



# VILLAGE OF POPLAR GROVE

*"A Great Place to Call Home"*

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## PLANNING & ZONING COMMISSION

**Wednesday, September 28, 2022 - 6:00 PM**

200 N. Hill Street, Poplar Grove, IL 61065

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### AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Motion to approve minutes from the August 24, 2022 meeting

**PUBLIC COMMENTS:** *(General Comments)*

OLD BUSINESS

2. **Case 2022-02; Jose Tamayo 12750 Caledonia Road Belvidere, Illinois 61008:** The applicant, Jose Tamayo is requesting is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.

ADJOURNMENT



# VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

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## PLANNING & ZONING COMMISSION

**Wednesday, August 24, 2022 - 6:00 PM**

200 N. Hill Street, Poplar Grove, IL 61065

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### MINUTES

#### CALL TO ORDER

Meeting called to order at 6:02 pm

#### ROLL CALL

PRESENT

Chairwomen Jessica Roberts

Commissioner Nate Sroka

Commissioner Kim Krawczyk

Commissioner Dean Svarc

Commissioner Darrell McFarlin

Clerk Karri Anderberg

Building Official Seth Sommers

Attorney David Kurlinkus

ABSENT

Commissioner Al Tilford

Commissioner Jason Vodnansky

#### APPROVAL OF AGENDA

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

#### APPROVAL OF MINUTES

1. Motion to approve minutes from April 27, 2022

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

**PUBLIC COMMENTS:** *(General Comments)*

no public comment

## **NEW BUSINESS**

2. **Case 2022-02; Jose Tamayo 12750 Caledonia Road Belvidere, Illinois 61008:** The applicant, Jose Tamayo is requesting is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.  
Public Hearing opened at 6:05 pm  
Seth Sommers sworn in and read staff report  
Attorney Natalie Hyser Barber on behalf of the applicant was sworn in at 6:15pm and presented the case.  
Clerk Anderberg explained the rules of public hearing  
Mary Fidler was sworn in at 6:36 pm. Mrs Fidler is concerned not all her neighbors got notice about the public hearing. wants to keep the property farming.  
Clerk Anderberg was sworn in at 6:40pm. Chairwoman Roberts asked Clerk Anderberg if all properties where given notices. Clerk Anderberg explained all 5 adjacent properties were sent certified mail and the hearing was published in the paper.  
Jan Pearson sworn in at 6:41 pm owns the land with her son that is directly behind the Tamayo property. She is concerned about the value of her property and does not feel like this is a good use for the land. Mrs. Pearson stated that Mr. Tamayo is already storing his trucks at Route 76 and Caledonia and  
Timothy Pearson sworn in at 6:46 pm. presented pictures of what a truck depot is and does not feel like this is the best use of the property.  
Colin McBride sworn in at 6:52pm. Mr. McBride is concerned about how this will effect traffic.  
Allycia Huezda sworn in at 6:58pm. lives with her family in the farm house right to east of the property. Mrs. Huezda is concerned about the lights that will be shining into her bedroom. she is also concerned about the environment and what type of pollution this will cause.  
Eric Nelson sworn in at 7:03pm. Mr. Nelson lives on Poplar Grove Road drives trucks. He is concerned about noise and his property values  
Myron Prchal sworn in at 7:08pm. Mr. Prchal is concerned about road use and what this will do to Poplar Grove Road and weight limits. He is concerned about water and land pollution. there is a creak not far from property that runs into the Kishwaukee river. He is also concerned about the lights and how far will you see them.  
Ray Pearson sworn in at 7:12pm. Mr. Pearson farms the area and is concerned about the value of his land and how this will effect the property value.  
Attorney Hyser Barber responded to questions.  
Commissioners asked questions to Attorney Hyser Barber and staff  
Public Hearing was closed at 7:34 pm  
Commissioners discussed the case and had some questions of staff that was not at the meeting.

Motion made by Commissioner Sroka, Seconded by Commissioner Krawczyk to lay meeting over until September 28th at 6pm

**ADJOURNMENT**

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

Meeting adjourned at 7:45pm





700 West Locust Street  
Belvidere, Illinois 61008  
Phone: (815) 547-8435  
Fax: (815) 544-0421  
[mark.painter@Civilideas.com](mailto:mark.painter@Civilideas.com)

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## TRANSMITTAL

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**To:** Fernando Tamayo  
12750 Caledonia Rd  
Belvidere IL 61008

**Date:** July 13, 2022

**From:** Mark Painter

**Job:** C.E.S # 5260

**Re:** Tamayo Truck Parking – Revised Plans

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**We transmit the following:**

We are enclosing the following items for the above referenced project.

1. Two full size sets of revised plans dated 7-6-2022.

**For your:**

<input checked="" type="checkbox"/> use	<input type="checkbox"/> review	<input type="checkbox"/> comment
<input type="checkbox"/> information	<input type="checkbox"/> record	<input type="checkbox"/> distribution to parties

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If you have any questions or comments please feel free to call or email us.

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By: 

Mark L. Painter

Cc: Natalie Hyser Barber

Hi Ken,

My comments on the proposed Tamayo Parking Facility are as follows:

1. To be clear, our comments reference the proposed improvements that will be constructed now, and do not take into consideration future site improvements such as buildings and parking lot expansion.
2. Notes #7, #8 and #9 should include a reference to Boone County since Poplar Grove Road is under County jurisdiction.
3. Section 8-10-7, C, 5b requires curbing for all offsite facilities. Curbing is not shown on the plans.
4. It is debatable whether or not a handicap stall is required since there is no structure planned at the current time. Our experience has been that handicap stalls are not required in outdoor storage areas and our only suggestion is that the Village document its decision process when considering a handicap stall.
5. Parking is only provided for Trucks. Where do the employees park their personal vehicles when they enter the site to pick up their truck?
6. There is no clearcut land use to determine the number of parking stalls needed. Table 8-10-7d does provide a blanket provision for the Zoning Administrator to determine number of required stalls and we recommend that provision be utilized for this site.
7. The parking lot drains into the detention pond via sheet flow. We recommend curbing along the easterly side of the parking lot w/ a protected spillway to convey water to the floor of the pond in order to reduce the potential for erosion to the side bank of the pond. The designer could also evaluate a permanent erosion control blanket for the westerly pond side slope.
8. It should be noted that the 18 hour storm is the critical storm for the site and the detention pond has been designed accordingly.
9. We would suggest adding rip rap at the pond outlet to minimize the potential of erosion on the adjacent property.
10. It should be noted that the detention pond will have a singular discharge location which will undoubtedly be a change over the existing condition. We have had experiences in the past whereby the neighboring property owner complains to the Municipality that runoff used to sheet flow from the property and after the ponds are built the runoff is discharged at a singular point which changes the drainage pattern on the neighboring property. Detention ponds with singular discharge locations are the industry standard and are allowable under Village Code.
11. Boone County has many areas where there are areas of high groundwater. I am not sure if any Geotech has been completed for the site, but the Owner may wish to consider investing in a Geotech report.

Please feel free to cut and paste my comments directly into your report. There is no pride of ownership.

Thanks

Chris





Show search results for 04-31-300-020

1.96

1.96

0330

546.55

249.99

330

43

660

## Boone County

400-009

5

~~PEOPLE GROWTH RD~~

१५

300-020  
6.88

6.8

538

300-024  
13.71**Poplar Grove**

**Poplar Grove Zoning: Single Family Residential District**

**Zoning Jurisdiction:** Village of Poplar  
**Zoning Code:** R-1  
**Zoning Description:** Single Family Residential  
**District**

Zoom to

2

-88.820 42.329 Degrees

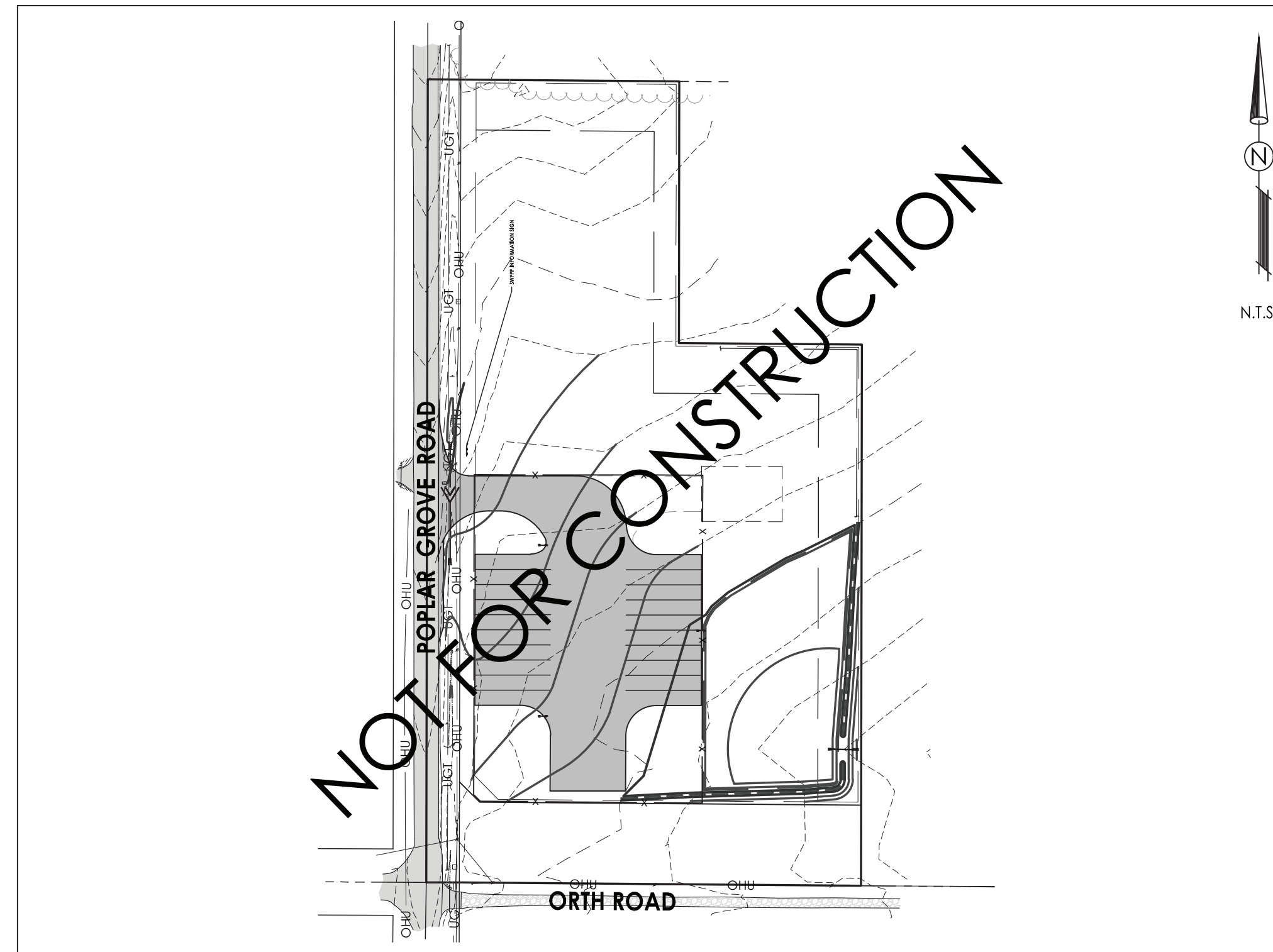
200ft

<https://boone-gis.maps.arcgis.com/apps/webappviewer/index.html?id=b5d9d7b01ac64f6bb6d739935e87e75c>



**TAMAYO TRUCK PARKING**  
POPLAR GROVE, ILLINOIS  
2021

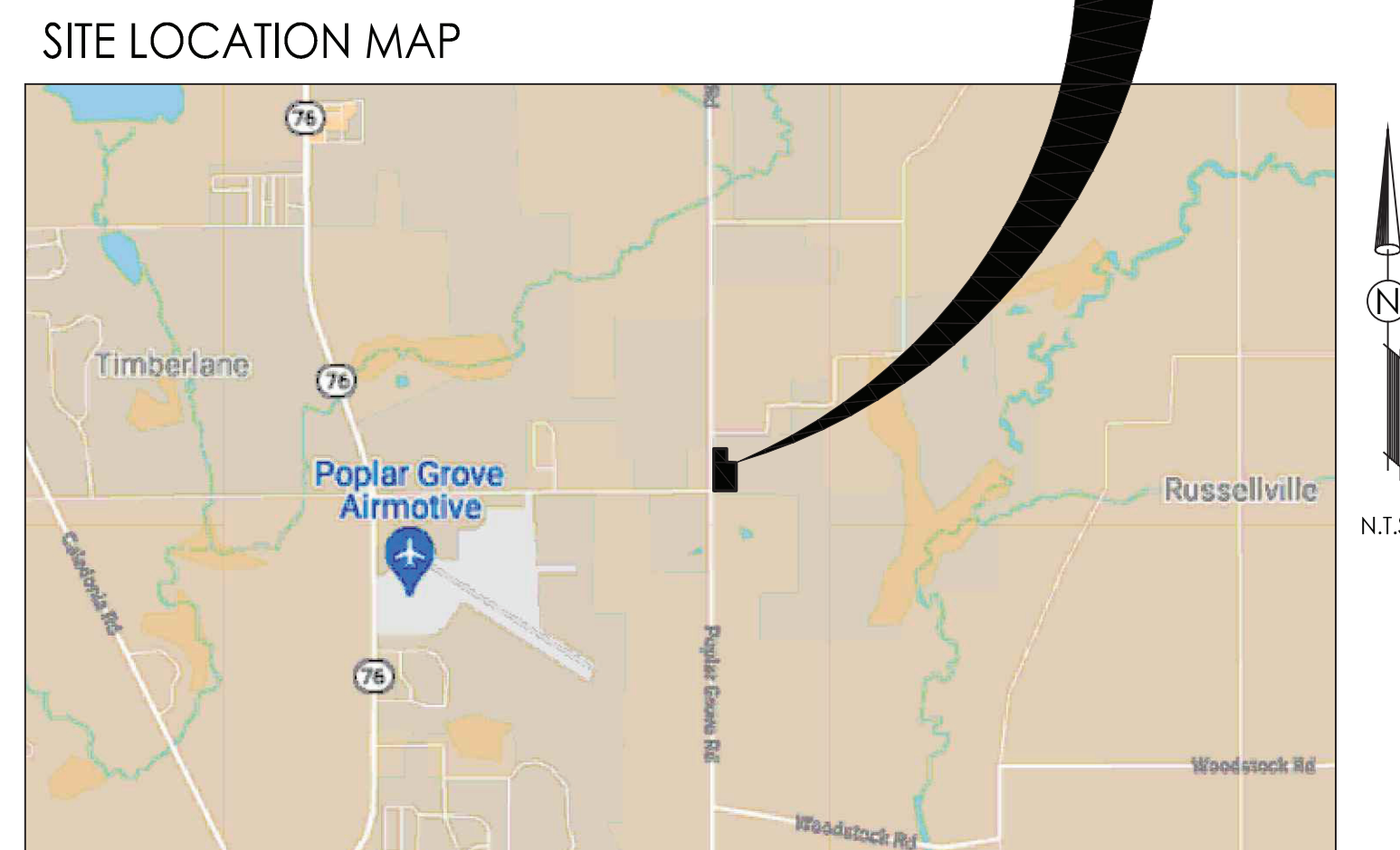
INDEX	
Sheet #1	Cover
Sheet #2	General Notes and Specifications
Sheet #3	Existing Conditions and Demolition Plan
Sheet #4	Site Improvement Plan
Sheet #5	Grading & Stormwater Pollution Prevention Plan
Sheet #6	Stormwater Pollution Prevention Document
Sheet #7	Landscaping Plan
Sheets #8-9	Details
Sheet #10	Photometric Plan



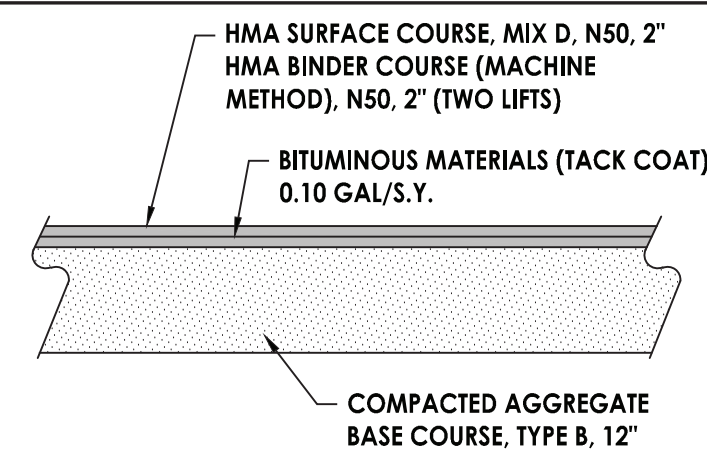
	Existing	Proposed
Right-of-Way	EX. ROW	ROW
Fence		
Utility Pole		
Utility Pole w/ Street Light		
Guy Anchor		
Street Light		
Gas Main		
Overhead Electric Line		
Underground Electric Line		
Electric Pedestal		
Electric Transformer		
Overhead Telephone Line		
Underground Telephone Line		
Underground Fiber Optic Line		
Telephone Pedestal		
Valve Box & Valve		
Valve Vault & Valve		
Fire Hydrant w/ Valve Box		
Fire Hydrant		
Watermain		
Water Service w/ Curb Stop Box		
Storm Manhole		
Storm Catch Basin		
Flared End Section		
Curb Inlet Type 700		
Inlet Special		
Storm Sewer		
Sump Pump		
Sanitary Manhole		
Sanitary Drop Manhole		
Sanitary Cleanout		
Sanitary Sewer		
Sanitary Service @ 1% Min.		
Sign		
Property Line		
Building Setback Line		
Section Line		
Road Centerline		
Utility Easement		
Drainage Easement		
Sanitary Easement		
Storm Easement		
Watermain Easement		
Other Easement		
O-Ring Joints		
Clay Dam		
Trench Backfill		

TAMAYO TRUCK PARKING					
VILLAGE OF POPLAR GROVE BOONE COUNTY, ILLINOIS					
PREPARED BY: C.E.S. INC.					
700 W. LOCUST ST., BELVIDERE, IL 61008					
PHONE: (815) 547-8435, FAX: (815) 544-0421					
ILLINOIS DESIGN FIRM NO. 184-001260					
Date	REVISION HISTORY				
6/28/22	OWNER REVIEW COMMENTS				
7/06/22	BCHD REVIEW				
NKI	- No Known Impacts				NOTIFICATION REQUIRED
AP	- Approval Pending				
APP'D	- Approved				
X	- Contractor Coordination Required				
AGENCY CONTACT					STATUS
Gas Company Nicor Gas					NKI
Telephone AT&T					NKI X
Telephone 2 Frontier donaldj.belmore@ftr.com					NKI X
Fiber Optics Mediacom mhwg11@mediacomcc.com					NKI X
Cable TV					NKI
Electric ComEd allredk@damage.usnicllc.com					NKI X
Regional Pipeline					NKI
Other Overheads					NKI
Other Undergrounds					NKI
Railroads					NKI
ACOE - Wetlands					NKI
Natural Land Institute					NKI
IL Nature Preserve Commission					NKI
IEPA Sanitary					NKI
IEPA Water					NKI
IEPA NOI					NKI
IDNR- Endangered Species					NKI
IDNR-OWR					NKI
FEMA (Hood Zones)					NKI
SHPO (Historic)					NKI
Local Sanitary District					NKI
Municipal Water Department					NKI
Local Drainage District					NKI
Tollway					NKI
County Highway Deptl.					APP'D X
County Stormwater Agency					NKI
Township					NKI
Municipal - Engineering Village of Poplar Grove					AP X
Municipal - Planning Village of Poplar Grove					NKI
Local Building Dept. Village of Poplar Grove					AP X
Final Plot Approval					NKI
Park District/Forest Preserve					NKI
IDOT - Access & Traffic					NKI
IDOT - Drainage					NKI
IDOT - Utilities					NKI
IDOT - Landscaping					NKI
IDOT - Local Roads					NKI
S&WCD/NRCS					NKI

CONTROL POINTS				
CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	2062472.9422	852116.4867	826.67	FIR 3/4 BENT
101	2063271.0945	852117.8271	834.14	FIR 5/8
102	2063269.4179	852334.9772	831.66	FIR 5/8
103	2062470.0075	852515.3168	823.28	FIR 5/8



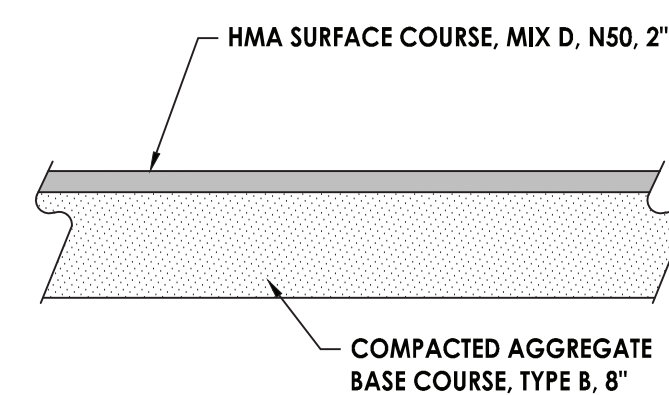
SITE ADDRESS: NONE  
PIN: 04-31-300-020  
ZONING: GENERAL BUSINESS



**NOTES:**

1. AGGREGATE BASE MAY BE ASPHALT MILLINGS  
AS PROVIDED BY OWNER.

**TYPICAL SECTION**  
**HMA PAVEMENT**  
N.T.S.



**NOTES:**

1. AGGREGATE BASE MAY BE ASPHALT MILLINGS  
AS PROVIDED BY OWNER.

**TYPICAL SECTION**  
**MAILBOX TURNOUT**  
N.T.S.

OWNER/DEVELOPER:

FERNANDO TAMAYO  
TAMAYO CARTAGE  
12750 CALEDONIA RD  
BELVIDERE, IL 61008  
847-366-1108

PRINTED: 7/11/2022 3:21:33 PM

SEAL COVERS SHEETS 1-10



*Mark L Painter*  
MARK L. PAINTER, PE

06/28/2022  
DATE



JOB #5260



GENERAL CONSTRUCTION NOTES:

1.

IN THESE CONTRACT DOCUMENTS MENTION IS MADE TO THE "ENGINEER", WHICH SHALL MEAN C.E.S. INC., OR THEIR AUTHORIZED AGENT AND THE MENTION OF "VILLAGE" SHALL MEAN VILLAGE OF POPLAR GROVE.
2.

ALL WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND THE STANDARD DETAIL SHEETS ATTACHED. WHERE THERE IS A CONFLICT BETWEEN THE TWO, THE STANDARD DETAIL SHEETS SHALL GOVERN. ALL MUNICIPAL AGENCIES AND PUBLIC WORKS DEPARTMENT REQUIREMENTS AND STANDARDS SHALL ALSO BE STRICTLY ADHERED TO.
3.

ALL EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE ACCURACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 811 FOR EXACT FIELD LOCATIONS OF ALL UTILITIES IN THE PROXIMITY OF THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND REQUESTING SAID UTILITIES TO FIELD VERIFY AND MARK PERTINENT UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF UTILITIES TO ELIMINATE CONFLICTS BETWEEN MUNICIPAL UTILITIES AND GAS MAINS, GAS SERVICES, ELECTRIC SERVICE, POWER POLE PLACEMENT, TELEPHONE SERVICE, AND CABLE TV SERVICE.
4.

THE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY, STRUCTURE, LANDSCAPING, ETC., DAMAGED DURING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR, WITH NO EXPENSE BEING CHARGED TO THE OWNER. PRIOR TO ACCEPTANCE OF THIS REPAIR OR REPLACEMENT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A SIGNOFF LETTER, SIGNED BY A RESPONSIBLE OFFICIAL OF THE OWNER OF THE DAMAGED EQUIPMENT STATING THAT THE REPAIR IS ACCEPTABLE. THE EXISTING ROADWAY RIGHTS-OF-WAY DAMAGED DURING CONSTRUCTION ARE TO BE RESEDED AS NECESSARY AS PER THE VILLAGE REQUIREMENTS (COST TO BE INCIDENTAL). ANY DAMAGE TO EXISTING PROPERTY, RIGHTS-OF-WAY, VALVES, MANHOLES, UTILITIES, SIDEWALK, PAVEMENT, CONCRETE CURB AND GUTTER, OR OTHER STRUCTURES SHALL BE REPAIRED OR REPLACED WITH EQUALS WITHOUT COST TO THE OWNER.
5.

SHOULD EXISTING UTILITIES OR STRUCTURES INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE NEW CONSTRUCTION; SIGNOFF LETTERS WILL BE REQUIRED AS ABOVE.
6.

FINAL INSPECTION OF THE WORK PERFORMED HEREIN WILL BE DONE BY THE ENGINEER, VILLAGE, AND OWNER; ALL DEFICIENCIES NOTED AT THAT TIME SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT COST TO THE OWNER PRIOR TO FINAL PAYMENT. THE VILLAGE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE OR REJECT THE CONSTRUCTION OR IMPROVEMENTS DETAILED BY THESE PLANS AND SPECIFICATIONS. ALL WORK SHALL BE GUARANTEED WITH REGARD TO WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL APPROVAL. DEFECTS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHIN 30 DAYS OF REQUEST FOR REPAIR.
7.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE VILLAGE, AND THE OWNER AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION IN ORDER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. WORK PERFORMED OR MATERIALS AND EQUIPMENT INSTALLED WITHOUT INSPECTION WILL BE CONSIDERED UNACCEPTABLE, AND MAY HAVE TO BE REPLACED AT NO COST TO THE OWNER.
8.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS, THE ENGINEER AND HIS AGENTS, THE VILLAGE AND THEIR AGENTS FROM ANY AND ALL LIABILITY WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE, OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND VILLAGE ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES, AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, DEATHS, ETC., OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.
9.

THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE: (1) WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW, (2) COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON, (3) COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS, AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR, THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE OWNER A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE OWNER. THE CONTRACTOR SHALL NAME THE VILLAGE OF POPLAR GROVE, AND C.E.S. INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES. NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS FILED. ALL COSTS OF INSURANCE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
10.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS C.E.S. INC., THE VILLAGE, OWNER, COUNTY, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTORS' WORK. IN ANY AND ALL CLAIMS AGAINST C.E.S. INC., THE VILLAGE, OR ANY OF THEIR AGENTS OR EMPLOYEES, BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
11.

ALL PHASES OF THE PROPOSED IMPROVEMENTS ARE SUBJECT TO TESTING BY THE VILLAGE, AND THE ENGINEER; THE COST OF TESTS REQUIRED BY THESE AGENCIES SHALL BE BORNE SOLELY BY THE CONTRACTOR AND THIS COST SHALL BE INCORPORATED IN THE PROPOSAL FOR EACH ITEM OF WORK. THE CONTRACTOR SHALL BE PAID FOR MATERIALS AND EQUIPMENT SUCCESSFULLY INSTALLED AS MEASURED IN PLACE BY THE OWNER.
12.

THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL AND LOCAL CODES (TO INCLUDE SAFETY CODES). THE ENGINEER, VILLAGE OF POPLAR GROVE, AND OWNER ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES, AND ASSUMES NO LIABILITY FOR ACCIDENTS, INJURIES, DEATHS, ETC., OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.
13.

THE CONTRACTOR SHALL, UPON COMPLETION OF ALL CONSTRUCTION WORK INCLUDED IN THE PLANS FOR THIS PROJECT, PROVIDE A WRITTEN STATEMENT TO THE OWNER THAT ALL MATERIALS AND WORKMANSHIP INCORPORATED INTO THE PROJECT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL DELIVERY TICKETS FOR MATERIALS USED IN THIS PROJECT SHALL BE SUBMITTED TO THE ENGINEER WITH THE STATEMENT REQUIRED ABOVE. COPIES OF THE RESULTS OF ALL TESTS REQUIRED FOR THIS PROJECT SHALL BE DELIVERED TO THE ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO SUBSTANTIATE DEPTH OF BURY FOR THE EXISTING WATER SERVICE, AND BASE COURSE AND PAVEMENT THICKNESSES. CORE-DRILLING MAY BE REQUIRED TO VERIFY THESE THICKNESSES AT THE ENGINEER'S DISCRETION. COSTS ASSOCIATED WITH THE VERIFICATION OF PROPER CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR, WITH NO EXPENSE TO THE OWNER OR HIS AGENTS.
14.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTING THE REQUIREMENTS OF ANY AND ALL EASEMENTS SECURED FOR THE PURPOSE OF PERFORMING THIS PROJECT; THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIREMENTS INCLUDED IN SAID EASEMENTS, AND INCORPORATING ANY COST ASSOCIATED WITH EXECUTING THESE REQUIREMENTS IN HIS BID - EXTRAS WILL NOT BE AWARDED AS A RESULT OF THE CONTRACTOR CLAIMING IGNORANCE OF THIS REQUIREMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY OFFSITE CONSTRUCTION EASEMENTS REQUIRED FOR THIS PROJECT, AND FOR EXECUTING REQUIREMENTS OF SAID EASEMENTS. COST ASSOCIATED WITH THIS ITEM TO BE INCIDENTAL.
15.

RESTORATION OF EXISTING ROADWAYS AND RIGHTS-OF-WAY ARE CONSIDERED INCIDENTAL TO THIS CONTRACT WHERE NOT SPECIFICALLY CALLED OUT ON THE PLANS, AND SHOULD BE INCLUDED IN THE COST OF THE IMPROVEMENTS.
16.

THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE VILLAGE. THE CONSTRUCTION DETAILS AS PRESENTED ON THE PLANS MUST BE FOLLOWED BY THE CONTRACTOR. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED IN CONSTRUCTING IMPROVEMENTS INDICATED ON THE ENGINEERING PLAN.

17.

TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITIONS. NO MODIFICATIONS OF THESE REQUIREMENTS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
18.

AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT QUANTITIES AS SHOWN IN THESE PLANS ARE ESSENTIALLY CORRECT; IF DISCREPANCIES OR ERRORS ARE DETECTED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE ERROR PRIOR TO THE BID DATE.
19.

IMPROVEMENT REPRESENTATIONS SHOWN IN THESE PLANS ARE AS ACCURATE AS POSSIBLE FROM INFORMATION AVAILABLE; SOME SLIGHT REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES. THE ENGINEER SHALL BE APPRISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME TO PROPERLY CONSIDER AND ACT UPON SAID REQUEST.
20.

APPROVED TRENCH BACKFILL MATERIAL SHALL BE PLACED (AND COMPACTED IN ONE FOOT LIFTS) IN ALL UTILITY TRENCHES WITHIN THE LIMITS OF PAVEMENT AND 2 FEET BEYOND THE BACK OF THE CURB OR EDGE OF PAVEMENT. UTILITY TRENCHES NOT IN THE ROADWAY OR WITHIN 2 FEET OF THE BACK OF CURB OR EDGE OF PAVEMENT SHALL BE BACKFILLED WITH EXISTING MATERIALS AS APPROVED BY THE ENGINEER. SHOULD UNSUITABLE BACKFILL MATERIALS BE ENCOUNTERED, THE CONTRACTOR SHALL SUBSTITUTE APPROVED MATERIALS AT NO ADDITIONAL COST. COMPACTION BY WATER-JETTING IS NOT PERMISSIBLE. THE BACKFILL SHALL EXTEND TO THE SUBGRADE OF THE PAVEMENT. THE COST OF SAID BACKFILL IS CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT.
21.

IF DEWATERING IS NECESSARY TO PERFORM ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER SERVICE IN ANY RESIDENTIAL WELLS DRIED OR OTHERWISE ADVERSELY AFFECTED. GROUNDWATER SHALL BE PUMPED TO DESIGNATED STORM WATER CONVEYANCE FACILITIES. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL AS TO METHOD AND DESTINATION PRIOR TO PUMPING GROUNDWATER. GROUNDWATER SHALL NOT BE ALLOWED TO BE PUMPED INTO EXISTING OR NEW SANITARY SEWERS. THE CONTRACTOR SHALL USE ALL MEANS AT HIS DISPOSAL TO MAINTAIN A DRY TRENCH OR PIT.
22.

ANY PERMITS REQUIRED TO PERFORM THE DEWATERING WORK ON THIS PROJECT SHALL BE SECURED BY THE CONTRACTOR; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY BONDS, INSURANCE, GUARANTEES, ETC., AS REQUIRED BY SAID PERMIT. ABANDONMENT AND INSTALLATION OF DEWATERING FACILITIES SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND COUNTY REGULATORY AGENCY REQUIREMENTS. THE COST OF DEWATERING THIS PROJECT SHALL BE CONSIDERED INCIDENTAL.
23.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE DESIGN ENGINEER WITH ALL REQUIRED "AS-BUILT" DIMENSIONS AND OTHER DATA SO THE ENGINEER MAY PREPARE "AS-BUILT" DRAWINGS FOR THE VILLAGE OF POPLAR GROVE.
24.

CONSTRUCTION LAYOUT WILL BE PROVIDED AT THE OWNER'S EXPENSE.

EXCAVATION, PAVEMENT CONSTRUCTION & EROSION CONTROL:

1.

AREAS WHERE EXCAVATION HAS BEEN PERFORMED SHALL BE GRADED TO ORIGINAL, RECEIVE 4" (MINIMUM) OF APPROVED COMPACTED TOPSOIL AND SEEDED WITH SEEDING CLASS 1A. TOPSOIL AND SEEDING MATERIALS AND METHODS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. PRIOR TO STARTING EARTHWORK OR UTILITY TRENCHING THE CONTRACTOR SHALL STRIP THE SITE OF TOPSOIL TO A DEPTH AND TO THE LIMITS APPROVED BY THE ENGINEER; THIS MATERIAL SHALL BE STOCKPILED IN A REMOTE LOCATION OF THE SITE (APPROVED BY THE ENGINEER) UNTIL THE PLAN IMPROVEMENTS ARE COMPLETED AND EXCESS MATERIAL SPREAD AS DIRECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SPREAD THIS TOPSOIL MATERIAL IN AREAS OF THE SITE AS DESIGNATED BY THE ENGINEER. THE MATERIAL SHALL THEN BE COMPACTED TO A MINIMAL DEPTH OF 4" AND FINE GRADED IN A MANNER ACCEPTABLE TO THE ENGINEER.
2.

EXISTING PAVEMENT, DRIVEWAYS, CURB, GUTTERS, SIDEWALK, ETC., TO BE REMOVED UNDER THIS CONTRACT SHALL BE SAW-CUT FULL DEPTH OR REMOVED AT A JOINT. THESE SHALL BE REPAIRED OR REPLACED AS PER PLANS OR AS NECESSITATED BY FIELD CONDITIONS WITH A STRUCTURE OF SIMILAR DESIGN, TO BE APPROVED IN ADVANCE BY THE ENGINEER AND VILLAGE.
3.

THE SUBGRADE SHALL BE TEST-ROLLED IN THE PRESENCE OF THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE. LIKEWISE, THE BASE COURSE SHALL BE TEST-ROLLED IN THE PRESENCE OF THE OWNER OR THEIR DESIGNATED REPRESENTATIVE PRIOR TO PAVING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY TESTS. PROOF-ROLLING SHALL BE PERFORMED WITH A FULLY LOADED SIX WHEELER.
4.

ALL AREAS OF UNSUITABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED WITH 3-INCH "SHOT-ROCK" IN A MANNER ACCEPTABLE TO THE ENGINEER. ALTERNATIVE METHODS MUST BE APPROVED BY THE OWNER AND ENGINEER. THIS ITEM SHALL BE PAID FOR AT THE UNIT PRICE FOR REMOVE, DISPOSE, AND REPLACE UNSUITABLE SUBGRADE AND WILL BE MEASURED BY THE CUBIC YARD (C.Y.). FOR BIDDING PURPOSES, CONTRACTOR SHALL ASSUME 50 CUBIC YARDS.
5.

EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A LOCATION OBTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

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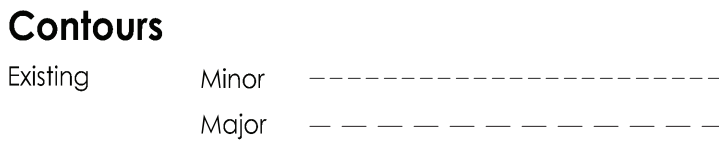
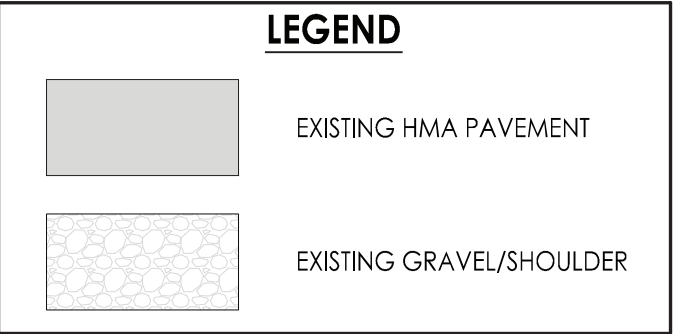
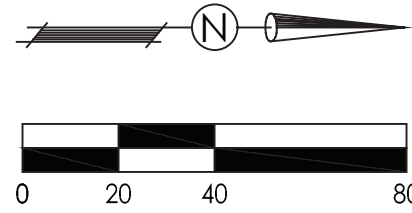
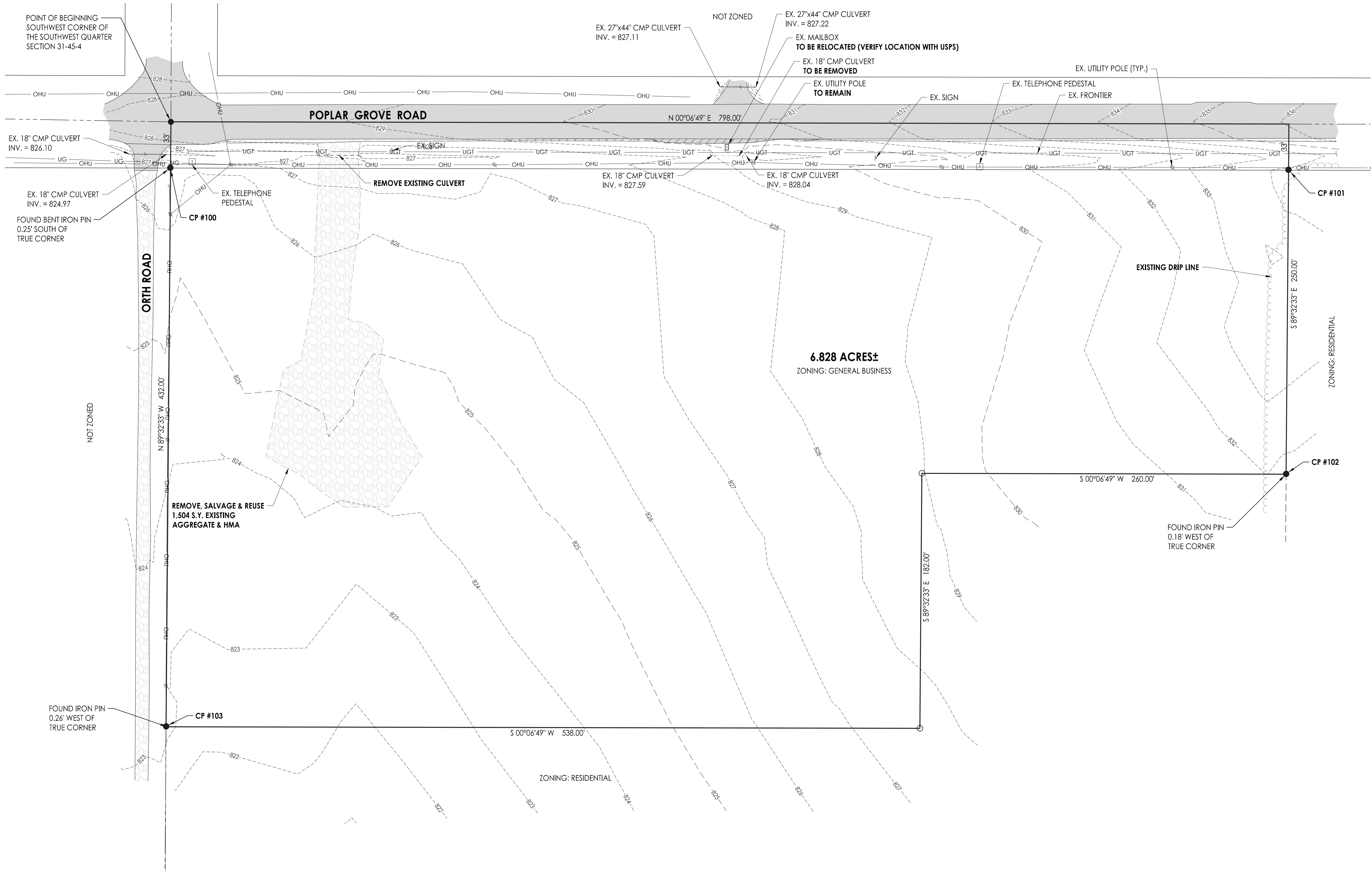


700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008  
PHONE: (815) 347-8435, FAX: (815) 344-0421  
ILLINOIS DESIGN FIRM NO. 184-001260

Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/04/22	8CHD Review	LMT
Tamayo Truck Parking General Notes and Specifications		
CHECKED BY: KCB DATE: 12/01/21		DRAWN BY: RKW DATE: 12/01/21
C:\FILES\WORK\PROJECTS\2020\TAMAYO TRUCK PARKING\2020 Tamayo Truck Parking (CURRENT PROJECT).DWG, 2020, 8/11/2022, 3:21:35 PM, Lmt.tbl, 1:1		Sheet 2 of 10



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- NOTES:**
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY C.E.S. INC. ON OCTOBER 15, 2021. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

CONTROL POINTS				
CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	2062472.9422	852116.4867	826.67	FIR 3/4 BENT
101	2063271.0945	852117.8271	834.14	FIR 5/8
102	2063269.4179	852334.9772	831.66	FIR 5/8
103	2062470.0075	852515.3168	823.28	FIR 5/8

**C.E.S. INC.**  
700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008  
PHONE: (815) 347-8435, FAX: (815) 344-0421  
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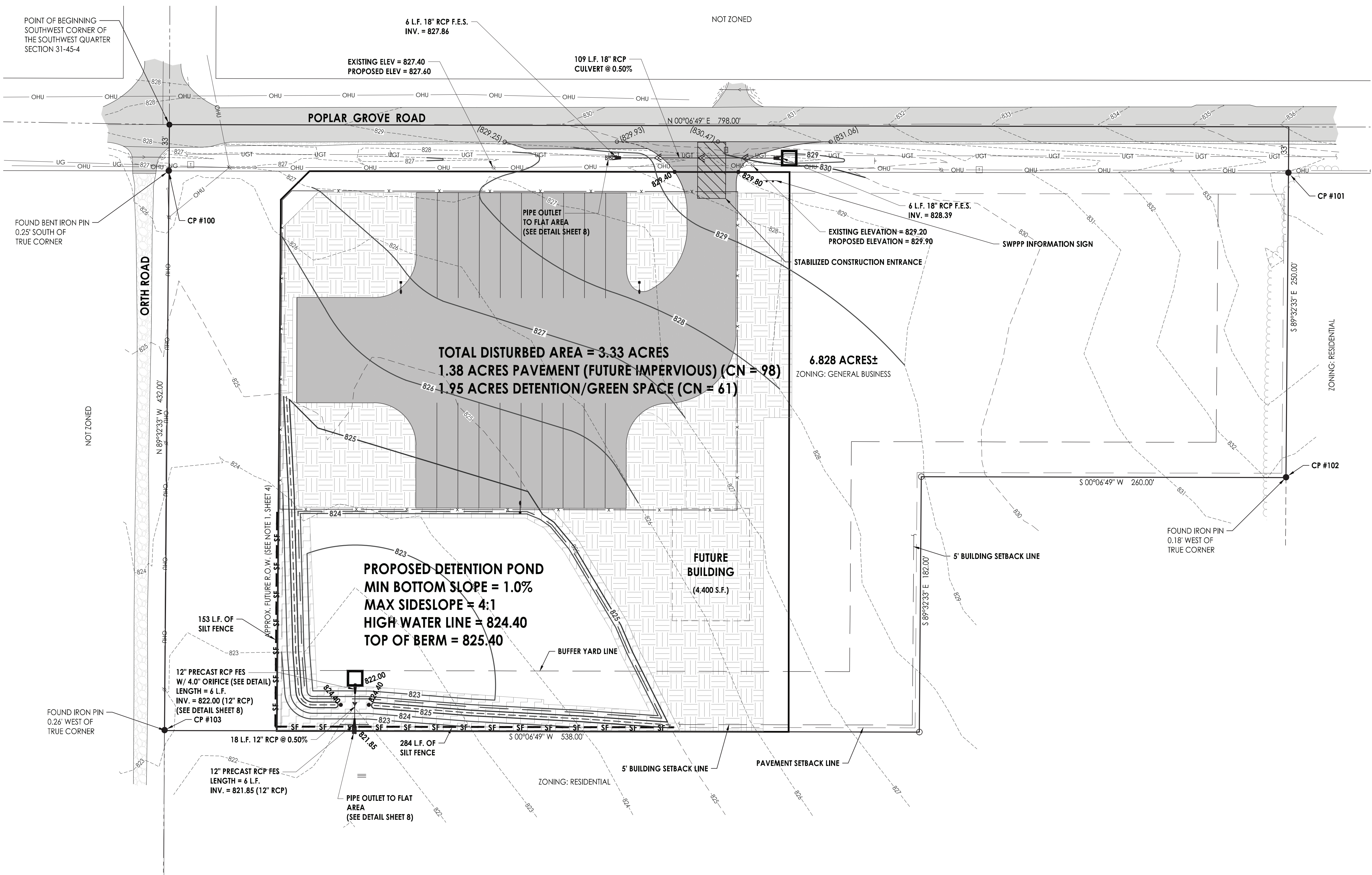
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Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	8CHD Review	LMT
Tamayo Truck Parking Existing Conditions and Demolition Plan		
CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	Sheet 3 of 10









# EROSION AND SEDIMENT CONTROL NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE "ILLINOIS URBAN MANUAL", LATEST REVISION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE VILLAGE OF POPLAR GROVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING PUBLIC & DEVELOPMENT STREETS WHEN DEBRIS HAS BEEN TRACKED AND OR WASHED ON THEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP THE STREETS IF DIRECTED TO DO SO BY THE VILLAGE OF POPLAR GROVE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONTROL DUST ON THE SITE IN ACCORDANCE WITH PRACTICES IN THE "ILLINOIS URBAN MANUAL", LATEST REVISION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND STABILIZED PRIOR TO SITE CLEARING AND GRADING. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EACH 1/2" RAINFALL EVENT AND 6" SNOWFALL EVENT AND AN INSPECTION RECORD SHALL BE MAINTAINED BY THE CONTRACTOR AT THE JOB SITE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THESE INSPECTIONS AND TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES IN SUCH A MANNER THAT THEY CONTINUE TO FUNCTION FOR THE DURATION OF THEIR INTENDED USE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL TEMPORARY SEEDING.

- ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY SEEDING WITHIN 14 DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
- EROSION BLANKETS ARE TO BE INSTALLED ON ALL SLOPES STEEPER THAN 10 % IMMEDIATELY AFTER TOPSOILING, FERTILIZING, AND SEEDING ARE COMPLETE. EROSION BLANKETS WILL NOT BE REQUIRED IF SOD IS USED. INSTALLATION OF EROSION BLANKETS SHALL BE ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER. EROSION BLANKETS SHALL BE INSPECTED PERIODICALLY AND AFTER EACH RAINFALL FOR DAMAGE OR DISPLACEMENT. DAMAGED OR DISPLACED EROSION BLANKETS SHALL BE REPAIRED OR RESTAPLED AS SOON AS POSSIBLE. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED VIA PERMANENT MEASURES. PERMANENT VEGETATION AND STRUCTURES SHALL BE INSTALLED AND FUNCTIONAL AS SOON AS PRACTICAL DURING DEVELOPMENT. PERMANENT SEEDING, SODDING, OR LANDSCAPING SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL TOPSOIL RE-SPREAD.
- ALL STOCKPILES ARE TO BE PLACED AT A LOCATION SPECIFIED BY THE ENGINEER. ALL STOCKPILES ARE TO BE PROTECTED BY SILT FENCE ALONG THE DOWN SLOPE SIDES OF THE STOCKPILE OR AROUND THE ENTIRE PERIMETER IF DIRECTED TO DO SO BY THE ENGINEER, THE VILLAGE OF POPLAR GROVE, OR THEIR REPRESENTATIVES. ANY STOCKPILES THAT WILL REMAIN UNDISTURBED FOR LONGER THAN THREE WEEKS SHALL BE PROTECTED BY TEMPORARY SEEDING. SOIL STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL NOT BE LOCATED WITH A DOWN SLOPE DRAINAGE LENGTH OF LESS THAN 25 FEET TO A ROAD WAY OR DRAINAGE CHANNEL. COST OF TEMPORARY SEEDING SHALL BE INCLUDED PRICE BID PER EROSION CONTROL LUMP SUM.



## Contours

Existing	Minor	-----
	Major	-----
Final grading	Minor	-----
	Major	-----

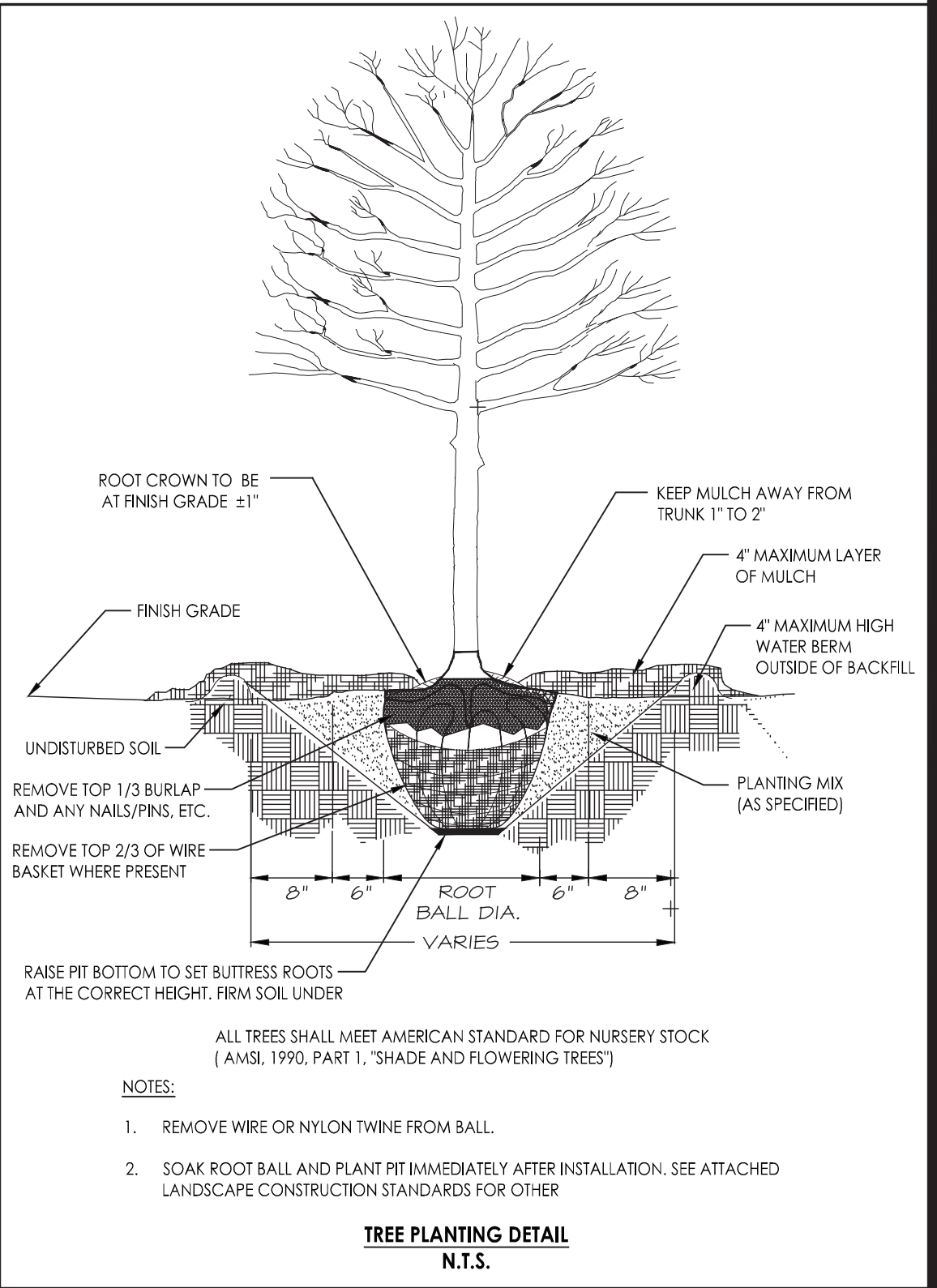
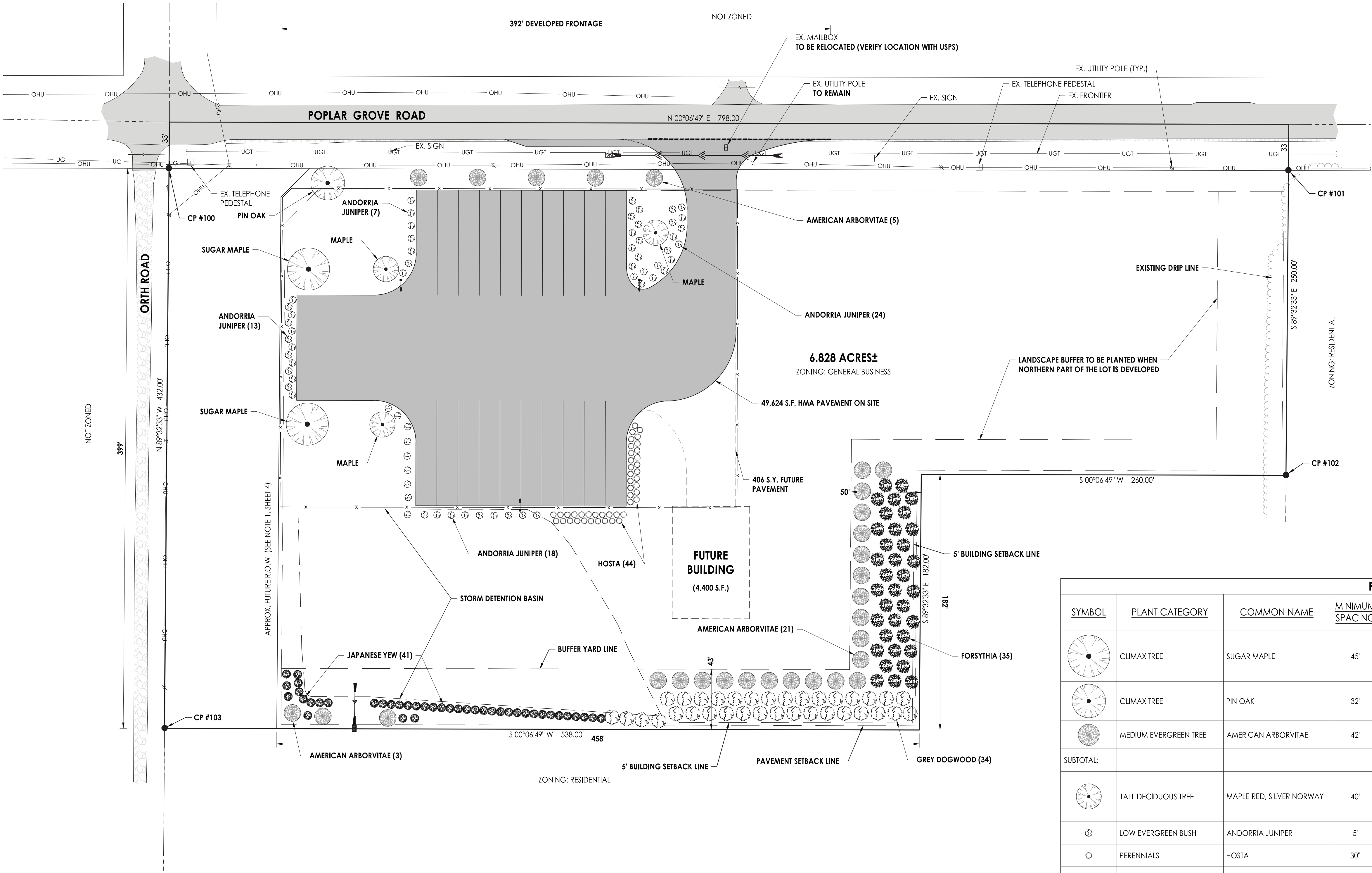
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Date	Revision	By
6/28/22	Owner Review Comments	LMT
7/06/22	BCHD Review	LMT
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PLANT LIST										
SYMBOL	PLANT CATEGORY	COMMON NAME	MINIMUM SPACING	MATURE HEIGHT	MATURE SPREAD	INSTALL SIZE	POINTS EACH	QUANTITY	TOTAL POINTS	MEETS LANDSCAPING REQUIREMENTS
	CLIMAX TREE	SUGAR MAPLE	45'	68'	45'	2"	75	2	150	FRONTAGE
	CLIMAX TREE	PIN OAK	32'	50'	32'	2"	75	1	75	FRONTAGE
	MEDIUM EVERGREEN TREE	AMERICAN ARBORVITAE	42'	50'	12'	5'	20	5	100	FRONTAGE
SUBTOTAL:									325	
	TALL DECIDUOUS TREE	MAPLE-RED, SILVER NORWAY	40'	40'	40'	6'	30	3	90	PAVED AREA
	LOW EVERGREEN BUSH	ANDORRIA JUNIPER	5'	2"	5'	12"x12"	3	62	186	PAVED AREA
	PERENNIALS	HOSTA	30"	10"	26"	1 GALLON	.5	44	22	PAVED AREA
SUBTOTAL:									298	
	MEDIUM EVERGREEN SHRUB	JAPANESE YEW	6'	6'	6'	18"x18"	5	41	205	BUFFER
	TALL DECIDUOUS SHRUB	GREY DOGWOOD	12'	12'	12'	36"	5	34	170	BUFFER
	MEDIUM EVERGREEN TREE	AMERICAN ARBORVITAE	12'	12'	50'	5'	20	24	480	BUFFER
	MEDIUM DECIDUOUS SHRUB	FORSYTHIA	10'	8'	10'	24"	3	35	105	BUFFER
SUBTOTAL:									960	

LANDSCAPING REQUIREMENTS		
DESCRIPTION	POINTS	LOCATION
FRONTAGE	789 L.F.	316 POINTS LOCATE WITHIN 10' OF PUBLIC R.O.W.
PAVED AREA	49,624 S.F.	298 POINTS LOCATE WITHIN 10' OF PAVED AREA
BUFFER YARD	640 FT.	960 POINTS LOCATED WITHIN BUFFER YARD

100% ENGINEERING SERVICES

C.E.S. INC.

700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008  
PHONE: (815) 347-8435, FAX: (815) 344-0421  
ILLINOIS DESIGN FIRM NO. 184-001260

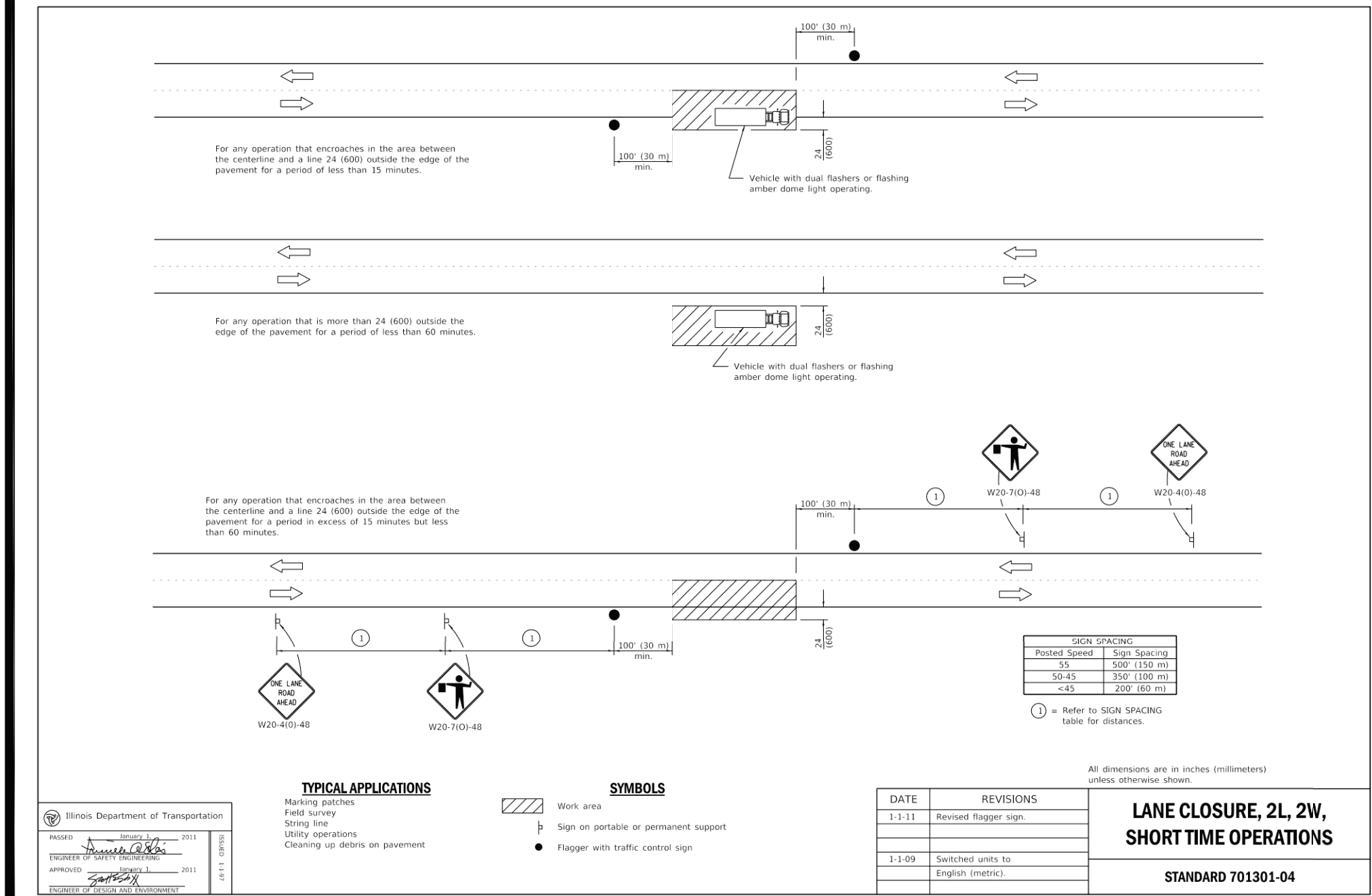
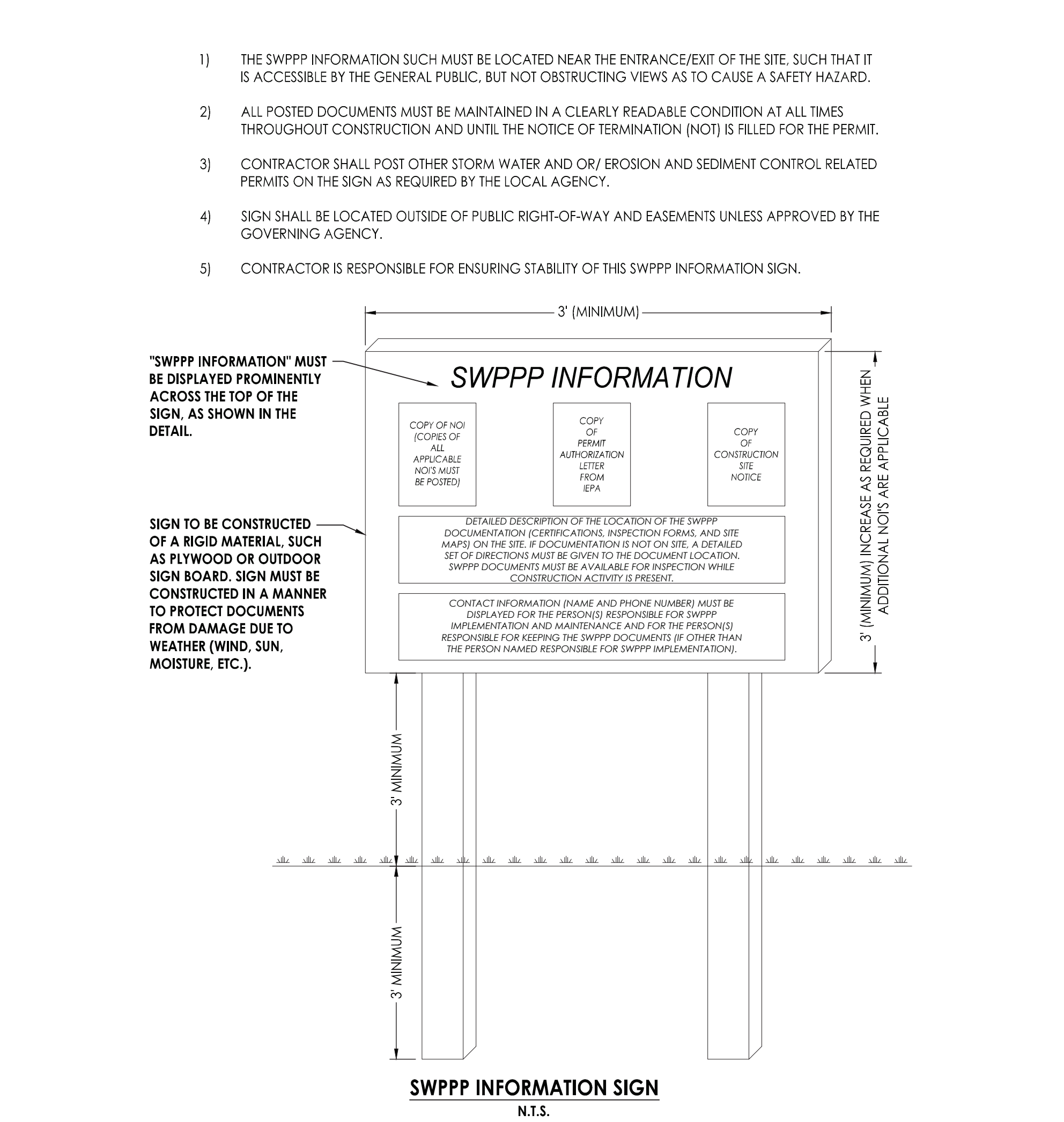
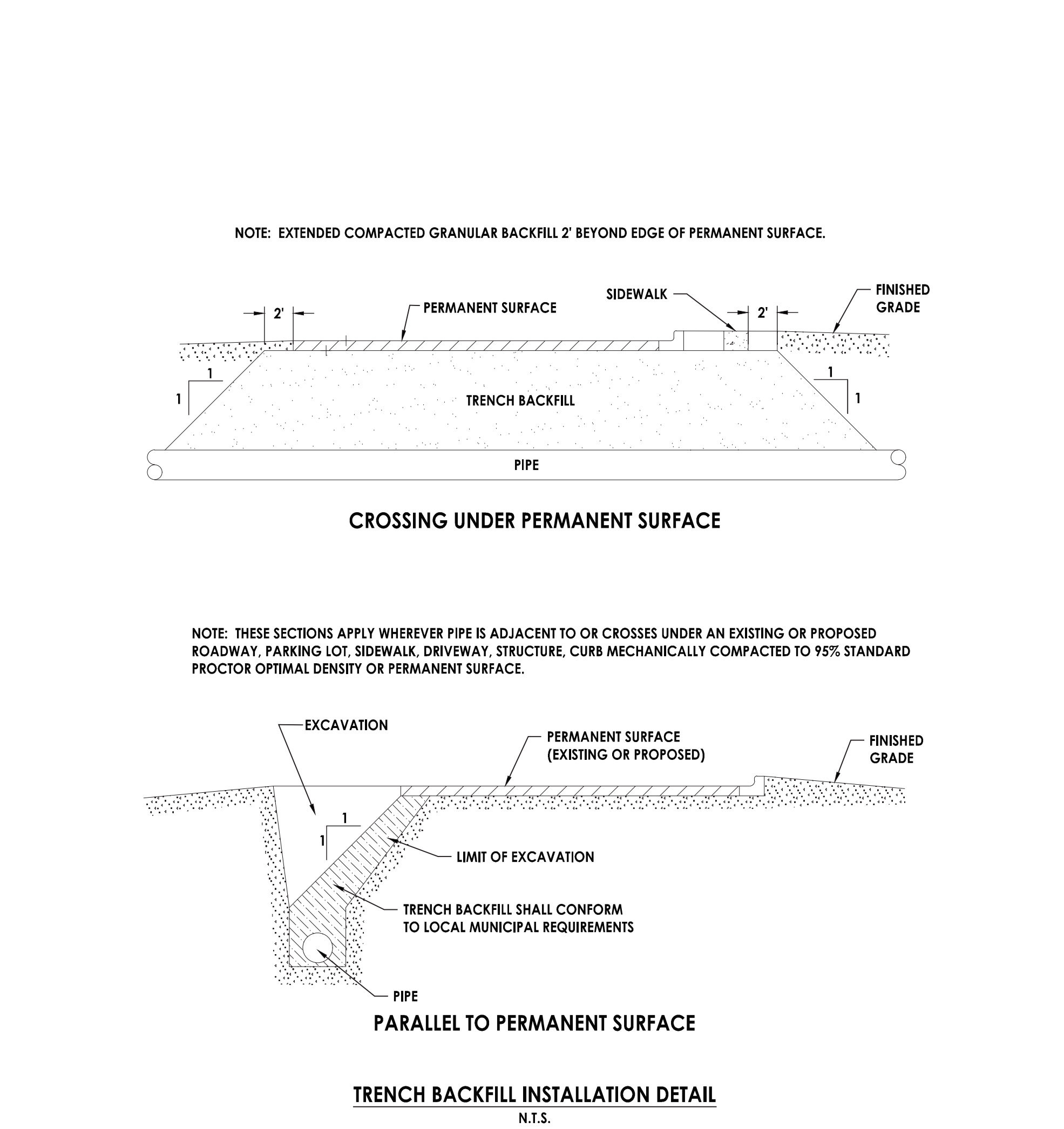
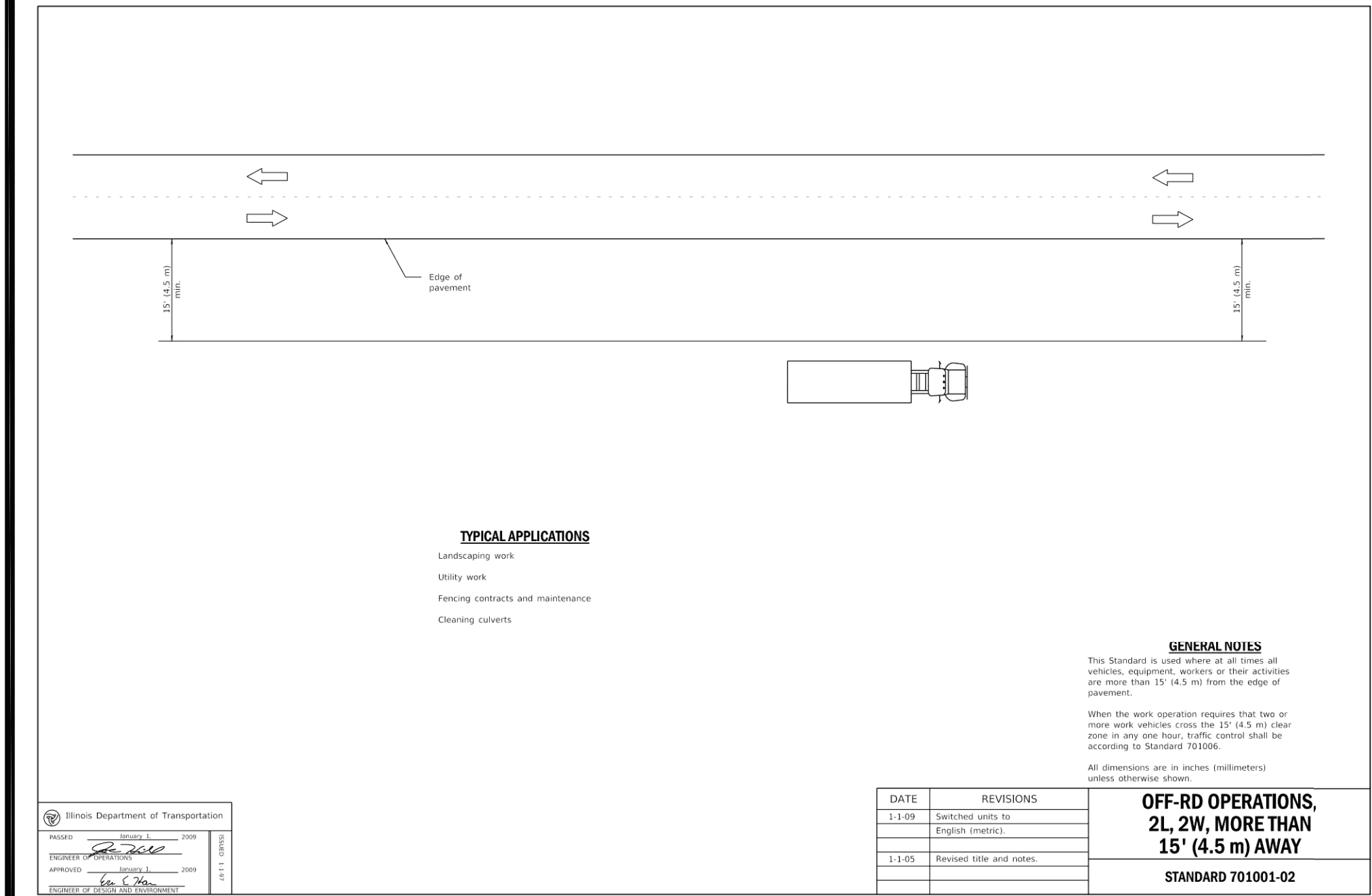
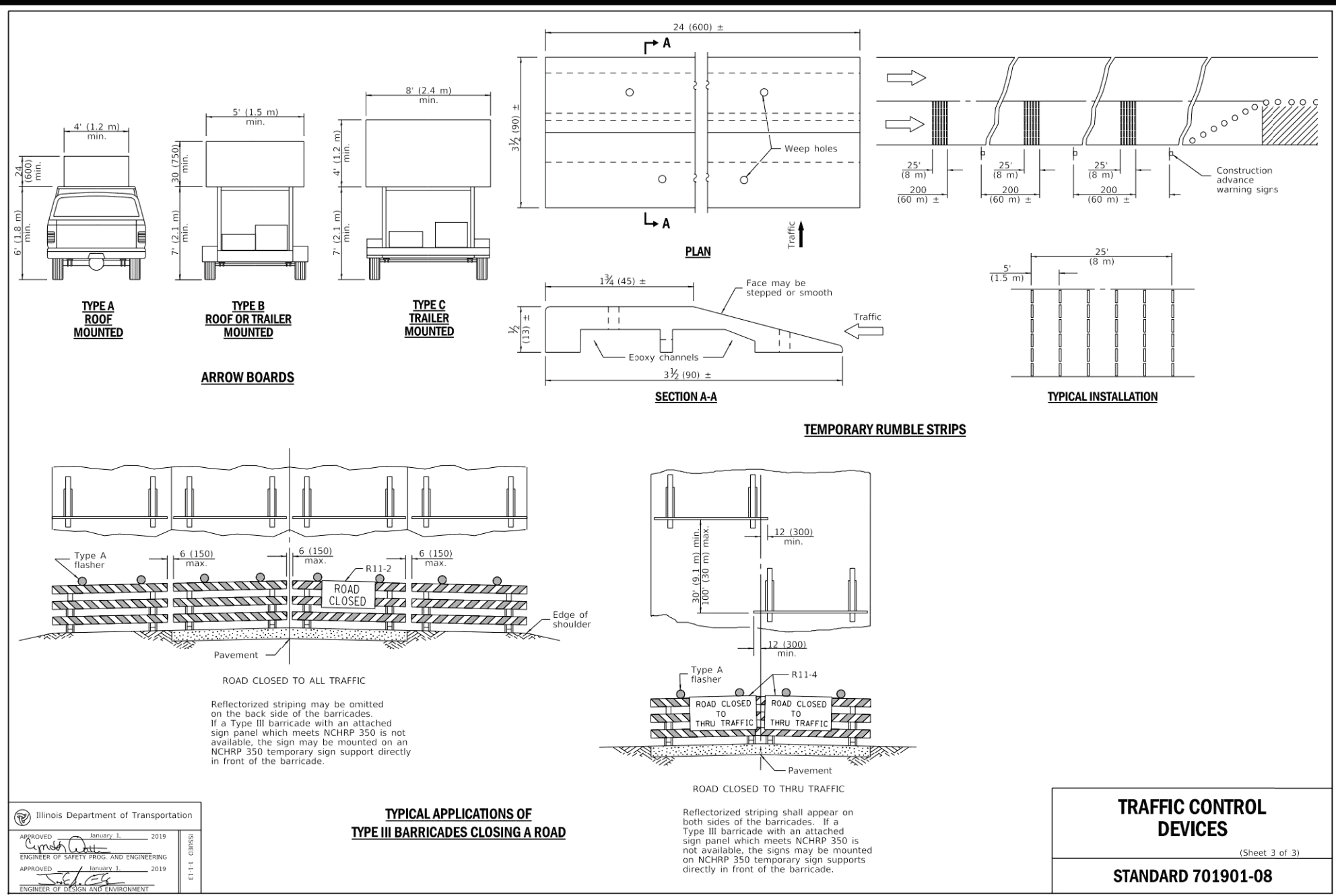
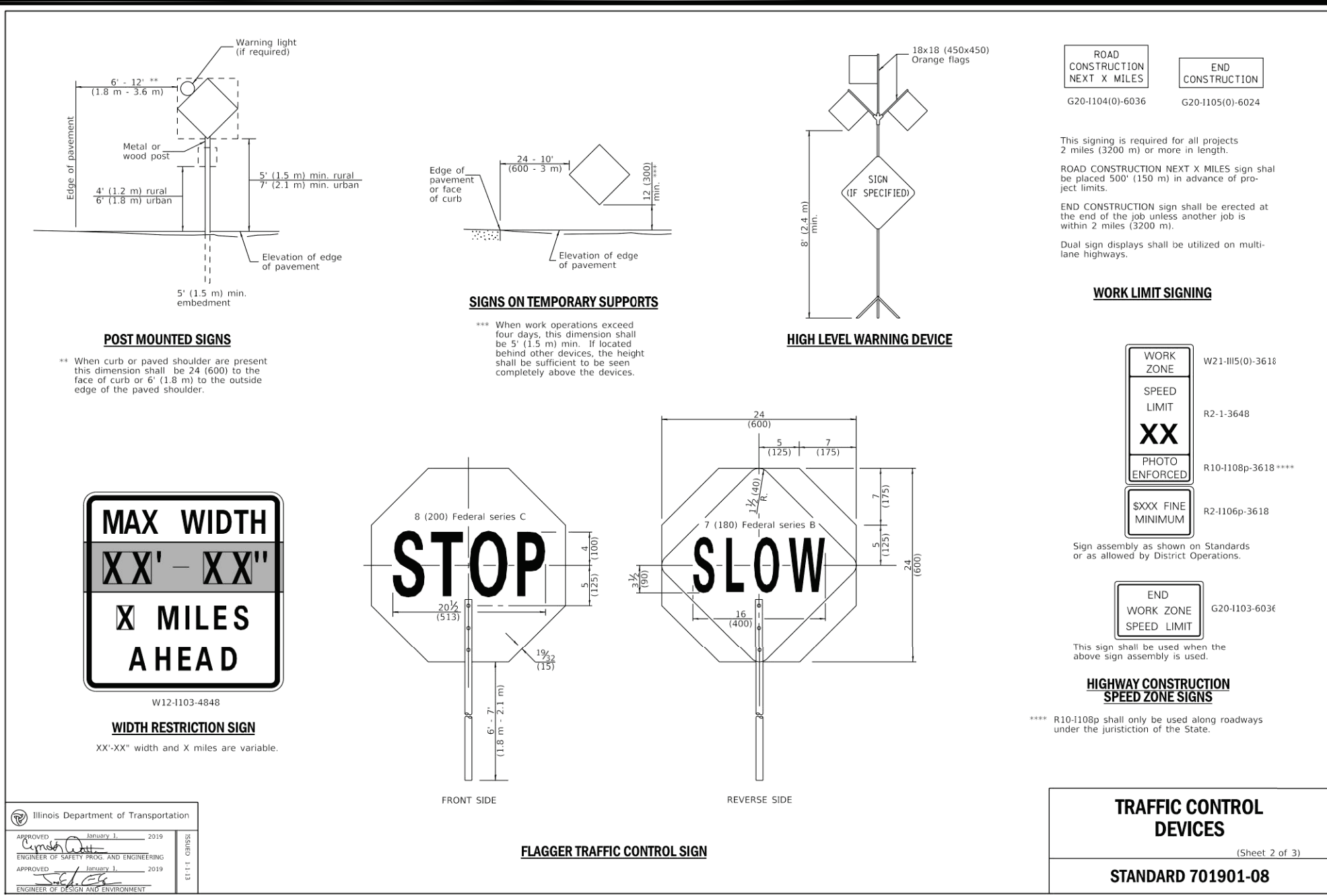
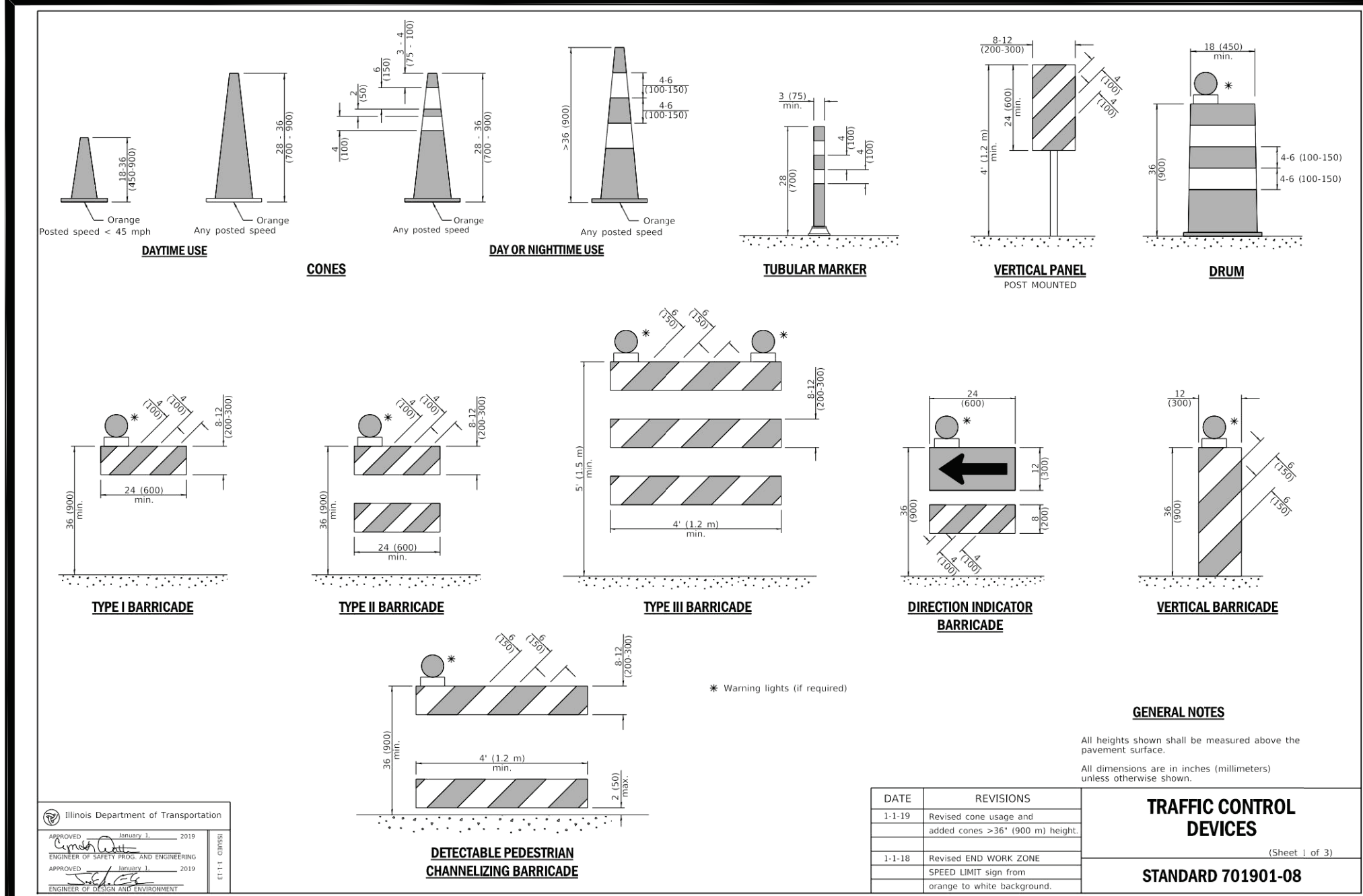
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Date	Revision	By
6/28/22	Owner Review	LMT
7/04/22	8CHD Review	LMT
Tamayo Truck Parking Landscaping Plan		
CHECKED BY: KCB DATE: 12/01/21	DRAWN BY: RKW DATE: 12/01/21	Sheet 7 of 10

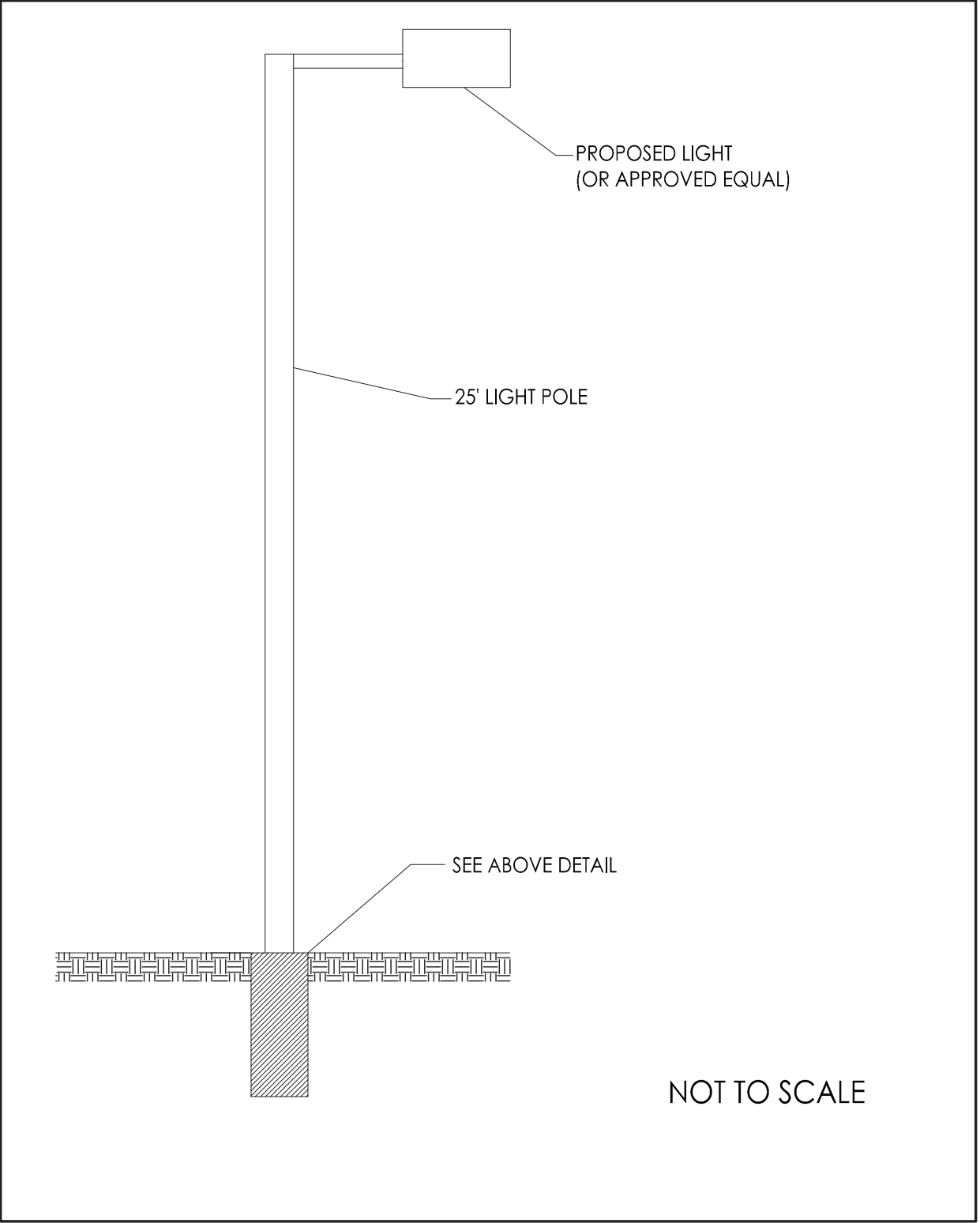
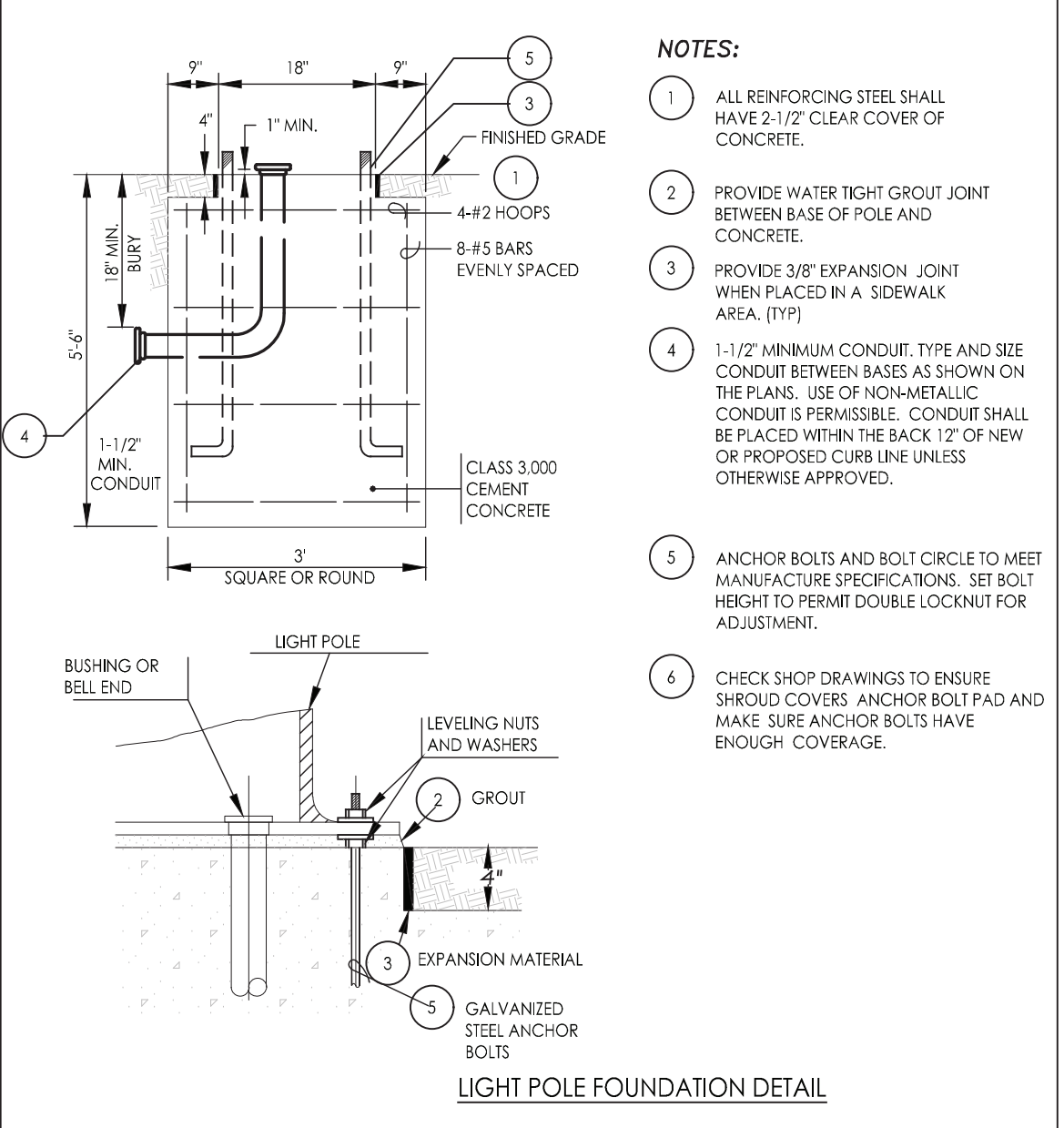
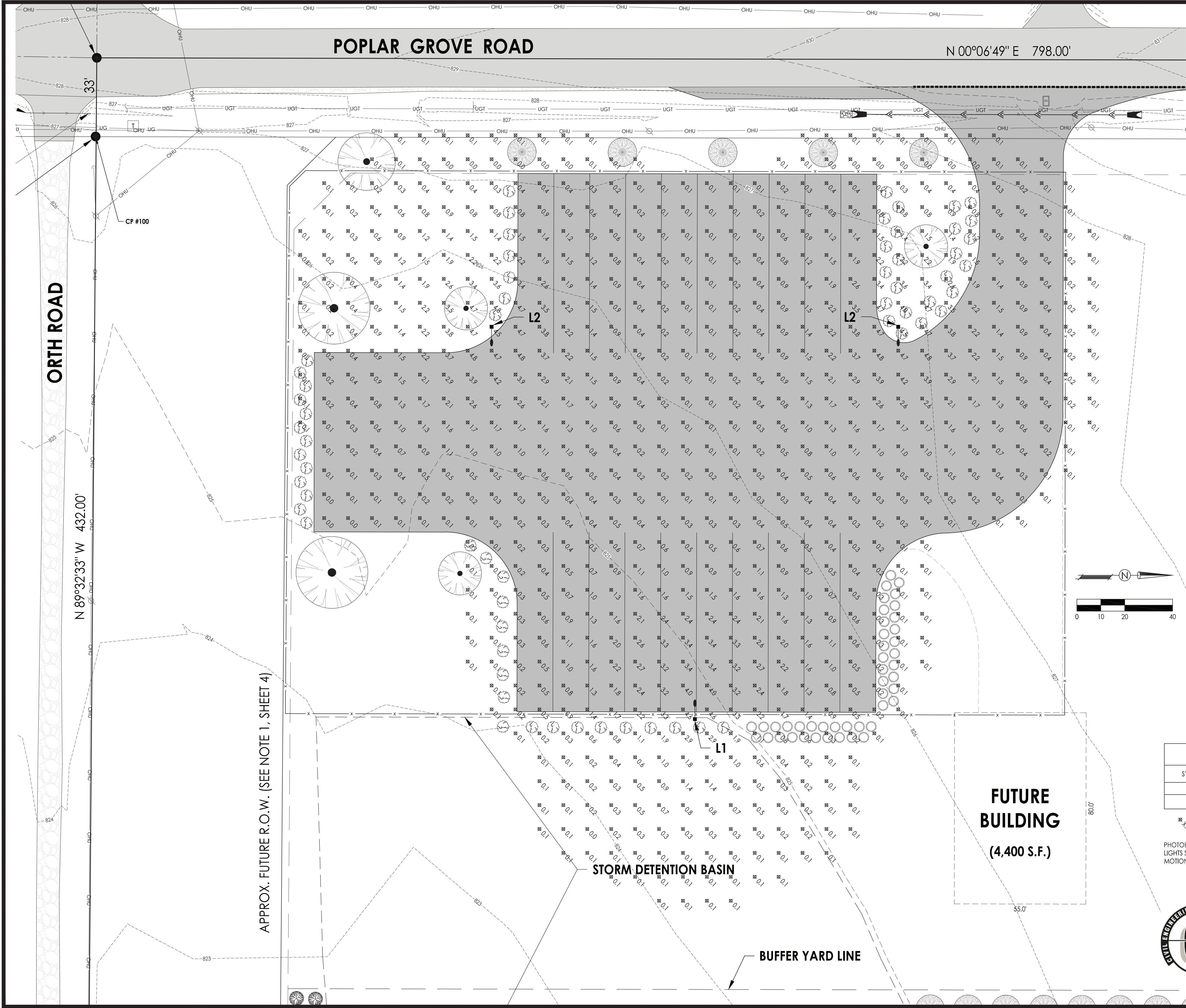












LIGHTING SCHEDULE				
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION
	1	L 1	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K TRTM MVOLT
	2	L 2	SINGLE	LITHONIA LIGHTING DSX2 LED P2 50K TSM MVOLT

FOOT CANDLE (AT LOCATION)

PHOTOELECTRIC CELL AND MONTION/AMBIENT LIGHT SENSOR TO BE PLACED ON LIGHT FIXTURE NEAR DRIVEWAY ENTRANCE. LIGHTS SHALL BE TURNED OFF WITHIN 1 HOUR OF THE LAST USE OF THE SITE. MOTION SENSORS SHALL TURN ON THE LIGHTS FOR A MAXIMUM OF 15 MINUTES AFTER THE LAST MOTION DETECTED.

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Date	Revision	By
6/28/22	Owner Review	LMT
7/06/22	8CHD Review	LMT

CHECKED BY: KCB		DRAWN BY: RKW		Sheet 10 of 10
DATE: 12/01/21		DATE: 12/01/21		

700 WEST LOCUST ST., BELVIDERE, ILLINOIS 61008  
PHONE: (815) 347-8435, FAX: (815) 344-0421  
ILLINOIS DESIGN FIRM NO. 184-001260

Tamayo Truck Parking  
Photometric Plan

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: July 7, 2022

RE: Special Use – Off Site Parking Lot

Hearing Date: August 24, 2022 at 6:00 p.m.

**REQUEST:**

This request is to install an off street parking area at the corner of Poplar Grove Roads and Orth for the Tamayo Trucking Company. The unimproved property is zoned GB and R-1 (see attached map). PIN #04-31-300-020.

In accordance with the Village's GB Zoning district off street parking areas are only allowed by Special Use. The applicant is requesting to create a parking lot of approximately 20 truck/trailer parking spaces. The spaces are approximately 15 feet wide and 75 feet deep. The property is located in a predominantly agricultural area. There is a proposed future building of approximately 4400 square feet. The building if and when constructed is designed for storage of vehicles only. The parking lot will be constructed to the village requirements. See Village Engineer Chris Dopkins comments regarding parking areas and drainage. Since the proposal is considered a site development, compliance with landscaping, fencing, parking and lighting is required per the zoning code 8-10. The property will be improved with two light standards of approximately 25 feet in height. See site plan for location of the lights, proposed building and landscaping. A six-foot fence is being proposed as well for security purposes.

Vehicles being parked on the site are mostly dump trucks and larger vehicles. Primarily used in the construction industry. The operation of the business is not designed to operate into the evening where truck traffic will occur at all hours of the day and night. The applicant indicated typically the end of the day is approximately 5:00 pm and the start of the day is around 7:00 am. The vehicles being parked are only for the purpose of the applicant. No subleasing of parking areas shall take place. Some vehicles are owned by the applicant while others are leased.

It was discussed with the applicant to rezone the property to all GB instead of having pieces of R-1. They have decided not to rezone the property. It is my recommendation to have all of the property zoned GB.

The proposed future building location complies with the building setbacks, lot area and lot width.

### **Landscaping**

The landscape plan includes a buffer zone to separate the R-1 zoning district from the GB zoning district. The landscape plan shall include the proposed future building. The street frontage and the paved area due to its proximity to the front of the property is within ten feet of the right-of-way and meets both of those requirements. The calculation utilized for the frontage is based on the area being improved versus the entire parcel. The parking area consist of 392 feet of frontage compared to 798 feet of the total frontage. In essence, 406 feet of frontage is unimproved. The civil drawing indicates just the parking area has been addressed for meeting the landscaping requirements. It is my recommendation, to include the area from Orth Road to the parking area.

This adds approximately 92 feet to the frontage along Poplar Grove Road which will require additional frontage of landscaping as well as along Orth Road. The landscape Plan will need to be adjusted accordingly.

The required buffer area separating the GB from R-1 appears to be compliant based upon the area being improved. If the plan commission decides that all R-1 areas need to be buffered including the unimproved portion, then the buffer plan will need to be modified to include that area. The buffer yard is 50 feet wide which is the maximum required by the zoning code.

The existing access and culvert are being removed and relocated. The paved area is approximately 49,624 square feet which requires 60 points per 10,000 square feet. This was rounded up to 50,000 square feet total, which requires 300 points. The current point total is 298. Add additional landscaping to meet the minimum of 300 feet. Provide additional landscaping to meet the developed lot criteria. 10 points per 1000 square feet of building foot print.

### **Fencing**

The proposed fencing encloses the parking area and has a gate at the entrance off of Poplar Grove Road. The gate is 6 feet in height and the material is chain link. The fence ordinance limits fences in the front yard setbacks to be no greater than 4 feet in height. In theory, this fence would be in the required front yard when the building is constructed. The fence's purpose is more for security than a privacy fence. It would be reasonable to allow the fence to be installed as presented on the plans.

### **Parking**

Recommendation: The parking of vehicles shall be limited to those under the control of the applicant. No subleasing to other vendors shall be allowed. Vehicles shall be limited to construction type use vehicles. No semis or similar vehicles shall be allowed on this site.

### **Lighting**

The lighting plan shall address the following items:

- a) Submit a cut sheet of the lighting pole and fixture (2)
- b) Illumination shall be 0.0 at the property line. The photometric plan indicates 0.1.

- c) The maximum average lighting shall not exceed 2.4 foot candles. Provide the calculation.
- d) The orientation of the lighting shall not be visible from a property located within a residential zoning 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



To: Planning and Zoning Commission Members  
From: Kenneth Garrett, Zoning Administrator  
Date: August 23, 2022  
RE: Special Use – Off Site Parking Lot – Finding of Facts  
Hearing Date: August 24, 2022 at 6:00 p.m.

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**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 property comprises of zoning districts General Business (GB) and Residential (R-1). The use is a trucking business and is adjacent R-1 and agricultural uses. The business operates mostly construction vehicles. A four foot proposed security fence has been proposed. Based on the proximity of the property along Poplar Grove Road and Orth Road and most of this area is undeveloped there is not a detriment to 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 property is predominately zoned GB as noted above. Commercial uses are a permitted use. A trucking business is only allowed via Special Use. Based on the property being surrounded by R-1 Zoning District and unincorporated Boone County it will limit the potential for other compatible uses for development. This would diminish /impair property values within the area.*

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.

*As stated above in item 2, the property is zoned GB. Uses permitted by right are as follows; Personal or Professional Services, Indoor Retail sales/services, Indoor Repair Sales/Service, Public Parks and Open Space, Utilities, Wireless communication Facility, Indoor Lodging (bed and breakfast), Indoor Lodging (commercial), Daycare Facility and Boarding Houses. A stand-alone truck parking business does not fit well with these uses. Adding truck traffic to this area will impact the surrounding areas.*

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

*There are currently no utilities on the site. The Village Engineer report dated August 10, has a number of outstanding items. Until those items have been brought into compliance, approval of the special use cannot be granted.*

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

*The engineering plan provides for ingress and egress and does not provide congestion issues based on the proposed 20 vehicle spaces. A traffic study shall be provided to insure there is no traffic congestion to the public streets. Approval of the special use cannot be acted upon until a traffic study has been submitted and approved.*

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

*a) As stated in the staff report, staff recommended the entire parcel be rezoned to GB instead of the current arrangement of a mix of GB and R-1. The applicant does not wish to rezone the property as staff has recommended.*

*b) There is no criteria for parking spaces for off street parking. The proposed building is 4400 square feet. By calculating the office criteria for parking at 250 square feet per space that equates to 17.6 spaces or 18. This would require the building be used as office space.*

*c) Additional landscaping is required along Poplar Grove Road per the staff report.*

*Items a, b and c will need to be brought into compliance before the special use can be recommended for approval.*

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