of Natural Resources is attached as Exhibit D.

9. Equipment Specifications

While final equipment selections are to be determined with final engineering and design, the product sheets for equipment as the project is currently designed are attached as Exhibit H.

10. Topography Map

A topographical map is attached as Exhibit I.

Special Use Permit Findings of Fact – Section 8-5-7(D)

1. *The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;*

The proposed use of the Project Parcels as a solar farm will not be detrimental to or endanger public health, safety, morals, comfort, or general welfare. The Solar Project will operate to convert sunlight to electrical power with occasional ongoing maintenance. The clean energy generated by the Solar Project will avoid pollution associated with other forms of power generation. The Solar Project will comply with state and local laws, and be designed and installed using current best practices, including the current National Electric Code and the use of UL (or equivalent) equipment. The Solar Project will be surrounded by a UL compliant fence and a locked gate with emergency personnel access provided via a knox box.

2. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;*

The Solar Project will not affect the existing use and enjoyment of property in the vicinity for those uses permitted by the Zoning Ordinance. The Solar Project will be designed to enclose the solar panels and associated electrical equipment with fencing, to comply with applicable state and local laws and ordinances designed to maintain the use and enjoyment of adjacent property, and to maintain property values.

3. *The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;*

The Solar Project will not impede the normal and orderly development and improvement of surrounding properties for the uses contemplated in the current Zoning Ordinance.

4. *Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;*

The Solar Project will include adequate provisions for buffers, landscaping, fencing, lighting, building materials, and open space, as required, and other improvements such as utilities, equipment, access roads, drainage and other necessary facilities as described on the Site Plan attached as Exhibit B. The Solar Project will have no permanent buildings or employees on site, and therefore does not require water, waste, or sewage facilities.

5. *Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and*

The Solar Project will have minimal impact on public street congestion. During the construction phase, standard construction vehicles will come on and off site to deliver material and construction equipment. Once installed and commissioned, the Solar Project only requires periodic maintenance. The Solar Project's performance will be continuously monitored, and traffic will consist of engineers and maintenance technicians visiting the Solar Project typically only a few times a year for any inspections, routine maintenance, and any required repairs.

6. *The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.*

The Solar Project will conform to the Zoning Ordinance, all applicable laws and regulations, and the Special Use Permit. Applicant will continue to work with regulatory authorities to ensure compliance with relevant regulatory and permitting requirements.

INKBERRY SOLAR, LLC

2 MWac Community Solar Project

Village of Poplar Grove Petition for Special Use

APPENDIX A

Submitted May 30th, 2025

Attachment 1

Application Form

[Attached]



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

200 Hill Street, Poplar Grove, IL 61065

Phone: (815) 765-3201 – Fax: (815)765-3571

www.poplargoil.gov

Special Use Application

PART 1: INTRODUCTION

Please complete this Zoning Special Use Permit Application and return it to the Village of Poplar Grove along with the following documentation:

- Written Narrative of the Proposed Request
- Plat of Survey of the Property
- Site Plan of property if changes to the property are proposed
- Floor Plan
- Legal description of the Property
- Any other information required by staff such as hours of operation, number of employees, traffic report, landscape plan, lighting plan, elevation plan.
- List of Adjacent Property Owners within 250 feet, excluding public right-of-way. This may be obtained from the Supervisor of Assessments Office, 1208 Logan Ave. The accuracy of the information is the applicant's responsibility.
- Application Fee
- Natural Resource Information (NRI) – State law requires applicants to request a natural Resource Information Report (NRI) from Boone county Soil and Water Conservation District at 211 North Appleton Road, Belvidere, IL 61008-1983, 815-544-2677, ext 3. This report must be received by the Village of Poplar Grove prior to the Plan Commission public hearing.
- Proof of submittal to IDNR regarding the Endangered Species Act. The applicant shall contact the Illinois Department of Natural Resources (IDNR) via the EcoCat website at <https://dnr@illinois.gov/EcoPublic/>
- Proof of submittal to the Illinois Historic Preservation Agency at 217-782-4836 if the proposal involves State or Federal Funding.

PART 2: APPLICANT INFORMATION

Applicant	Name:	Inkberry Solar, LLC
	Email:	jcarson@trajectoryenergy.com ; legal@trajectoryenergy.com

Address/City: P.O. Box 310
Highland Park, IL 60035
Phone Number(s): (312) 882-3713

Owner of Record Name: Tahoe Trading Company, LLC
 Email: landlordan@hotmail.com
 Address/City: 1610 Candlewick Dr. SW, Poplar Grove, IL 61065
 Phone Number(s): (815) 985-0879

Attorney Name: Molly Snittjer
 Email: msnittjer@trajectoryenergy.com
 Address/City: P.O. Box 310, Highland Park, IL 60035
 Phone Number(s): (847) 732-0968

PART 3: PROPERTY INFORMATION

Street Address: Agricultural land along IL Route 76

Tax Parcel Number (PIN): 03-23-200-014 and 03-23-200-017

Legal Description: See attached application
(May be on separate sheet)

Current Use of the Property Agriculture

Current Zoning of the property LI Light Industrial District

Surrounding Zoning and Land Use

North LI Light Industrial
South R2 Single Family Residential
East R1 Single Family Residential
West GB General Business

PART 5: PROPOSED SPECIAL USE

Describe the proposed special use (Attach additional sheets as needed to thoroughly describe the proposed use and/or business)

Commercial Solar Energy Facility (See attached application)

PART 6: STANDARDS FOR SPECIAL USE PERMITS

The Plan Commission will make its recommendation to approve or deny the proposed special use based on compliance with the facts listed below. Describe how the proposed use will comply with the minimum standards set forth in the Village of Poplar Grove Zoning Ordinance:

1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

See attached application

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;

See attached application

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;

See attached application

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;

See attached application

5. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and

See attached application

6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.

See attached application

PART 7: PROCESS

Once a special use application is submitted with all required documentation it will be reviewed by Village Staff. It is recommended that the proposed use be described in as much detail as possible to avoid delays in processing. Staff may request additional information to complete its review.

When the review is complete, a public hearing before the Plan Commission will be scheduled. The public hearing will be conducted no less than 15 days or more than 30 days after public notice is sent to adjacent property owners within 250 feet by certified mail. The notice form will be provided to the applicant by Village staff, but the applicant shall send the notices and provide proof of service to the Village prior to the hearing. The Village will place a legal notice in a newspaper of general circulation. The cost of the newspaper notification shall be paid by the applicant.

The Plan Commission may make a recommendation after the public hearing, or continue the case to a future date for additional information.

The Plan Commission will forward its recommendation, along with its Findings of Fact to the Village Board, which will make the final determination on the proposed special use.

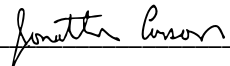
PART 8: ACKNOWLEDGEMENT

Payment of Fees. Fees shall be payable at the time applications are filed with the Village Clerk and are not refundable.

Reimbursable Costs. The Village may expend time in the investigation and processing of zoning procedures and site plan review. In addition to Village involvement, the Village may retain the services of professional consultants including, but not limited to engineers, landscape architects, architects, attorneys, environmental specialists, and recreation specialists in the administration, investigation and processing of such matters. Any person, firm or corporation requesting action by the Village on zoning procedures shall reimburse the Village for staff time expended in the administration, investigation and processing of applications for such permits or amendments and the cost to the Village charged by any professional consultant retained by the Village on any such matter. Notice shall be sent to the property owner or representative of the property owner informing them of the Village policy on reimbursement costs prior to the costs being incurred.

Fees for Public Hearing Notification. Applicants for all zoning matters (special uses, variations, map amendments, etc.) shall pay all expenses incurred for notification of all public hearings and other notices; including, but not limited to, publication, first class mail, certified mail, etc.

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois. I hereby acknowledge that the information provided in this application is true and correct and that I understand that I am responsible for costs incurred.

Name of applicant: Jonathan K. Carson Signature:  Date: 5.29.2025

Name of property owner: _____ Signature: _____ Date: _____

Once a special use application is submitted with all required documentation it will be reviewed by Village Staff. It is recommended that the proposed use be described in as much detail as possible to avoid delays in processing. Staff may request additional information to complete its review.

When the review is complete, a public hearing before the Plan Commission will be scheduled. The public hearing will be conducted no less than 15 days or more than 30 days after public notice is sent to adjacent property owners within 250 feet by certified mail. The notice form will be provided to the applicant by Village staff, but the applicant shall send the notices and provide proof of service to the Village prior to the hearing. The Village will place a legal notice in a newspaper of general circulation. The cost of the newspaper notification shall be paid by the applicant.

The Plan Commission may make a recommendation after the public hearing, or continue the case to a future date for additional information.

The Plan Commission will forward its recommendation, along with its Findings of Fact to the Village Board, which will make the final determination on the proposed special use.

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Payment of Fees. Fees shall be payable at the time applications are filed with the Village Clerk and are not refundable.

Reimbursable Costs. The Village may expend time in the investigation and processing of zoning procedures and site plan review. In addition to Village involvement, the Village may retain the services of professional consultants including, but not limited to engineers, landscape architects, architects, attorneys, environmental specialists, and recreation specialists in the administration, investigation and processing of such matters. Any person, firm or corporation requesting action by the Village on zoning procedures shall reimburse the Village for staff time expended in the administration, investigation and processing of applications for such permits or amendments and the cost to the Village charged by any professional consultant retained by the Village on any such matter. Notice shall be sent to the property owner or representative of the property owner informing them of the Village policy on reimbursement costs prior to the costs being incurred.

Fees for Public Hearing Notification. Applicants for all zoning matters (special uses, variations, map amendments, etc.) shall pay all expenses incurred for notification of all public hearings and other notices; including, but not limited to, publication, first class mail, certified mail, etc.

Any person who shall knowingly make or cause to be made, conspire, combine, aid, assist in, agree to, arrange for, or in any way procure the making of a false or fraudulent application affidavit, certificate or statement, shall be guilty of a misdemeanor as provided by statute by the State of Illinois. I hereby acknowledge that the information provided in this application is true and correct and that I understand that I am responsible for costs incurred.

Name of applicant: _____ Signature: _____ Date: _____

Name of property owner: TANOC TRADING COMPANY Signature: [Signature] Date: 5-29-2025
DANIEL J KELLY JR,
IT'S MANAGER

Attachment 2

Zoning Ordinance

[Attached]

8-5-7. SPECIAL USE.

- A. Purpose. The purpose of this chapter is to establish regulations, which govern the procedures for review and approval or denial of special use permits. In some instances as indicated in the specific use table, certain land uses in certain districts are not permitted by right, but rather as special uses. In these cases, special requirements or characteristics require review by the Commission and the possible imposition of such conditions as necessary to ensure that the use is compatible with adjacent properties. Modification, alteration or expansion of any special use in violation as approved (if approved), without approval of the Village Board shall be grounds for revocation of said special use approval.
- B. Required Information. A completed application for a special use, the required fee and any supporting documentation shall be submitted to the Village Clerk for referral to the Commission. If the application is deemed incomplete then the Commission shall postpone any public hearing until all adequate information is submitted.
- C. Public Hearing Notice. Refer to Section 8-5-3.
- D. Planning and Zoning Commission Hearing and Recommendation. The Commission shall hold a public hearing on the proposed special use, after which a recommendation will be made to grant or deny the special use application to the Village Board based on the findings of facts made by the Commission. The Commission may make the recommendation at the same meeting, or choose to continue the proceedings at a later date. The Commission may request additional information as needed. Once a recommendation is made, the Commission shall record its conclusion as part of the meeting minutes, written findings of fact and recommended conditions of approval (if recommended for approval). The Commission's failure to act or submit a report within 65 days of the public hearing shall constitute a recommendation of approval for the request. In order to make a recommendation and adoption of findings of fact, the Commission shall consider the following facts:
 - 1. The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - 2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood;
 - 3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district;
 - 4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided;
 - 5. Adequate measures have been, or will be taken, to provide ingress or egress so designed as to minimize traffic congestion in the public streets; and
 - 6. The special use shall, in all other respects, conform to the applicable regulations of the districts in which it is located.
- E. Village Board Decision. Within 65 days of receipt of the Commission's recommendation, the Village Board shall act by ordinance to approve or deny the special use as originally proposed or approve the special use with modifications. The Village Board may also remand the request back to the Commission for further hearings and/or discussion. The Village Board's approval or denial of the requested special use shall be considered the approval or denial of a unique request, and shall not be construed as precedent for any other proposed special use.

-
- F. Conditions of Approval. In permitting a new special use or in modifying an existing special use, the Village Board may impose additional conditions and requirements, either solely or based on the recommendation of the Commission beyond those expressly stated in this chapter, which are deemed necessary to ensure that the above review criteria are met.
- G. Effect of Denial. If an application for a special use is denied by the Village Board (either wholly or in part), no application may be filed with the Village for the same special use within one year of denial unless new evidence or proof of change of factors is found to be valid by the Village Board.
- H. Termination of an Approved Special Use. The applicant must demonstrate that the proposed special use meets all general and specific special use requirements in the site plan required for the initiation of development activity on the subject property. Once a special use is granted, no erosion control permit, site plan approval, occupancy permit, or building permit shall be issued for any development which does not comply with all requirements of this chapter. Any special use found not to be in compliance with the terms of this chapter shall be considered in violation of this chapter and shall be subject to all applicable procedures and penalties. In such circumstances, the Commission, following a properly noticed public hearing as described in subsection 8-5-3F.1, may recommend revocation of the special use permit. Such recommendation shall be forwarded to the Village Board for final action. The Village Board may affirm, reverse or modify the decision of the Commission to revoke the special use permit.
- I. Time Limits on the Development of Special Use. The start of construction of any and all special uses shall be initiated within 365 days of their approval by the Village Board and the use shall be operational within 730 days of said approval, unless stated otherwise in the conditions of approval. Failure to initiate development within this period shall automatically constitute a revocation of the special use. For the purposes of this section, "operational" shall be defined as the granting of an occupancy permit for the special use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Village Board and shall be based upon showing of acceptable justification, as determined by the Village Board.
- J. Discontinued Special Use. Any and all special uses that have been discontinued for a period of one year shall have their special use permit invalidated automatically. The burden of proof shall be on the property owner to demonstrate that the special use was in operation during this period.
- K. Changes to Special Use. All requirements of the approved special use shall be continued regardless of ownership of the subject property. Modification, alteration, or expansion of any special use without approval by the Village Board, shall be considered in violation of the Zoning Ordinance and shall be, in addition to any other remedies or penalties, grounds for revocation of said special use approval per subsection H. above.
- L. Fee. A fee is required for this procedure. Refer to Section 8-5-12.

(Ord. 2012-012, 3-13-2012)

8-7-9. SOLAR ENERGY.

- A. Purpose. As energy demands increase the need for alternate sources rises. It is the purpose of this section to provide opportunity for residents to utilize alternate energy sources in a safe and effective manner.
- B. Minimum Requirements:
1. Any solar collectors shall be installed either on the roof of the principal structure or accessory structure or shall be otherwise incorporated into and made an integral part of the main building. The maximum height and setback regulations of the zoning district in which it is proposed shall be observed.
 2. No solar collector, solar engine or accessories, pipes or ducts for any solar collector or shall be installed on any roof having a slope of less than one percent (one-eighth (1/8) of an inch per foot or one centimeter per meter).
 3. Installations on low sloped roofs shall comply with the following requirements:
 - a. Clearances. All collectors, reflectors, engines, pipes, ducts and other components shall have sufficient clearance between the roof and the installation to permit roof repairs to be made and to permit circulation of air to avoid constant dampness. A space of two feet or 61 centimeters shall be adequate clearance in all instances, provided that a smaller space shall be permitted if it can be demonstrated that all normal repairs and resurfacings of the roof may be made under the proposed clearances. The clearances required herein shall not apply to vertical pipes installed through the roof surface or installed outside of the outside walls to provide access to solar components.
 - b. Load capacity. No solar component shall be installed on any roof unless the roof has sufficient capacity to hold the weight of the roof, the weight of the solar components and the anticipated snow load. Load requirements must meet the Village of Poplar Grove's adopted building code. The weight of fluid to be used in any panels, pipes or other components will be included in the calculations of load. In determining the anticipated snow load, the effect of the solar components on causing drifting shall be considered. All solar collectors shall meeting building code requirements.
 - c. Protection from drifting or sliding snow. On any installation where solar collectors, solar engines and reflectors may cause snow to drift on a roof, provisions shall be made by snow fences, chutes or other barriers to prevent snowdrifts from accumulating on the roof. Wherever a solar collector or other solar component may cause snow to slide, the part of the roof where the snow may accumulate as a result of sliding shall have sufficient capacity to hold the weight of the snow anticipated to accumulate because of sliding. Wherever the location and slope of a solar collector or other solar component may cause snow to slide onto any doorway, sidewalk or other place used by pedestrian traffic, protection in the form of chutes, awnings or other devices shall be provided to prevent any snow from sliding onto any such doorway, sidewalk or other place.
 - d. Roof penetration. Wherever any pipe, duct or other solar component penetrates the surface of a roof, the roof shall be protected from leaks in the manner provided for any stack, pipe, or conduit penetrating the roof surface.
 - e. Roof preparation. Before any solar component is installed, the roof shall be inspected and any repairs and maintenance work needed shall be done to put the roof in leak proof condition.
 4. All of the requirements for installations on low sloped roofs shall apply to installations on roofs other than low sloped roofs, except that in lieu of clearance from the roof, a solar panel may be attached flush to the roof. Such solar panel may be an integral part of the roof, providing a waterproof cover, with a waterproof seal between the panel and the rest of the roof. If such panel is not made an integral

part of the roof but is attached flush with the roof, the top and sides of the panel shall be sealed where they meet the roof surface or shingles, to prevent water from getting under the panel.

5. Any roof over three stories above the ground shall be provided with a means of access other than an outside ladder against an outside wall. No solar components shall be installed in a location so as to interfere with walkways on any roof.
6. Each solar component which may contain any liquid or gas shall be designed and constructed to prevent the leakage of any liquid or gas under any combination of temperature and pressure possible either during use or when the system is not in use.
7. Each solar collector, solar panel and solar engine shall be securely anchored to withstand the maximum wind pressure anticipated, considering the effects, if any, of the solar components in channeling wind, and without considering the weight of any liquid in the components.
8. Each solar collector, reflector, solar engine and all solar components shall be inspected at least once every two years. Such inspections shall be at the owner's expense and may be made by any qualified person selected by the owner. The inspection shall include looking for any evidence of dampness on the roof due to shading, lack of air circulation or leaks, and shall include examining the structural parts securing all components. The Zoning Officer may request a certified report of such inspection to be provided by the owner/applicant. If such request is required by the Zoning Officer it shall be in writing and provided by the owner/applicant within 30 days.
9. Nothing in this section shall be interpreted as prohibiting any innovative design. Any design not specifically permitted by this chapter may be installed, upon a showing that the proposed system of solar components will achieve the safety objectives and structural objectives of the provisions of this title.
10. Nothing herein contained nor any permit issued hereunder, shall be constructed to restrict or limit the use and development of any adjoining or other premises.

(Ord. 2012-012, 3-13-2012)

Attachment 3

Legal Description

[Attached]

Legal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE, 165.28 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST GROVE SUBDIVISION NO. 2 PER DOCUMENT NO. 2005R09773, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 05 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE THEREOF, 2,592.15 FEET TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 76 PER DOCUMENT NUMBER 93-11289; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 515.66 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 44 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 301.04 FEET; THENCE NORTH 04 DEGREES 41 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 48.92 FEET TO THE SOUTH LINE OF AN INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 86-4746, SAID SOUTH LINE BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND PER DOCUMENT 2017R04091; THENCE SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND SOUTH LINE THEREOF, 1,308.30 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 54.02 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE AND THE SOUTHERLY LINE OF A TRACT OF LAND PER DOCUMENT NO. 200701917, 573.31 FEET TO THE SOUTHWEST LINE OF SAID TRACT; THENCE SOUTH 28 DEGREES 44 MINUTES 12 SECONDS EAST ALONG SAID SOUTHWEST LINE, 460.00 FEET TO THE SOUTHERLY LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 40 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY LINE, 345.00 FEET TO THE WESTERLY LINE OF SAID TRACT, SAID WESTERLY LINE BEING PARALLEL WITH THE AFOREMENTIONED EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST ALONG SAID PARALLEL LINE, 300.00 FEET TO THE SOUTHERLY MOST LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 40 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY MOST LINE, 125.00 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST ALONG SAID EAST LINE, 186.68 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE, 165.28 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST GROVE SUBDIVISION NO. 2 PER DOCUMENT NO. 2005R09773; THENCE SOUTH 89 DEGREES 44 MINUTES 05 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE THEREOF, 2,592.15 FEET TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 76 PER DOCUMENT NUMBER 93-11289; THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 515.66 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 44 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 301.04 FEET; THENCE NORTH 04 DEGREES 41 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 48.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04 DEGREES 41 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 50.20 FEET TO THE NORTH LINE OF A INGRESS/EGRESS EASEMENT PER DOCUMENT NO. 86- 4746; THENCE SOUTH 89 DEGREES 34 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE, 1,095.18 FEET TO THE EAST

LINE OF SAID INGRESS/EGRESS EASEMENT, SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF A TRACT OF LAND PER DOCUMENT NO. 2017R04091; THENCE SOUTH 02 DEGREES 09 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, 50.05 FEET TO THE SOUTH LINE OF SAID INGRESS/EGRESS EASEMENT; THENCE NORTH 89 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE, 1,092.93 FEET TO THE POINT OF BEGINNING, IN BOONE COUNTY, ILLINOIS.

Attachment 4

Lease Agreement (Redacted)

[Attached]

GROUND LEASE AGREEMENT**BASIC LEASE TERMS SUMMARY**

Effective Date	May 9, 2024
Landlord	Tahoe Trading Company, LLC, an Illinois limited liability company (“ Landlord ”).
Tenant	Inkberry Solar, LLC, a Delaware limited liability company.
Land	That certain real property located in Boone County, Illinois (the “ County ”) as further described on <u>Exhibit A</u> attached hereto. The portion of the Land to be leased hereunder will be determined in accordance with <u>Section 2</u> of this Lease.
Initial Due Diligence Period (<u>Section 3</u>)	Twelve (12) calendar months from the Effective Date.
Initial Due Diligence Fee (<u>Section 3</u>)	
Extended Due Diligence Periods (<u>Section 3</u>)	Up to five (5) additional 12-month periods commencing upon expiration of the Initial Due Diligence Period (collectively, the “ Extended Due Diligence Periods ”).
Extended Diligence Period Fees (<u>Section 3</u>)	
Term (<u>Section 4</u>)	<p>The “Construction Term” shall commence upon the earlier to occur of (i) the expiration of the Due Diligence Period (as may be extended pursuant to <u>Section 3(b)</u>), and (ii) the Construction Commencement Date (as defined below) and run through the earlier of (a) the Construction Term Outside Date (as defined below) and (b) the date on which Tenant begins to produce and sell electric power from the System on a regular basis (not including test power produced in connection with preliminary testing and final completion of the System) and the System has been interconnected to the local utility and achieved “commercial operations” (or similar term) under the applicable power purchase agreement(s) (the “Commercial Operation Date”).</p> <p>The “Initial Term” of this Lease will run for a period of four hundred and twenty (420) consecutive calendar months.</p>

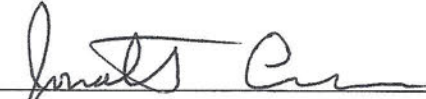
	The “ Term ” of this Lease will include the Construction Term, the Initial Term and, if applicable, any Renewal Terms.
Renewal Terms (<u>Section 4</u>)	Two (2) successive renewal terms of sixty (60) consecutive calendar months each.
Rent (<u>Section 7</u>)	
Rent Escalation Date (<u>Section 7</u>)	The first (1st) anniversary of the Rent Commencement Date (as defined in <u>Section 6(a)</u>), and every year thereafter.
Rent Escalation Percentage (<u>Section 7</u>)	
Intended Use (<u>Section 11</u>)	The development, construction, installation, operation, maintenance, repair, replacement, removal, and financing of one or more solar energy and/or energy storage systems for the generation, conversion, storage and distribution of electric power (the “ System ”) and related monitoring, interconnection, transmission, distribution and communication facilities.
Landlord’s Notice Address (<u>Section 19</u>)	
Tenant’s Notice Address (<u>Section 19</u>)	Inkberry Solar, LLC P.O. Box 310 Highland Park, IL 60035 (312) 882-3713 legal@trajectoryenergy.com

[remaining portions of Ground Lease Agreement omitted for confidentiality]

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of the Effective Date.

TENANT:

Inkberry Solar, LLC

By: 

Name: Jonathan K. Carson

Title: Authorized Representative

LANDLORD:

Tahoe Trading Company, LLC

By: _____

Name: Daniel Kelly

Title: Manager

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of the Effective Date.

TENANT:

Inkberry Solar, LLC

By: _____

Name: Jonathan K. Carson

Title: Authorized Representative

LANDLORD:

Tahoe Trading Company, LLC

By: _____
Name: Daniel Kelly
Title: Manager

Exhibit A

Lease Boundary Line

Land: parcel nos. 03-23-200-014 and 03-23-200-017 in Boone County, Illinois.

Acreage: Tenant proposes to lease up to the entire portion of the Land as outlined below, or approximately 21 acres in total, including the following easements.

Easements: Tenant expects to run across any setback between the System and (a) IL Route 76 (which runs north to south immediately west of the Land) access road(s) for ingress/egress to/from the System and (b) the utility distribution lines that run along IL Route 76 wire(s) that would connect the System to such utility distribution lines, in order to interconnect the System to the distribution grid.

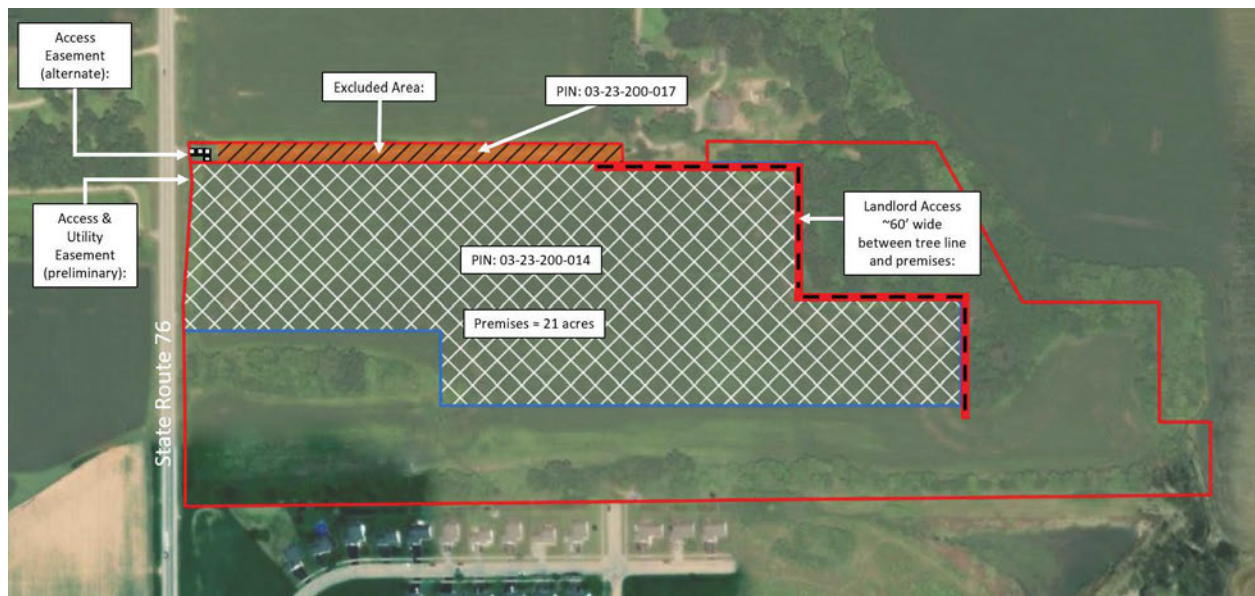


Exhibit B

Permitted Liens

That certain written farm lease agreement (Illinois Cash Farm Lease) dated as of February 1, 2022 between Landlord and Matthew Bullard, as farm tenant, as amended by the first amendment to Illinois Cash Farm Lease dated as of May 1, 2024.

INKBERRY SOLAR, LLC

2 MWac Community Solar Project

Village of Poplar Grove Petition for Special Use

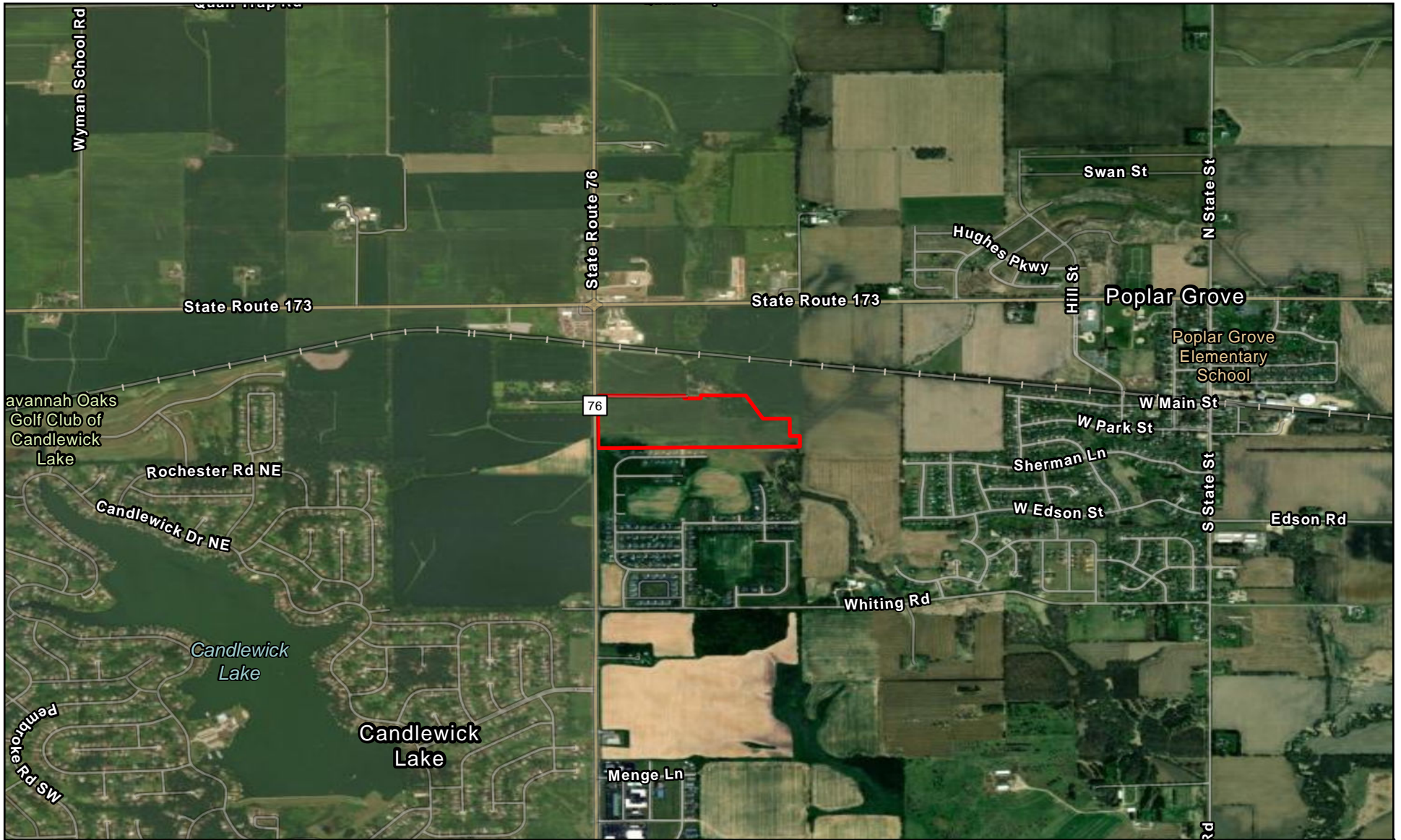
APPENDIX B

Submitted May 30th, 2025

Exhibit A

Project Location

[Attached]



**Trajectory
Energy
Partners**

Inkberry Solar, LLC

General Location

Date: 5/13/2025

N

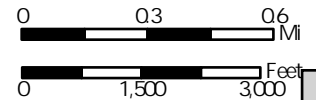
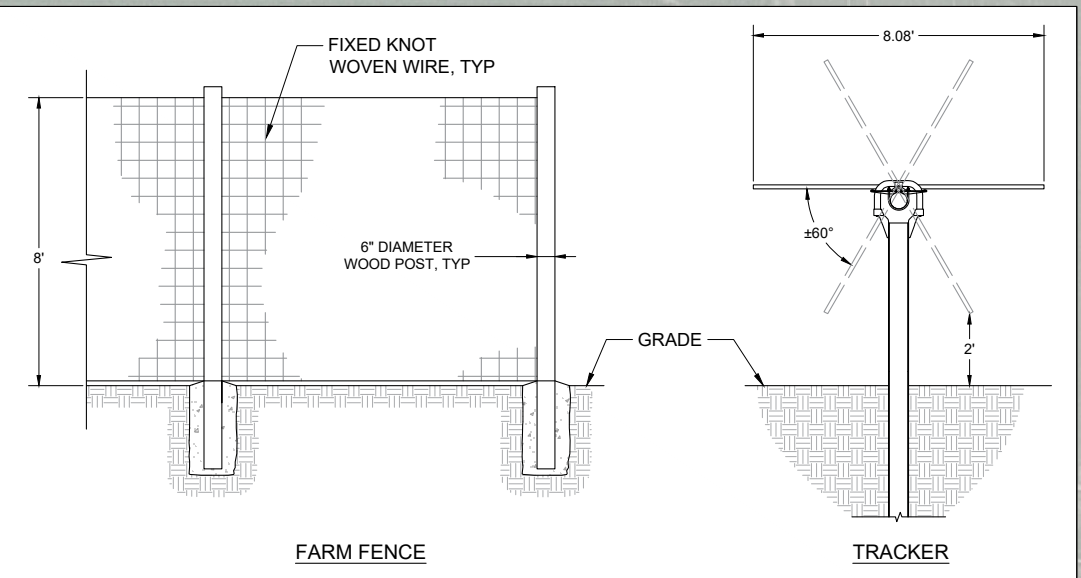
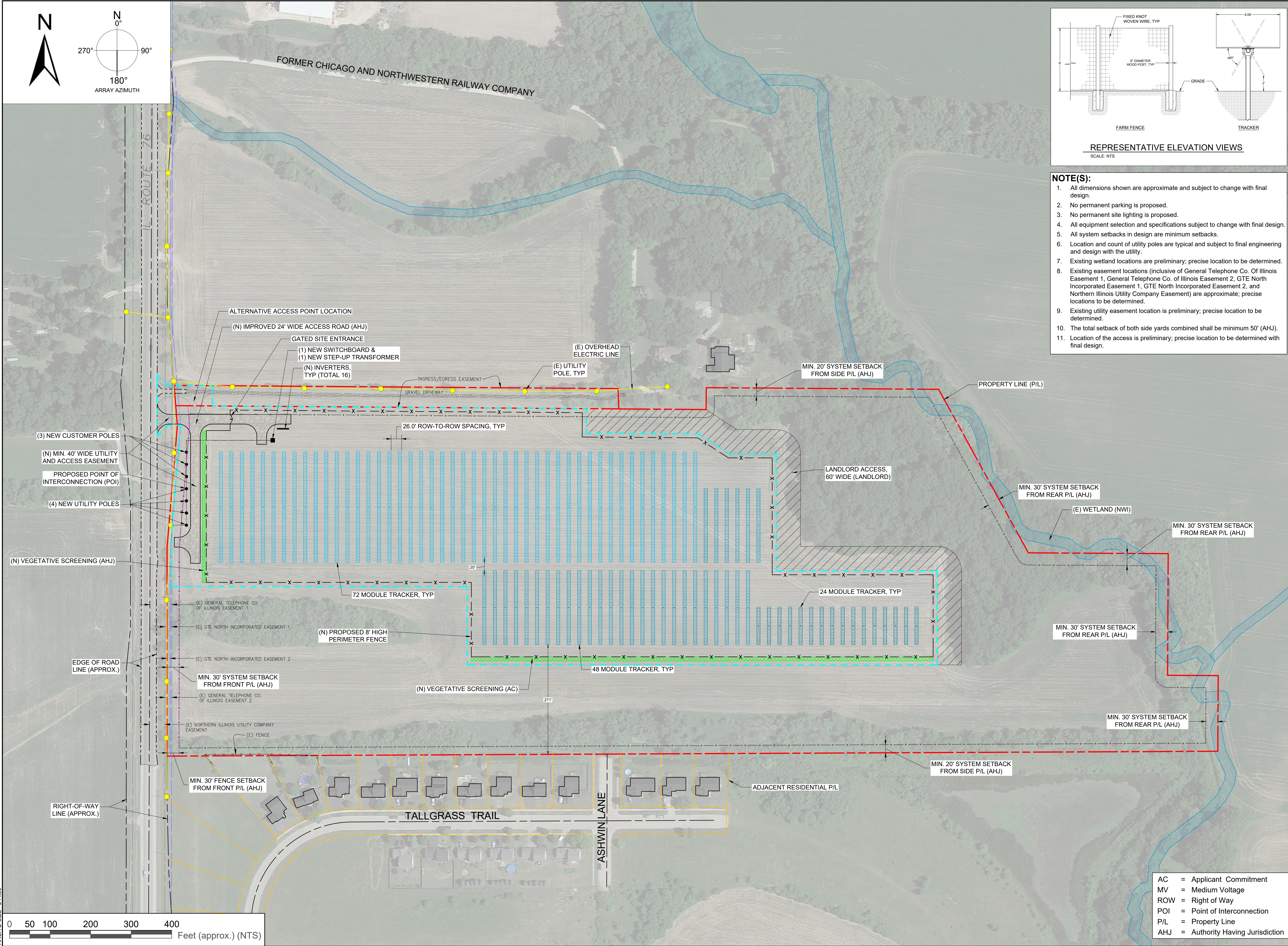
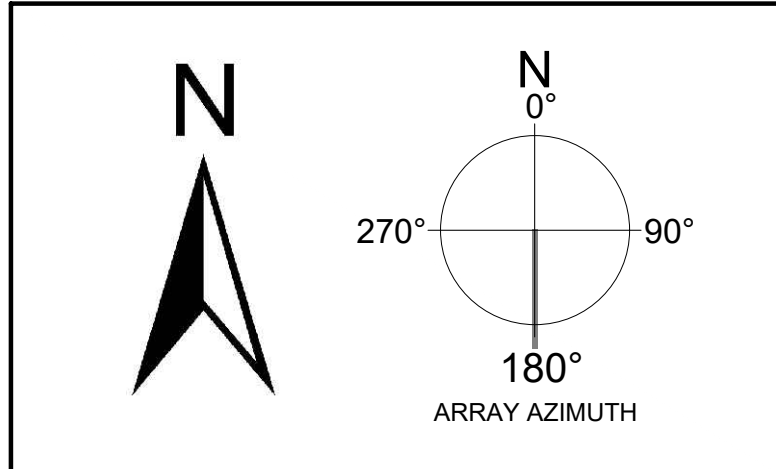


Exhibit B

Preliminary Site Plan

[Attached]



REPRESENTATIVE ELEVATION VIEWS
SCALE: NTS

- NOTE(S):**
1. All dimensions shown are approximate and subject to change with final design.
 2. No permanent parking is proposed.
 3. No permanent site lighting is proposed.
 4. All equipment selection and specifications subject to change with final design.
 5. All system setbacks in design are minimum setbacks.
 6. Location and count of utility poles are typical and subject to final engineering and design with the utility.
 7. Existing wetland locations are preliminary; precise location to be determined.
 8. Existing easement locations (inclusive of General Telephone Co. Of Illinois Easement 1, General Telephone Co. of Illinois Easement 2, GTE North Incorporated Easement 1, GTE North Incorporated Easement 2, and Northern Illinois Utility Company Easement) are approximate; precise locations to be determined.
 9. Existing utility easement location is preliminary; precise location to be determined.
 10. The total setback of both side yards combined shall be minimum 50' (AHJ).
 11. Location of the access is preliminary; precise location to be determined with final design.

Project Name:
Inkberry Solar, LLC

Drawing Designation:
Special Use Permit (SUP) Design

Project County:
Boone County

Facility Location:
42.36568°N, 88.84700°W

SYSTEM DETAILS (Preliminary)

SITE AREA	19.94 +/- acres (approx.)
DC SYSTEM SIZE	3,087 kW
AC SYSTEM SIZE	2,000 kW
DC/AC RATIO	1.54
POCC/POI VOLTAGE	12.5 kV
ROW SPACING (GCR)	26.0' (31%)
RACKING SYSTEM	Single-Axis Tracker
MODULE TILT	-60° to 60
ARRAY AZIMUTH	180°

PV MODULES

MANUFACTURER	Hanwha Qcells
MODEL	Q.PEAK DUO XL-G11S.3/BFG
DC POWER @ STC	590 W
MAX DC SYS. VOLTAGE	1500 V
MODULES PER STRING	24
MODULE COUNT	5,232

INVERTERS

MANUFACTURER	Yaskawa Solectria Solar
MODEL	XGI 1500-125
NOMINAL POWER	125 kW
INVERTER COUNT	16

LEGEND

- Property Line
- Site Area Boundary
- System Setback Line
- Fence Setback Line
- (N) Improved 24' Wide Access Road
- (N) Proposed 8' High Perimeter Fence
- (N) Underground MV Line
- (N) Overhead MV Line
- (N) Vegetative Screening
- Landlord Access
- Edge of Road Line
- Centerline of Road
- Right-of-Way Line
- Old Right-of-Way Line
- Adjacent Residential Property Line
- Quarter Section Line
- Easement
- (E) Overhead Electric Line
- (E) Utility Pole
- (E) Residences
- (E) Wetlands
- (E) Fence

PRELIMINARY
NOT FOR CONSTRUCTION

Revision: A-1	Date Printed: 5/28/2025
Drawn: Justin H.	Checked: Molly S.

Exhibit C

Plat of Survey

[Attached]

Exhibit D

EcoCAT Consultation

[Attached]

Applicant: Trajectory Energy Partners, LLC
Contact: Tyler Morris
Address: PO Box 310
Highland Park, IL 60035

IDNR Project Number: 2415190
Date: 05/20/2024

Project: Inkberry Solar, LLC
Address: Land along Illinois Route 76 Street in Boone County, IL, Poplar Grove

Description: Inkberry Solar is a 2MWac community solar system on approximately 21 acres.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

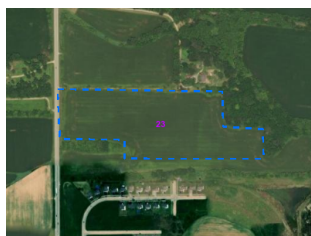
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Boone

Township, Range, Section:
45N, 3E, 23



IL Department of Natural Resources
Contact
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Zoning Office
Jessica Roberts
1212 Logan Ave.
Suite 102
Belvidere, Illinois 61008

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

**EcoCAT Receipt****Project Code** 2415190**APPLICANT****DATE**

Trajectory Energy Partners, LLC
 Tyler Morris
 PO Box 310
 Highland Park, IL 60035

5/20/2024

DESCRIPTION**FEE****CONVENIENCE FEE****TOTAL PAID**

EcoCAT Consultation

\$ 125.00

\$ 2.81

\$ 127.81

TOTAL PAID**\$ 127.81**

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

Exhibit E

Adjacent Landowner Map

[Attached]



#	PIN	Landowner Name	Owner Address	Tax Code #
1	03-23-100-006	CATHOLIC DIOCESE OF ROCKFORD	OFFICE OF FINANCE PO BOX 7044 ROCKFORD, IL, 61125	09004 - TCA CODE 09004
2	03-23-200-018	SHELEY, JUSTIN M & HALLIE M	14837 IL ROUTE 76 CALEDONIA, IL 61011	09004 - TCA CODE 09004
3	03-23-200-015	PRAIRIE TRAIL DEVELOPMENT LLC	3271 NEWBURG ROAD BELVIDERE, IL, 61008	09004 - TCA CODE 09004
4	03-24-100-006	GALLANO FARMS LTD	3271 NEWBURG RD BELVIDERE, IL, 61008	09004 - TCA CODE 09004
5	03-23-429-007	POPLAR GROVE VILLAGE OF	200 N HILL ST POPLAR GROVE, IL, 61065	09004 - TCA CODE 09004
6	03-23-200-012	POPLAR GROVE DEVELOPMENT LLC	6801 SPRING CREEK RD ROCKFORD, IL, 61114	09004 - TCA CODE 09004

7	03-23-252-003	LEWIS, JUSTIN M & MIRANDA L	14081 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
8	03-23-252-002	COSIO, LUIS	14083 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
9	03-23-252-001	WINGO, TYLER D	14085 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
10	03-23-251-011	HERNANDEZ, CESAR	14108 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
11	03-23-251-010	MORLAND, JOSHUA R	14106 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
12	03-23-251-009	GANDEE, JEFFREY A & CARMEN L	14104 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
13	03-23-251-008	BRISENO- AGUILAR, LEOPOLDO & BRISENO ANGELINA YVETTE	14102 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
14	03-23-251-007	ACOSTA, MARIA D	14100 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
15	03-23-251-006	DIAZ, VERONICA MORALES	14098 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
16	03-23-251-005	CALDERON, EDGARDO & BAUTISTA BERTHA V	14096 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
17	03-23-251-004	BIRD, GLENN & MARY	14094 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
18	03-23-251-003	ANDERSON, ZACHARY D	14092 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
19	03-23-251-002	WILCOX, ADAM & ALEXANDRIA, LEANN	14090 TALLGRASS TRL POPLAR GROVE, IL 61065	09004 - TCA CODE 09004
20	03-23-251-001	DMD INVESTMENT INC	923 LOGAN AVE BELVIDERE, IL, 61008	09004 - TCA CODE 09004

21	03-23-100-009	HARRIS, DANN A & HARRIS RICHARD E	13537 ROUTE 76 POPLAR GROVE, IL, 61065	09004 - TCA CODE 09004
22	03-23-100-008	SUNFLOWER DECLARATION OF LIVING TRUST 14718	14718 IL ROUTE 76 CALEDONIA, IL, 61011	09003 - TCA CODE 09003
23	03-23-100-007	MILLER, TODD D	14730 IL ROUTE 76 CALEDONIA, IL 61011	09003 - TCA CODE 09003
24	03-23-200-016	TAHOE TRADING COMPANY LLC	1610 CANDLEWICK DR SW POPLAR GROVE, IL, 61065	09004 - TCA CODE 09004

Exhibit F

NRI Application - Confirmation of Submission

[Attached]

Inkberry Solar NRI Application

Patrick Holzman <patrick@trajectoryenergy.com>

Tue, May 13, 2025 at 2:41 PM

To: boonecountyswcd@gmail.com

Cc: Molly Snittjer <msnittjer@trajectoryenergy.com>, Leah Jorn <ljorn@trajectoryenergy.com>

Hello,

Please see attached the NRI application for Inkberry Solar, LLC. The check for this application is in the mail.

Please let us know if any other information is needed.

Thank you and have a great afternoon.

--

Patrick Holzman

Permitting Analyst, Trajectory Energy Partners
(773) 562-5323 | patrick@trajectoryenergy.com



Trajectory Energy Partners



NRI application - Inkberry Solar, LLC.pdf
8209K

Natural Resource Information Report Application

Boone County Soil and Water Conservation District
211 North Appleton Road, Belvidere, Illinois 61008
815-544-2677 Ext. 3

Owner's Name: Tahoe Trading Company, LLC**Address:** 1610 Candlewick Dr. SW, Poplar Grove, IL 61065**Petitioner's Name:** Inkberry Solar, LLC**Address:** P.O Box 310, Highland Park, IL 60035**Contact Information:****Phone Number:** 773-562-5323**E-Mail Address:** patrick@trajectoryenergy.com; msnittjer@trajectoryenergy.com**Please indicate how you would like to receive your copy:** ☐ Mail ☒ Email**Type of Request:**☐ Change in Zoning from _____ to _____☐ Subdivision – Attach proposed plat, if available☐ Variance (Explain Type) _____☒ Other (Describe) Special Use Permit in the Village of Poplar Grove for a Commercial Solar Energy Facility.**Location of the Property:**Agricultural land along Illinois Route 76 (42.36568, -88.84700)*(Street Address)*Parcel Identification Number(s): 03-23-200-014 and 03-23-200-017Total Acres: 21 +/- acres**Please Include the Following if Available:**☒ Plat of survey w/ Legal Description☐ Zoning or Land Use Petition☒ Site Plan/ Concept Plan☒ Fee and Completed Application☒ Location Map (if not on above map)

<h3 style="text-align: center;">Natural Resource Information Fee Schedule</h3>
--

Full Report: 0-5 Acres	\$400.00
Full Report: 5+ Acres	\$400.00 plus \$20.00/acre for each acre over five
Resource Concern Letter	\$100.00
No Impact Letter	\$50.00
EcoCat Information Only Report	\$35.00
Soil Information with Map Only Report	\$35.00

Note: We accept cash, check, or card. Card payments through our website. (*Illinois E-Pay through the SWCD website at www.boonecountyswcd.org*) Before the report or letter can be started a payment must be made in full. Please allow 30 days for your application to be processed.

Checks payable to:

Boone County SWCD
211 N. Appleton Road
Belvidere, IL 61008

I (We) understand the filling of this application allows an authorized representative of the Boone County Soil & Water Conservation District to visit and conduct any necessary on-site investigations on the site described above. Completion of this report may require 30 days as allowed by State Law.

Jonathan K. Carson		May 13, 2025
Petitioner's Name Printed	Petitioner's Name Signed	Date of Request

Approved by the Soil & Water Conservation District Board

Date of Approval

This report is issued as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resources Conservation Service) and are subject to change by this office and appropriate agencies.

Exhibit G

Weed/Grass Control Plan & IDNR Pollinator Guidelines

[Attached]

INKBERRY SOLAR: PRELIMINARY PROJECT SITE WEED AND GRASS MANAGEMENT PLAN

1.0 INTRODUCTION

In accordance with the Village of Poplar Grove Zoning Ordinance, Inkberry Solar, LLC (“Inkberry Solar”) shall manage all vegetation within the project area and outside the immediate fenced area during the operations of the facility.

Inkberry Solar will maintain native and/or typical pasture grasses on the site during its lifespan unless otherwise approved by the Village of Poplar Grove. Such species are purposefully used so that vegetation will not encroach upon structures which could limit access or effective generation of power. Such plants and grasses shall be mowed/cut and otherwise maintained as needed throughout the year to ensure the site is operated in a clean and neat condition at all times. All vegetation, including beneath solar panels, within and beyond the fenced area shall be maintained by trimming, cutting, and other forms of vegetation maintenance.

Noxious and exotic weeds shall be minimized in order to control these species in general.

2.0 NOXIOUS AND EXOTIC WEEDS

The State of Illinois identifies nine species of plants in its Designated Noxious Weeds list. These include:

- common ragweed (*Ambrosia artemisiifolia*)
- giant ragweed (*Ambrosia trifida*)
- marijuana (*Cannabis sativa*)
- musk thistle (*Carduus nutans*)
- Canada thistle (*Cirsium arvense*)
- kudzu-vine (*Pueraria lobata*)
- perennial sowthistle (*Sonchus arvensis*)
- Johnson grass (*Sorghum halepense*)
- sorghum-almum (*Sorghum x almum*)

Additionally, Illinois maintains a Designated Exotic Weeds list. This includes:

- Japanese honeysuckle (*Lonicera japonica*)
- multiflora rose (*Rosa multiflora*)
- purple loosestrife (*Lythrum salicaria*)
- common buckthorn (*Rhamnus cathartica*)
- glossy buckthorn (*Rhamnus frangula*)
- saw-toothed buckthorn (*Rhamnus arguta*)
- dahurian buckthorn (*Rhamnus davurica*)
- Japanese buckthorn (*Rhamnus japonica*)
- Chinese buckthorn (*Rhamnus utilis*)
- kudzu-vine (*Pueraria lobata*)

- exotic bush honeysuckles (*Lonicera maackii*, *Lonicera tatarica*, *Lonicera morrowii*, and *Lonicera fragrantissima*)
- exotic olives (*Elaeagnus umbellata*, *Elaeagnus pungens*, *Elaeagnus angustifolia*)
- salt cedar (all members of the *Tamarix* genus)
- poison hemlock (*Conium maculatum*)
- giant hogweed (*Heracleum mantegazzianum*)
- Oriental bittersweet (*Celastrus orbiculatus*)
- lesser celandine (*Ficaria verna*)
- teasel (all members of the *Dipsacus* genus)
- Japanese, giant, and Bohemian knotweed (*Fallopia japonica*, syn. *Polygonum cuspidatum*; *Fallopia sachalinensis*; and *Fallopia x bohemica*, resp.)

Inkberry Solar will manage the project site to control or minimize the spread of the above listed noxious and exotic species. Control and minimization of weeds will not require eradication. The intent is for the facility to establish effective site vegetation for erosion and sediment control and minimize weed and exotic species issues.

3.0 WEED PREVENTION

It is important to reduce or eliminate any new weed species from being introduced into or spreading from the project disturbance areas.

General measures to prevent the spread of weeds include the following:

- Clean equipment (e.g., air compressors [high pressure] or washing station or offsite cleaning with certification) prior to personnel, vehicles, and equipment entering site (each time a vehicle enters the site).
- Ensure that all equipment and materials brought onto the site are weed-seed free.
- Limit disturbance areas during construction to the minimum required to perform work.
- Limit ingress and egress to defined routes.
- Vegetate temporarily disturbed areas with appropriate native species as soon as possible after construction is complete to prevent weed establishment
- Use certified weed-free products for erosion control.
- Employ manual, mechanical, and chemical control methods as appropriate to target species.

4.0 WEED CONTROL

Weed control activities could include mechanical, manual, and chemical control methods. Mechanical control activities, such as chaining, disking, grubbing, and mowing using tractors or other heavy equipment will be a part of the vegetation management program where applicable. Manual means of vegetation management would be limited to the use of hand-operated powertools and hand tools to cut, clear, or prune herbaceous and woody species.

Hand-operated tools such as hoes, shovels, and hand saws could be used under the program, as well as hand-pulling of plants. Manual means will only be used where necessary.

Chemical control will involve the use of approved herbicides to control weed populations when other methods are not successful in managing the spread of these listed species. All weed control using herbicides and adjuvants would be conducted by a state certified herbicide applicator and will conform to the manufacturer's label recommendations.



Solar Site Pollinator Establishment and Management Guidelines

Many species of pollinating insects, including bees and butterflies, have experienced population declines in recent years. This document is designed to provide guidelines for establishment of pollinator habitat that meets the criteria of the Pollinator Friendly Solar Site Scorecard for Illinois (525 ILCS 55). Although these guidelines include best practices, they are not all inclusive, nor do they guarantee the successful establishment of pollinator habitat. Soil types, weather and rain patterns, and other factors may impact the success of a new planting.

All methods used or planned for should be outlined in a Vegetation Management Plan (VMP). More details on what is required in a VMP can be found in the “Vegetation Management Plan Guidelines for Pollinator Friendly Solar Sites” on the IDNR’s Solar Site Pollinator Scorecard website.

Site Preparation

Good site preparation is critical and perhaps the most important step to successful establishment of pollinator habitat.

Weed control

- In many cases weeds may be present and must be terminated before planting
- A broad-spectrum systemic herbicide such as glyphosate works in most cases
- In some cases, such as with the presence of *Sericea Lespedeza*, other herbicides may need to be used as well.
- Multiple applications may be required. This is especially true if tall fescue is present.
- Weed seeds can be stimulated by tillage. If tillage is used, wait until weeds reach appropriate height after tillage to spray.
- ALWAYS READ AND FOLLOW ALL HERBICIDE LABELS

Seedbed

- Bare ground is the ideal seedbed
- If using a no-till drill, minimal seedbed preparation is needed. Any eroded gullied or washes should be worked and smoothed.
- If broadcast seeding, work the ground fine then firm the seedbed with a cultipacker or similar. Ground should be firm not hard.

April 6, 2023

Seeding

Native prairie species are preferred and should be the only thing planted to the perimeter and buffer areas. However, some prairie plants can grow tall. Setting solar panels at taller heights and choosing shorter plants for between and under rows can prevent shading. If this is not an option, mixing some clover (not sweet clover) in with some shorter native species is a less desirable but an acceptable practice.

- Species should be native to the area and adapted to the site (For example: little bluestem grass on a dry site or monkey flower on a wetter site).
- It is very important that seed not be planted too deep. 1/8"-1/4" is the target depth. Some seed sitting on top is ok.
- If broadcast seeding the area should be rolled with cultipacker, harrow or similar after seeding.
- Seeding should generally be done between November 15 and June 15.
- Seeding rates should be calculated by seeds/ ft² (not by weight) of Pure Live Seed (PLS).
 - $PLS = \% Purity \times \% Total Germination / 100$
- For pollinators, the more flowers the better. A ratio of 25% Native Grass to 75% Native Forbs (wildflowers) is preferred.
- The goal is to provide food for pollinators throughout the year. Having a minimum of three species blooming in the Spring (April-May), Summer (June-August), and Fall (September-October) can accomplish this.
- Slope 5% or less - Minimum seeding rate of 20 seeds/ ft² PLS. (5 Grass Seeds and 15 Forb seeds)
- Slope > 5% - Minimum seeding rate of 40 seeds/ ft² PLS. (10 Grass Seeds and 30 Forb seeds)
- An oat companion crop should be used if slopes are >5% and in areas with erosion potential.
- If the site was previously an agricultural field, the farm may have used an herbicide with residual control. Contact the farmer to get this information and application dates. Then wait until after herbicide effects have expired. A temporary cover of oats, wheat or rye can be used to prevent erosion during this time.
- Planting plugs can be a way to increase diversity without waiting for seeds to germinate. Be sure to keep plugs moist before planting.

Maintenance

Lack of maintenance can cause newly established plantings to fail. Without proper maintenance, pollinator habitat can quickly be over taken by undesirable species such as woody plants or invasive species. Sites should be checked for these undesirable species at least annually. The easiest and most cost-effective management technique is to catch and treat an invasion early. Any equipment (tractors, mowers, hay rakes, etc.) used to manage the site should be cleaned free of weed seed before entering the site.

Short-Term Management

Guidance for short-term or the establishment phase of pollinator friendly vegetation.

- During the first year, mow at a height of 10" or greater 1-3 times during the growing season if undesirable weeds are overtopping the newly established seedlings.
- Use spot mowing and/or spot herbicide treatment to control noxious and undesirable weeds.

- After the first year, avoid mowing (other than spot mowing) between April 15th and October 1st
- Interseeding or plug planting may need to be done during the establishment phase to ensure the requirement of the “Established Pollinator Habitat on Solar Sites Scorecard.”

Long-Term Management

- Broadcast mowing or herbicide application should not be used in long-term management.
- Use spot mowing and/or spot herbicide treatment to control noxious and undesirable weeds.
- Mowing can temporarily control invasion by trees, invasive species, and other undesirable species. However, it is not effective in the long run. Instead, spot treat with herbicide being careful not to damage the grasses and forbs.
- Prescribed fire every 1-3 years is the ideal maintenance method and can be used on perimeter and buffer areas to the solar panels.
- Fire is not an option between and immediately adjacent to solar panels. In place of fire, haying can be used every 1-3 years to remove thatch buildup.
 - Haying should only be done once a season at a height of 6” or greater.
 - No more than half the site should be hayed each year.
- Livestock grazing can be used to help manage solar site vegetation.
 - A separate grazing plan should be created if this method is used.
 - A grazing plan should include goals of grazing, type and number of animals, plans for fencing, time and duration of grazing, and details to ensure vegetation is not overgrazed.
 - No more than half the site should be grazed each year.
- Interseeding or plug planting may need to be done during the life of the solar site to meet the “Established Pollinator Habitat on Solar Sites Scorecard” requirements.

For question, please email DNR.PollinatorSolar@illinois.gov

Exhibit H

Equipment Specifications

[Attached]

Q.PEAK DUO XL-G11S SERIES



590 - 605 Wp | 156 Cells
21.7 % Maximum Module Efficiency

MODEL Q.PEAK DUO XL-G11S.3/BFG



Bifacial energy yield gain of up to 21%

Bifacial Q.ANTUM solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.



Low electricity generation costs

Q.ANTUM DUO technology with optimized module layout to boost module power and improve LCOE.



A reliable investment

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty¹.



Enduring high performance

Long-term yield security with Anti LID and Anti PID Technology², Hot-Spot Protect.



Frame for versatile mounting options

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (3750 Pa)³.



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behavior.

¹ See data sheet on rear for further information.

² APT test conditions according to IEC/TS 62804-1:2015 method B (-1500V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)

³ See Installation Manual for instructions

The ideal solution for:



Ground-mounted
solar power plants

3.

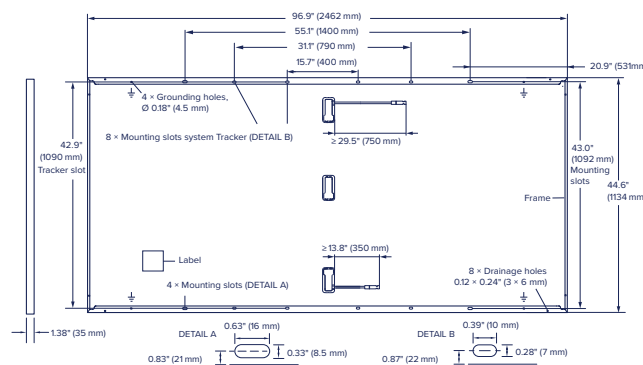


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Q.PEAK DUO XL-G11S SERIES

Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	76.9 lbs (34.9 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 29.5 in (750 mm), (-) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4; Stäubli MC4-Evo2; - IP68



Electrical Characteristics

POWER CLASS	590	595	600	605
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MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5W/-0W)

Minimum	590		595		600		605	
	Power at MPP ¹	P _{MPP} [W]	BSTC* 590	BSTC* 595	BSTC* 600	BSTC* 605	BSTC* 605	BSTC* 661.8
	Short Circuit Current ¹	I _{SC} [A]	13.74	13.77	13.80	13.82	13.82	15.13
	Open Circuit Voltage ¹	V _{OC} [V]	53.60	53.63	53.66	53.85	53.68	53.87
	Current at MPP	I _{MPP} [A]	13.12	13.17	13.22	14.46	13.27	14.52
	Voltage at MPP	V _{MPP} [V]	44.96	45.18	45.39	45.38	45.60	45.59
	Efficiency ¹	η [%]	≥ 21.1	≥ 21.3	≥ 21.5	≥ 21.7	≥ 21.7	

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

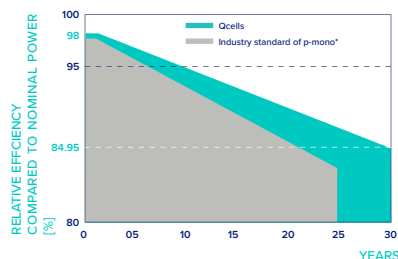
¹Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 70%, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT^{2w}

Minimum	Power at MPP	P _{MPP} [W]	444.2	448.0	451.8	455.5
	Short Circuit Current	I _{SC} [A]	11.07	11.09	11.11	11.13
	Open Circuit Voltage	V _{OC} [V]	50.69	50.72	50.75	50.77
	Current at MPP	I _{MPP} [A]	10.34	10.38	10.42	10.47
	Voltage at MPP	V _{MPP} [V]	42.97	43.15	43.34	43.52

¹Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ^{2w}800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

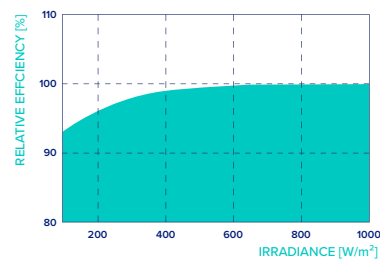


At least 98% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 93.95% of nominal power up to 10 years. At least 84.95% of nominal power up to 30 years.

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

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



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

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α	[%/K]	+0.04	Temperature Coefficient of V _{OC}	β	[%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ	[%/K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	108 ± 5.4 (42 ± 3 °C)

Properties for System Design

Maximum System Voltage	V _{sys}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	30	Fire Rating based on ANSI /UL 61730	TYPE 29 ⁴
Max. Push Load ³ , Test/Design		[lbs / ft ²]	113 (5400 Pa) / 75 (3600 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +185°F (-40°C up to +85°C)
Max. Pull Load ³ , Test/Design		[lbs / ft ²]	78 (3750 Pa) / 52 (2500 Pa)		

³ See Installation Manual for instructions

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

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)



* Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

3.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

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

qcells

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SOLECTRIA® XGI 1500-166 SERIES

PREMIUM 3-PHASE TRANSFORMERLESS UTILITY-SCALE INVERTERS

FEATURES

- Made in the USA with global components
- Buy American Act (BAA) compliant
- Four models:
 - 125kW/125kVA,
 - 125kW/150kVA,
 - 150kW/166kVA,
 - 166kW/166kVA
- Additional models available certified to UL1699b, Photovoltaic DC Arc-Fault Circuit Protection
- 99.0% peak efficiency
- Flexible solution for distributed and centralized system architecture
- Advanced grid-support functionality Rule 21/UL1741SB
- Robust, dependable, & built to last
- Lowest O&M and installation costs
- Access all inverters on site via WiFi from one location
- Remote diagnostics and firmware upgrades
- SunSpec Modbus Certified
- Tested compatible with the TESLA PowerPack Microgrid System app for system visibility

OPTIONS

- String combiners for distributed and centralized systems
- Web-based monitoring
- Extended warranty



Yaskawa Solectria Solar's XGI 1500 utility-scale string inverters are designed for high reliability and built of the highest quality components that were selected, tested and proven to last beyond their warranty.

XGI 1500 inverters provide advanced grid-support functionality and meet the latest IEEE 1547 and UL1741SB standards for safety. They are the most powerful 1500 VDC string inverters in the PV market and have been engineered for both distributed and centralized system architecture.

Designed and engineered in Lawrence, MA, XGI inverters are assembled and tested at Yaskawa America's facilities in Buffalo Grove, IL. They are Made in the USA with global components and are compliant with the Buy American Act.

SOLECTRIA® XGI 1500-166 SERIES TECHNICAL DATA

SPECIFICATIONS

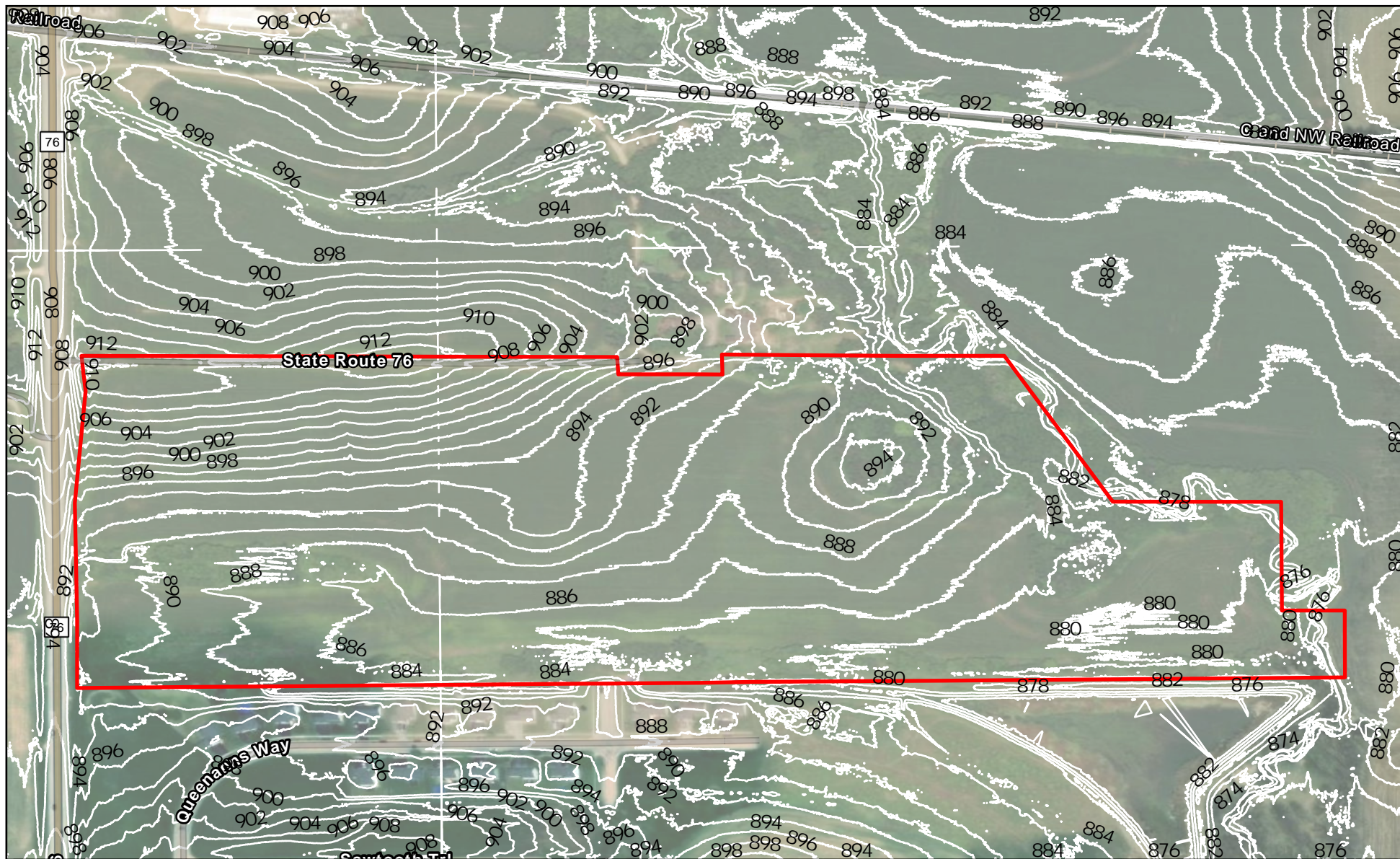
SOLECTRIA XGI 1500 Model		XGI 1500-125/125-UL XGI 1500-125/125-UL-A	XGI 1500-125/150-UL XGI 1500-125/150-UL-A	XGI 1500-150/166-UL XGI 1500-150/166-UL-A	XGI 1500-166/166-UL XGI 1500-166/166-UL-A
DC Input	Absolute Max Input Voltage	1500 VDC	1500 VDC	1500 VDC	1500 VDC
	Max Power Input Voltage Range (MPPT)	860-1250 VDC	860-1250 VDC	860-1250 VDC	860-1250 VDC
	Operating Voltage Range (MPPT)	860-1450 VDC	860-1450 VDC	860-1450 VDC	860-1450 VDC
	Number of MPP Trackers	1 MPPT	1 MPPT	1 MPPT	1 MPPT
	Max Operating Input Current	148.3 A	148.3 A	178.0 A	197.7 A
	Max Operating PV Power	128 kW	128 kW	153 kW	170 kW
	Max DC/AC Ratio Max Rated PV Power	2.6 332 kW	2.6 332 kW	2.2 332 kW	2.0 332 kW
	Max Rated PV Short-Circuit Current (ΣIsc x 1.25)	500 A	500 A	500 A	500 A
AC Output	Nominal Output Voltage	600 VAC, 3-Ph	600 VAC, 3-Ph	600 VAC, 3-Ph	600 VAC, 3-Ph
	AC Voltage Range	-12% to +10%	-12% to +10%	-12% to +10%	-12% to +10%
	Continuous Real Output Power	125 kW	125 kW	150 kW	166 kW
	Continuous Apparent Output Power	125 kVA	150 kVA	166 kVA	166 kVA
	Max Output Current	120 A	144 A	160 A	160 A
	Nominal Output Frequency	60 Hz	60 Hz	60 Hz	60 Hz
	Power Factor (Unity default)	+/- 0.80 Adjustable	+/- 0.80 Adjustable	+/- 0.80 Adjustable	+/- 0.80 Adjustable
	Total Harmonic Distortion (THD) @ Rated Load	<3%	<3%	<3%	<3%
	Grid Connection Type	3-Ph + N/GND	3-Ph + N/GND	3-Ph + N/GND	3-Ph + N/GND
	Fault Current Contribution (1 cycle RMS)	144 A	173 A	192 A	192 A
Efficiency	Peak Efficiency	98.9%	98.9%	99.0%	99.0%
	CEC Average Efficiency	98.5%	98.5%	98.5%	98.5%
	Tare Loss	2.75 W	2.75 W	2.75 W	2.75 W
Temperature	Ambient Temp Range	-40°F to 140°F (-40C to 60C)		-40°F to 140°F (-40C to 60C)	
	De-Rating Temperature	122°F (50C)		113°F (45C)	
	Storage Temperature Range	-40°F to 167°F (-40C to 75C)		-40°F to 167°F (-40C to 75C)	
	Relative Humidity (non-condensing)	0 - 95%		0 - 95%	
	Operating Altitude	Full Power up to 9,840 ft (3.0 km); De-Rate to 70% of Full Power at 13,123 ft (4.0 km)			
Communications	Advanced Graphical User Interface	WiFi			
	Communication Interface	Ethernet			
	Third-Party Monitoring Protocol	SunSpec Modbus TCP/IP			
	Web-Based Monitoring	Optional			
	Firmware Updates	Remote and Local			
Testing & Certifications	Safety Listings & Certifications	UL1741SB, IEEE 1547, UL 1998 (All models) UL 1699b Photovoltaic Arc-Fault Circuit Protection Certified (-A models)			
	Advanced Grid Support Functionality	Rule 21, UL 1741SB			
	Testing Agency	ETL			
	FCC Compliance	FCC Part 15 (Subpart B, Class A)			
Warranty	Standard and Options	5 Years Standard; Option for 10 Years			
Enclosure	Acoustic Noise Rating	73 dBA @ 1 m ; 67dBA @ 3 m			
	DC Disconnect	Integrated 2-Pole 250 A DC Disconnect			
	Mounting Angle	Vertical only			
	Dimensions	Height: 29.5 in. (750 mm) Width: 39.4 in. (1000 mm) Depth: 15.1 in. (380 mm)			
	Weight	270 lbs (122 kg)			
	Enclosure Rating and Finish	Type 4X, Polyester Powder-Coated Aluminum			



Exhibit I

Topography Map

[Attached]



**Trajectory
Energy
Partners**

Inkberry Solar

Topography (2' Contour Intervals)

Date: 5/21/2025

N



0 0.05 0.1
Mile

0 300 600
Feet

Hi Ken,

Thanks again for your time this morning -- agree it was easier to clarify over the phone!
Following up on a few items here:

- **Re the proposed native grasses on the western side of the parcel, alongside Rt 176:**
From our landscape plan (on pg. 3): "Vegetative screening is planned on the west side using 4-6 ft native prairie grasses." To elaborate a bit here, assuming a typical tallgrass prairie native mix of grass and forbs, the heights would be 4-6' of the overall vegetation during the growing season when it matures. Example species of these native tallgrasses would include Big Bluestem, Switchgrass, Indian Grass, Wild Bergamont, Ox-eye Sunflower, Stiff Goldenrod, and Canada Wild Rye.
- **Re measurement of the area we're using on parcel 03-23-200-017:** We're proposing to use approximately .016 acres of this parcel.
- **Re subscriptions:** all Poplar Grove residents and businesses should be eligible for a subscription, even those with aggregator agreements (something that's been raised to us previously). There may be an unusual situation here or there that we're not aware of, but by and large everyone who gets their energy (whether a residential customer, small business, municipal office, non-profit organization, etc.) from ComEd in the Village should be able to partake in a community solar subscription. Having said this, I don't know that any visual here will be useful as it would just be a map of the Village itself, but if it's helpful to have something please just let me know and we'll work to pull a visual exhibit together.

Additionally, I can confirm our landowner will be in attendance on the 8th; thanks again for helping to clear that up! Could you confirm when notice for the July 8th meeting was sent out? And is it possible for me to have a copy for our records?

Thanks very much!
Abby

**NOTICE OF PUBLIC HEARING
POPLAR GROVE PLANNING AND ZONING COMMISSION**

Notice is hereby given that the Village of Poplar Grove Planning and Zoning Commission will hold a public hearing on Tuesday, July 8th, 2025 at 6:00 pm in the Village Board Room, 200 North Hill Street, Poplar Grove, Illinois, 61065 for the purpose of considering the following:

The applicant, Inkberry Solar, LLC, PO Box 310, Highland Park, IL 60035 on behalf of the property owner Tahoe Trading Company, LLC 1610 Candlewick Drive SW, Poplar Grove, IL 61065 is requesting a Special Use Permit to install non-building ground mounted solar collectors on the real property with PIN 03-23-200-014 and PIN 03-23-200-017. The property is zoned LI (Light Industrial) and requires a Special Use Permit per section 8-6-11 and 8-5-7 of the Poplar Grove Zoning Code.