



Meeting Agenda

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals
Wednesday, October 09, 2024
5:30 PM

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **September 11, 2024**.

NEW BUSINESS

- 2. ZBA 2024-009: Design Review** for Approval of a **5,616 SF Storage Building** located at **5313 Ross Lane** (PIN: 04-28-377-006).
[Property Owner: Forest City Gear Co. (Fearless Fred LLC)]
- 3. ZBA 2024-010: Design Review** for Approval of a **160 SF Accessory Storage Structure** located at **4767 Bluestem Road** (PIN: 04-29-428-004).
[Property Owner: Tony Pipitone (Little Mariano Inc.)]
- 4. ZBA 2024-011: Public Hearing for a Variance** request to waive the requirement for installation of a **fence surrounding ground-mounted solar panels** located at **11380 Main Street** (PIN: 04-33-127-002).
[Property Owner: Michael Miller]

OLD BUSINESS

PUBLIC COMMENT (Limited to 3 minutes per speaker)

ADJOURNMENT



Meeting Minutes

Location:

Village Hall -
10631 Main Street
Roscoe, IL 61073

Zoning Board of Appeals

Wednesday, September 11, 2024
5:30 PM

CALL TO ORDER

The meeting was called to order at 5:30pm by acting chair Laura Baluch.

ROLL CALL

PRESENT

Member Laura Baluch
Member Brad Hogland
Member Dayne Mead
Member Melissa Smith
Member George Wagaman

ABSENT

Chairman Jay Durstock
Member Ryan Swanson
Village Clerk Stephanie Johnston

STAFF

Josef Kurlinkus - Village Administrator
Evan Hoier - Consultant Zoning Administrator

APPROVAL OF MINUTES

1. **Approval of the Minutes** for the meeting of the Zoning Board of Appeals from **August 14, 2024**.

Motion: A motion was made by Member Mead, Seconded by Member Wagaman to approve the Minutes of the **August 14, 2024** ZBA Meeting.

There were no additions or corrections.

Voting Yea: Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

Minutes approved 5-0-0.

NEW BUSINESS

2. ZBA 2024-008: **Design Review** for Approval of a **556 SF Addition** at **New Life Tabernacle Church** located at **54XX Reimer Drive** (PIN: 04-33-128-009).
[Property Owner: New Life Tabernacle]

Mr. Hoier introduced the project and presented the staff report. Specifically, that the proposed addition will be 556 square feet, connected by a walkway between the existing building and the proposed area. This walkway will have a gabled roof connected into the existing building's roofline, perpendicular to the main pitch. The proposed plan meets zoning and design requirement and staff recommends approval.

The Application was presented by Applicant Patrick Giles pastor of New Life Tabernacle Church. Pastor Giles explained that they used to have a food pantry at the location, and that the building was refurbished a few years ago. He says that this addition will provide a more flexible use of the existing building, including being used for fellowship meetings, weddings and funerals. He stated that the buildings will be connected by an enclosed corridor, and when complete will look like one single building, and the intent is to have this project completed by winter. Giving some background he explained that he has been at the location for 22 years. And that this location was previously a saddle shop, and that the previous location for the church was at white house by the waste management property on the 251 frontage road.

Additionally, in response to the Village's request for information related to the specific materials and colors to be used for the roof and siding, Pastor Giles provided the members of the ZBA with samples of the siding and roofing materials to be used. He provided photos of the dumpster enclosure that was identified as a required improvement in the staff report, showing that it now has doors installed is completed.

Member Smith inquired about the bathrooms, and if they would be connected to a well and septic system. Pastor Giles answered that that he will be connecting to the well and the sewer in the front of the property. He said that the two parcels owned by the church are separate parcels, and that both will be separately connected into the sewer and water systems

Pastor Giles spent some time discussing the reasoning for his dumpster design and its height. Sating that sometimes people hide behind the dumpster so that he will be installing security cameras. Member Mead stated that he has gone to the site to look at the garbage enclosure and that he believes it has a good design.

Member Wagaman asked if there was an airgap between the current building and the new addition. Pastor Giles explained that will be an unheated space 1/2 inch from building, but not actually connected.

MOTION: A motion was made by Member Wagaman, Seconded by Member Smith approve design review of the 556 SF Addition at New Life Tabernacle Church located at 54XX Reimer Drive (PIN: 04-33-128-009).

Voting Yea: Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman

Motion Approved: 5-0-0

3. **Discussion and review** of current regulations relating to **Sec. 15-555 Private Solar Energy Collection Systems**

Mr. Hoier explained that the Village has received an increase in requests for residential solar installations, so he wanted to solicit some feedback from the ZBA to determine if we need to make some updates to the zoning code.

The current zoning code requires a fence along the adjacent property line for solar ground mount systems, limiting panel heights to a maximum height to 5 feet. Mr. Hoier suggested revisiting the regulation, potentially allowing more flexibility for larger properties or those in less dense zoning districts.

Member Smith stated she has concerns about the large panels in the rear of houses, says that its better to mount them on the roof, because the large ground mounted panels will end up looking like the old large satellite dishes people used to have in their yards. She would like the panels screened from neighboring parcels.

Member Baluch stated that stated that she would like to keep the regulation as is, so that the fences obstruct the view of the solar panels.

Member Hogland agreed that the fence should be constructed to limit the view to the solar panel, and that he doesn't want to see higher fences.

Mr. Hoier discussed the possibility of treating a structure as an accessory building, which would allow for a maximum height of 20 feet, or providing more flexibility based on lot size, rather than going for the maximum height. Explaining that as the lot sized increased, the allowable height could also increase. Member Hogland stated that if the Village goes that route, he would want to see an increase in the setback for the property.

Members Baluch and Smith stated that for the larger panels, they would like to see these revied on a case by case basis.

Mr. Hoier suggested that maybe these could be treated as special use permits, with additional design review guidelines that would come before ZBA for approval.

No action was taken by the Board at this time.

OLD BUSINESS

None.

PUBLIC COMMENT (Limited to 3 minutes per speaker)

None.

ADJOURNMENT

A motion was made by Member Smith, Seconded by Member Mead to adjourn the meeting.

Voting Yea: Member Baluch, Member Hogland, Member Mead, Member Smith, Member Wagaman.

The meeting was adjourned at 6:05 PM.

Zoning Board of Appeals Meeting of October 9th, 2024**Application No. ZBA 2024-009**

Applicant: Forest City Gear Co.

Location: 5313 Ross Lane

Requested Action: Approval of Design Review for a 5,616 square foot storage building at 5313 Ross Lane.

Existing Use: Vacant

Proposed Use: Light Industrial

Existing Zoning: IL

Adjacent Zoning: North: IL (contiguous)
East: P (woodland)
South: IL (contiguous)
West: IL (across private drive)

Report:**ZONING ANALYSIS**

The applicant is requesting design review approval for the construction of a light industrial storage building at 5313 Ross Lane. This building will act in conjunction with the Forest City Gear main facility across the private cul-de-sac. The applicant has indicated that this building will house extra materials and equipment as Forest City Gear continues to expand. The parcel on which this building is proposed, 5313 Ross Lane, is 1.99 acres in size and is zoned Light Industrial (IL). The applicant has indicated that they're anticipating combining this parcel with the parcel that houses the main manufacturing facility for Forest City Gear directly to the west.

Section 15-249 – INDUSTRIAL BULK STANDARDS

<u>Light Industrial</u>	Min Lot Area	Interior Lot Min Width	Max Building Height	Max Lot Coverage	Min Front Yard Setback	Min Side Yard Setback	Min Rear Yard Setback
Standard	40,000 sf	120 feet	100 feet	60 %	½ of ROW or 50 ft	10% of the lot width	30 feet
Proposed	86,612 sf	179.36 ft	26' 7" at max	6.4 %	70.6 ft (compliant)	10.9' ; 85.9' **	58.5 feet +

** = Elements in bold indicate deviation from the zoning district standards.

The proposed storage building is compliant with, and goes much further than, the vast majority of bulk regulations for the Light Industrial zoning district. However, the minimum side yard setback is not met for the south side lot line. Measured from the west side lot line, the lot width of 179.36 feet would result in a minimum setback of 17.9 feet from the south lot line. However, the applicant and staff have discussed the development at length and the applicant mentioned that the parcels owned by the applicant (5313 Ross Lane and 11715 Main Street) would be combined in the near future. Also, multiple buildings in this industrial area are currently within what would be these required side yard setbacks. In conclusion, Village staff is supportive of waiving the additional 7 feet of setback the applicant would need on the south side of the property.

SECTION 15-460 – INDUSTRIAL PERMITTED USES

The proposed building will act as a separate storage facility for Forest City Gear. Because there won't be significant levels of truck traffic and distribution, this building will not be considered a warehouse under this section. Instead, this building will fall under the Industrial-light use classification. The definition of such is stated below:

Industrial, light, means any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products which conforms to the performance standards established for this section, but not including any of the uses listed as permitted in the IH Heavy Industrial District. (Section 15-752 – Definitions)

ARTICLE X – OFF STREET PARKING REQUIREMENTS

Off-Street Parking Requirements Storage (1 space per 2,000 square feet; 1 space per employee)

Standard	5,576 sq ft of floor space; no employees on-site listed = 3 spaces required.
Proposed	8 spaces provided

The proposed site plan adequately addresses the parking requirements in the Village's zoning code. The applicant did not provide a number of employees on-site since this building will act more as a passive storage space for Forest City Gear's manufacturing center next door. The 5 additional spaces will be able to accommodate 5 employees working at the storage building at one time. Based on aerial photographs on Winnebago County's GIS service, there are additional parking spaces in the private paved space between the manufacturing center and the proposed storage building. These additional parking spaces would accommodate any increased traffic or spill-over from Forest City Gear. Overall, the applicant believes that this parking layout in addition to the existing paved space will be more than enough to accommodate their parking needs.

The design of the parking spaces is consistent with Section 15-617 - Design standards, access aisle, and space requirements.

ARTICLE XI – LANDSCAPING PLAN

The applicant did not provide a landscaping plan for this project. The site in question is already heavily wooded and secluded from public view to a high degree. Adjacent uses to this proposed storage building are also industrial in nature.

The applicant's landscaping plan will need:

- Building foundation plantings
- Transition yard plantings

The Village will not require parking lot perimeter parking lot plantings nor parking lot interior plantings due to the size and nature of their parking plan. With the parking areas in the paved space between the manufacturing center and the proposed storage building, no space would really qualify for the "perimeter" area. With how small the site area is and with the planned parking provided, the area is too small to consider any portion of the site "interior" either. Because of this, building foundation plantings and transition yard standards will provide adequate screening of the parking lot and building from public view.

Recommendation: Staff recommends approval of the design review application for a storage building at 5313 Ross Lane, subject to the following conditions:



Planning and Community Development Department

10631 Main Street, Roscoe, IL 61073

tel: 815-623-2829 fax: 815-623-1360

permits@villageofroscoe.com

Item # 2.

1. The Zoning Board of Appeals grants a waiver, suggested by Village staff, to the side yard setback of 7 additional feet.
2. The applicant provides a landscape plan that is compliant with Section 15-657 and Section 15-660.

MORTON BUILDINGS GENERAL SPECIFICATIONS

LAMINATED COLUMNS - NO. 1 OR BETTER SOUTHERN YELLOW PINE NAIL LAMINATED 3 MEMBER S4S COLUMNS NAILED 8" O.C. STAGGERED ON EACH SIDE WITH 4" NAILS.

MFS PRE-CAST CONCRETE COLUMN - MORTON BUILDINGS FOUNDATION SYSTEM IS A PRE-ENGINEERED, 10,000 PSI, STEEL REINFORCED COLUMN FOR BELOW GROUND INSTALLATION. DESIGNED TO BE MECHANICALLY FASTENED TO ABOVE GROUND NAIL LAMINATED COLUMNS. THE SYSTEM IS DESIGNED TO RESIST BOTH AXIAL AND BENDING FORCES.

FOOTINGS AND ANCHORAGE - COLUMN HOLES ARE DUG A MINIMUM DEPTH OF 4'-0" BELOW GRADE (SEE PLANS FOR DIAMETER AND DEPTH). MFS PRE-CAST CONCRETE COLUMNS ARE PLACED IN THE HOLE. CONCRETE (MINIMUM COMPRESSIVE STRENGTH 2500 PSI) IS POURED IN PLACE TO THE SPECIFIED THICKNESS (SEE PLANS FOR REQUIRED THICKNESS ABOVE AND BELOW THE COLUMN). THE COLUMN IS THEN BACKFILLED WITH SOIL AND COMPACTED AT 8" INTERVALS OR BACKFILLED WITH CONCRETE (SEE PLANS).

TREATED LUMBER -- PRESSURE PRESERVATIVE TREATED LUMBER OTHER THAN LAMINATED COLUMNS ARE NO. 1 OR BETTER SOUTHERN YELLOW PINE AND CENTER MATCHED OR NOTCHED AND GROOVED OR S4S. PRESSURE TREATMENT TO GROUND CONTACT RETENTION WITH PRESERVATIVE TREATMENT COMPLYING WITH USE CATEGORY UC4B (AWPA OR ICC-ES) AND IN COMPLIANCE WITH USEPA GUIDELINES AND STANDARDS.

FRAMING LUMBER - SIDING NAILERS ARE 2x4 S4S OR 2x6 SPF NO. 2 OR BETTER SPACED APPROXIMATELY 36" O.C. WITH ALL JOINTS STAGGERED AT ATTACHMENT TO COLUMNS. ROOF PURLINS ARE 2x4 S4S NO. 2 OR BETTER ON EDGE SPACED APPROXIMATELY 24" O.C. ALL OTHER FRAMING LUMBER IS NO. 2 OR BETTER.

ROOF TRUSSES - FACTORY ASSEMBLED WITH 18 OR 20 GAUGE GALVANIZED STEEL TRUSS PLATES AS REQUIRED AND KILN DRIED LUMBER AS SPECIFIED. IN-PLANT QUALITY CONTROL INSPECTION IS CONDUCTED UNDER THE AUSPICES OF THE TPI INSPECTION BUREAU. TRUSSES ARE DESIGNED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS FOR THE STATED LOADING.

SIDING & ROOFING PANELS (FLUOROFLEX 1000 TM) - 0.019" MIN., G90 GALVANIZED OR AZ55 GALVALUME STEEL WITH AN ADDITIONAL BAKED-ON 70% PVDF FINISH WITH A NOMINAL 1 MIL. PAINT THICKNESS ON EXTERIOR.

TRIM - DIE-FORMED TRIM OF 0.017" MIN., G90 GALVANIZED OR AZ55 GALVALUME STEEL ON GABLES, RIDGES, CORNERS, BASE WINDOWS, AND DOORS WITH SAME FINISH AS ROOFING OR SIDING PANELS.

GUTTERS - 5" OR 6" K-STYLE, .030 HIGH TENSILE ALUMINUM GUTTER, 70% PVDF FINISH TO MATCH TRIM, ON BOTH SIDES OF THE BUILDING.
2x4 F1 F1 MFS 09/20

SHEET INDEX	
SHEET #	DESCRIPTION
G1 OF G1	SPECIFICATIONS & SHEET INDEX
S1 OF S5	COLUMN PLAN
S2 OF S5	TRUSS PLAN & DETAILS
S3 OF S5	TRUSS DRAWING & DETAILS
S4 OF S5	ELEVATIONS
S5 OF S5	SECTIONS & DETAILS

CURRENT LUMBER SPECIFICATIONS (06-01-2013)		
SIZE	DESCRIPTION	BENDING VALUE Fb
2x4	NO. 2 SPF	1313 PSI
2x4	NO. 1 SYP	1500 PSI
2x4	2100f MSR SPF	2100 PSI
2x6	NO. 2 SPF	1138 PSI
2x6	NO. 1 SYP	1350 PSI
2x6	2100f MSR SPF	2100 PSI
2x6	2400 MSR SYP	2400 PSI
2x8	NO. 1 SYP	1250 PSI
2x8	2400 MSR SYP	2400 PSI
2x10	NO. 1 SYP	1050 PSI
2x10	2400 MSR SYP	2400 PSI
2x12	NO. 1 SYP	1000 PSI
2x12	2250f MSR SYP	2250 PSI
1 1/2"x16"	LAMINATED VENEER LUMBER	2800 PSI
3 1/2"x15"	GLU-LAM	1650 PSI
5 1/4"x16 1/2"	GLU-LAM	2400 PSI
5 1/4"x19 1/2"	GLU-LAM	2400 PSI

BUILDING DESIGN CRITERIA	
CONSTRUCTION TYPE	VB
RISK CATEGORY	II
ROOF SNOW LOAD *	26 PSF
GROUND SNOW LOAD	30 PSF
WIND SPEED (Vult)	115 MPH
WIND SPEED (Vasd)	89 MPH

*ROOF SNOW LOAD CALCULATIONS

Pf = 0.7 x Ce x I x Pg x Ct
Ce = SNOW EXPOSURE FACTOR = 1.0
I = IMPORTANCE FACTOR = 1.0
Pg = GROUND SNOW LOAD = 30 PSF
Ct = THERMAL FACTOR = 1.2
Pf = 0.7 x 1.0 x 1.0 x 30 x 1.2 = 25.20 PSF
Cs = ROOF SLOPE FACTOR = 1.00
Ps = Pf x Cs = 25.20 x 1.00 = 25.20 PSF

DESIGN AND EXPLANATORY NOTES

- 1.) ALL PLOT PLANS AND RELATED DETAILS SHALL BE PROVIDED BY OWNER UNLESS INCORPORATED AS PART OF THESE DRAWINGS.
- 2.) MORTON BUILDINGS GENERAL SPECIFICATIONS APPLY UNLESS INDICATED DIFFERENTLY ON SPECIFIC JOB DRAWINGS OR SUPPLEMENTAL INFORMATION.
- 3.) NO ONE MAY ALTER ANY ENGINEERING ITEM UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED / REGISTERED ENGINEER .
- 4.) ♦ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.
- 5.) ARCHITECTURAL PLANS ARE NOT PROVIDED BY ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C. AND ARE THE OWNER'S RESPONSIBILITY.



Date: 2024.08.09
'10:42:33 -05'00

Handwritten signature of Adam Crutchley.

I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN FOR THIS BUILDING CONSISTING OF (6) PAGES WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED STRUCTURAL ENGINEER.

ADAM CRUTCHLEY
adam.crutchley@alieddesignsgoes.com
LICENSED STRUCTURAL ENGINEER #081-007507
EXP. DATE 11-30-24

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C. PROFESSIONAL DESIGN FIRM-ARCHITECTURAL AND PROFESSIONAL ENGINEERING CORPORATION LICENSE #184-003480

OFFICE:	ROCHELLE, IL
JOB NO.	022-134462

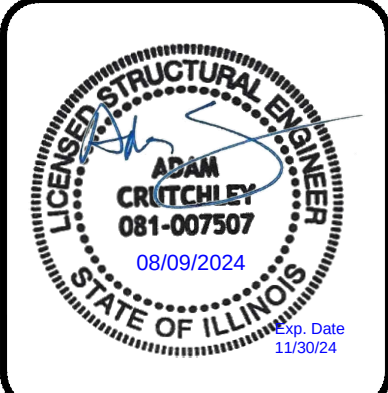
Item # 2.

FOREST CITY GEAR

ROSCOE, IL

IL
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PESSHING P.O. BOX 110 MORTON, IL 61550 IL PRO.F.DESIGN FIRM # 184003480 PHONE NUMBER: 309-243-105

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DATE:	7/23/2024
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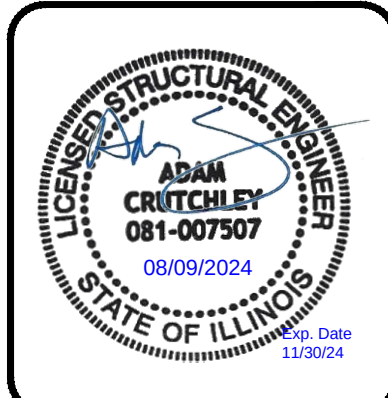
FOREST CITY GEAR

ROSCOE, IL

IL
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

100 S. PERSHING P.O. BOX 110 MORTON, IL 61550 IL PROF. DESIGN FIRM # 184003480 PHONE NUMBER: 309-263-4105

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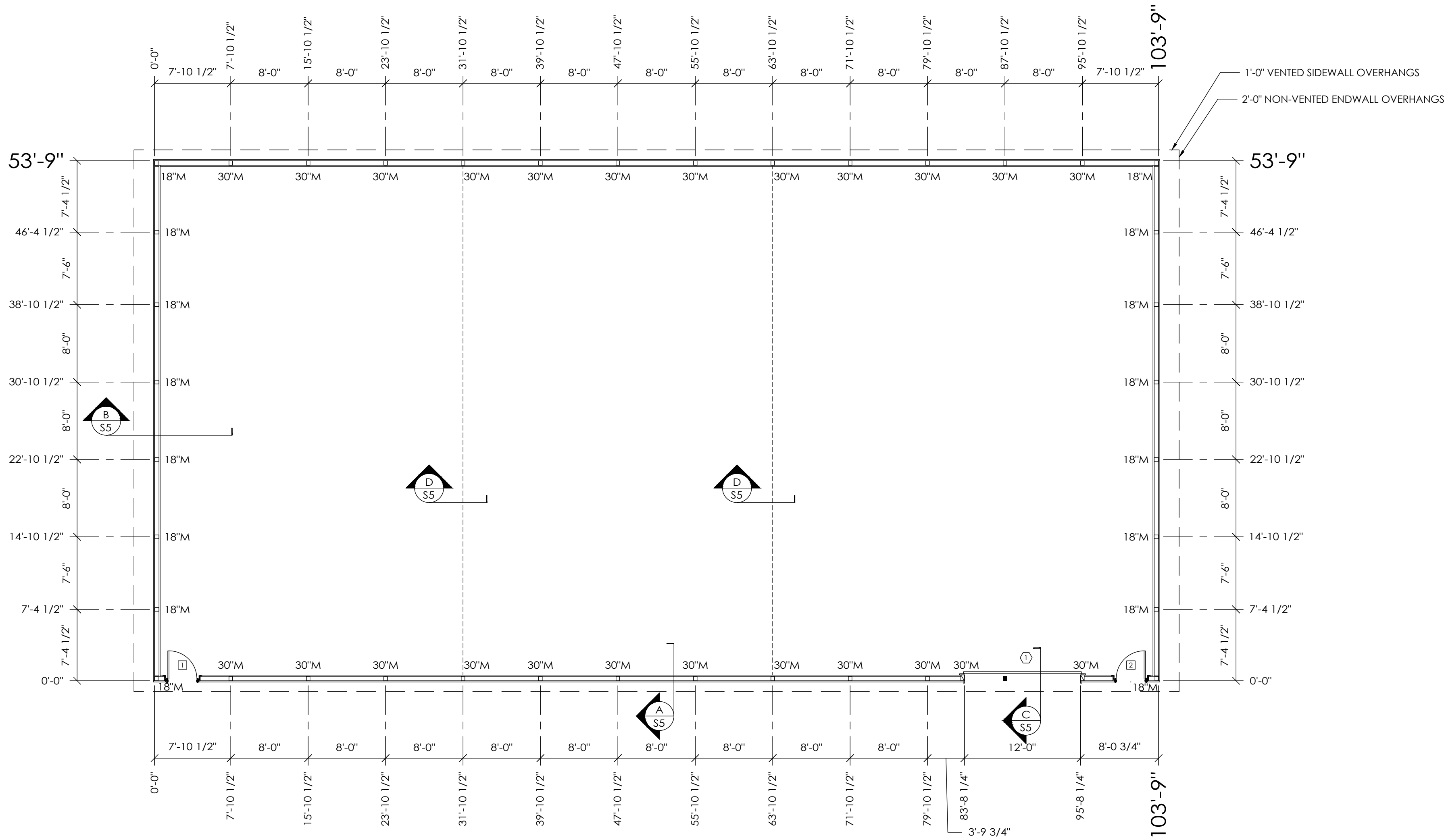


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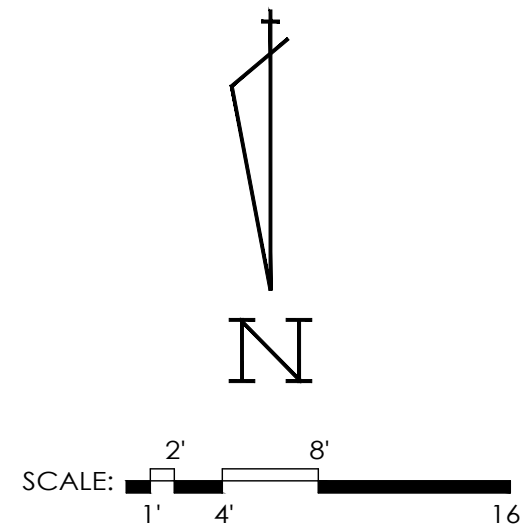
COLUMN PLAN LEGEND

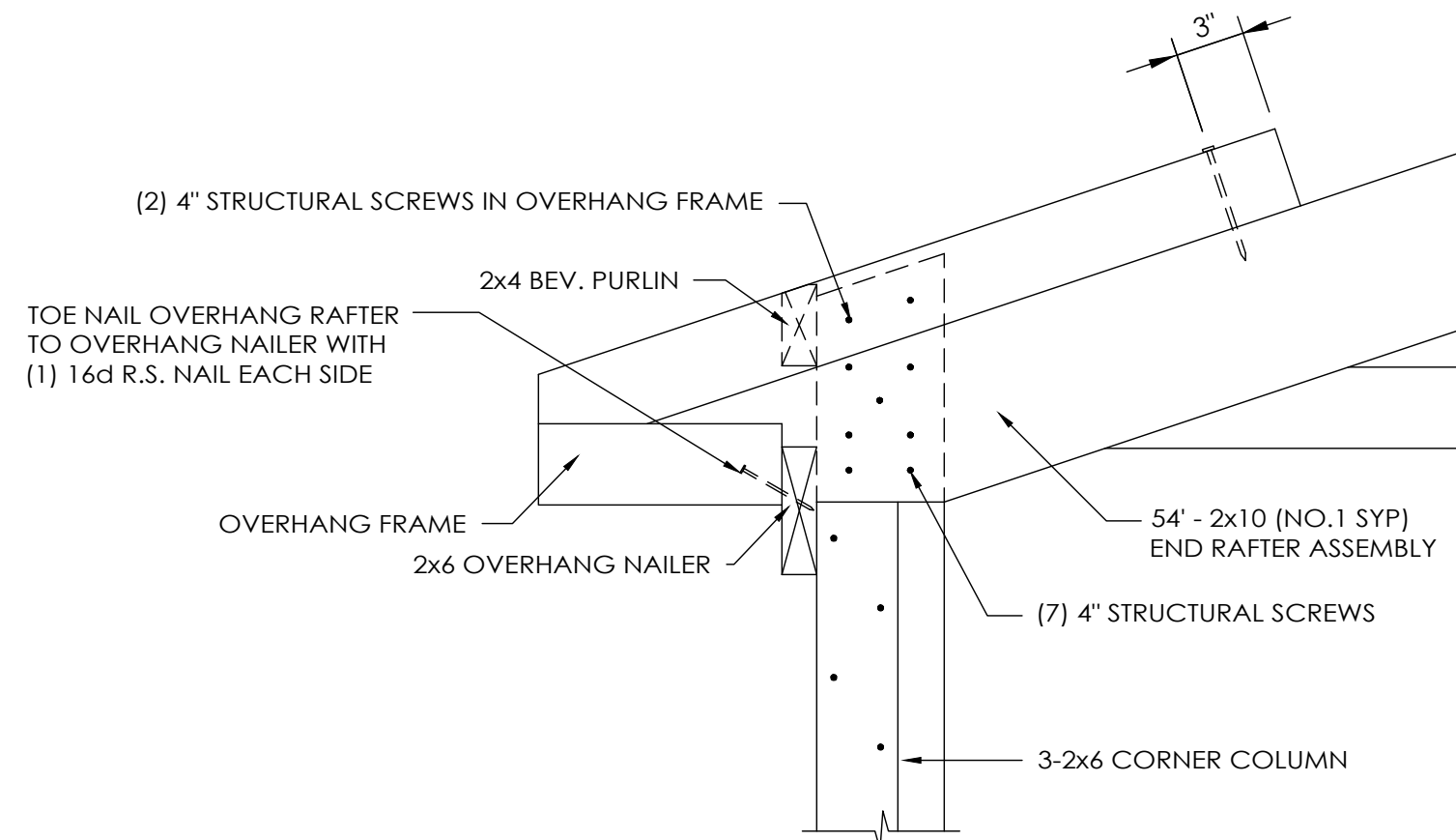
- 3-2x6 LAMINATED COLUMN LOCATION
- 3-2x8 LAMINATED COLUMN LOCATION
- HEADERED TRUSS LOCATION
- 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, RIGHT HINGE WITH LOCKSET
- 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, IN SWING, LEFT HINGE WITH LOCKSET
- 12'-2"x14'-1" OVERHEAD DOOR (Umax=0.25)
- (3) 30x30 ATTIC ACCESS PANEL (VERIFY LOCATION)
- ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
- 18" DIAMETER FOOTING WITH 4" TO BOTTOM OF 21" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"x14" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.
- 30" DIAMETER FOOTING WITH 4" TO BOTTOM OF 21" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"x14" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE		
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
1	38 1/4"	81"
2	38 1/4"	81"

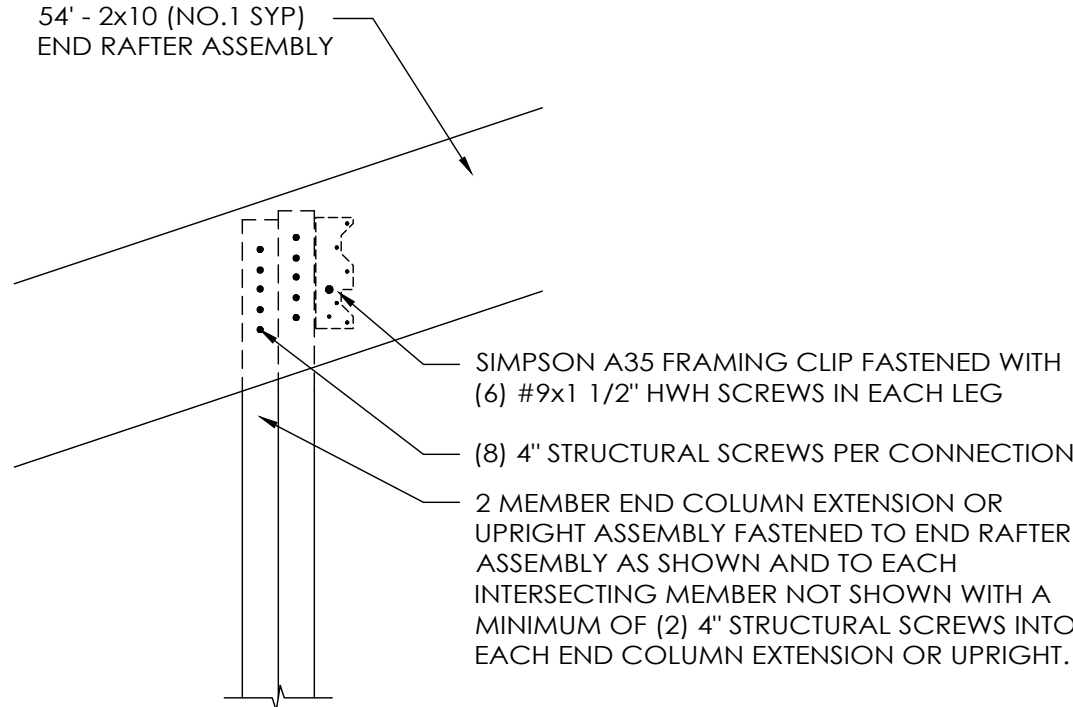


COLUMN PLAN

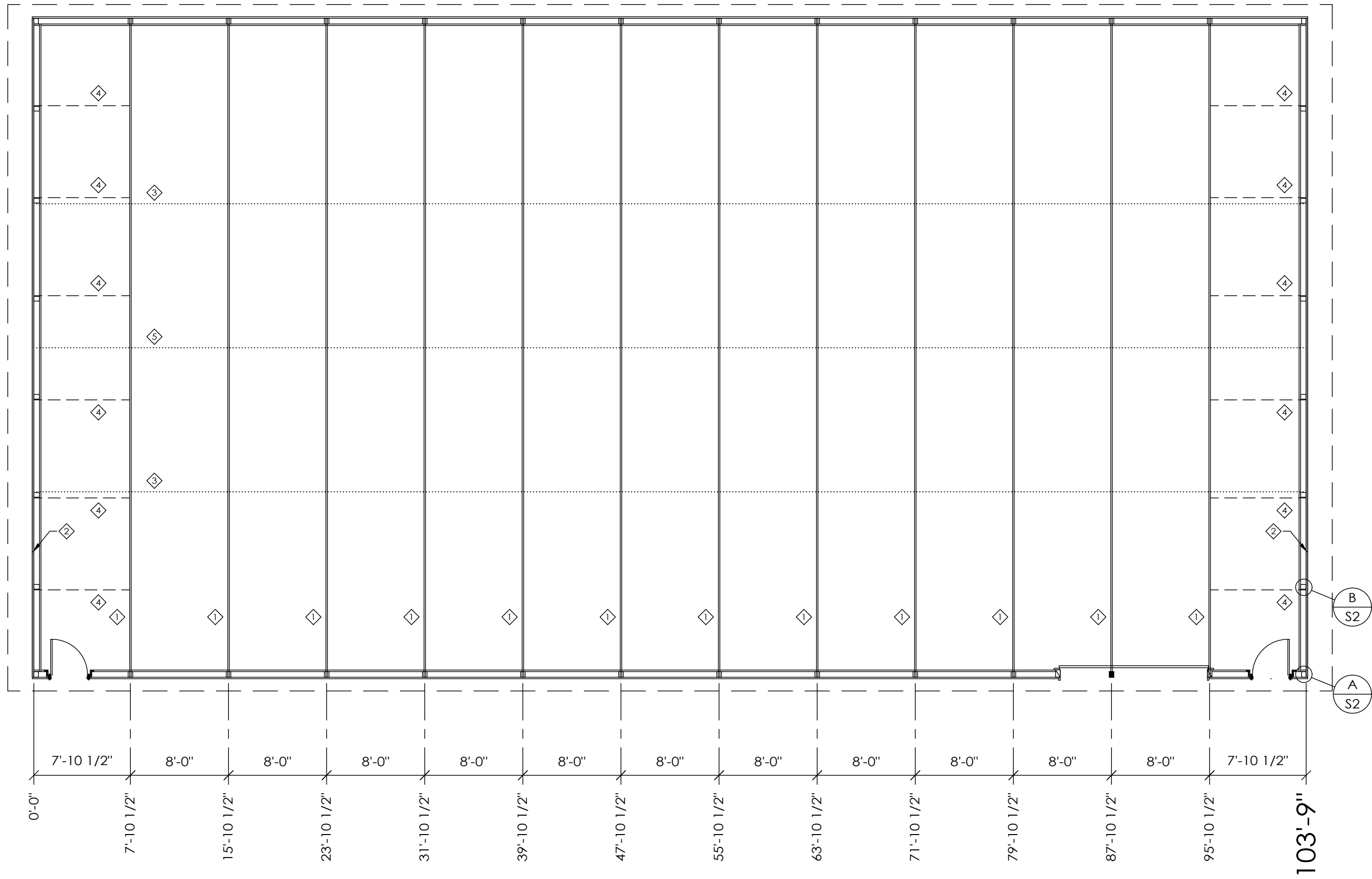




DETAIL A
SCALE: 1 1/2" = 1'-0"



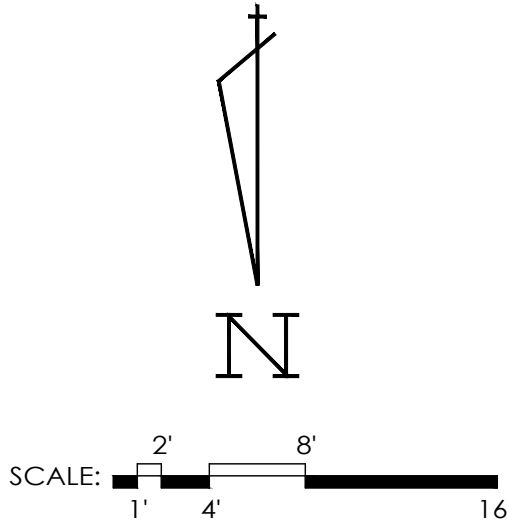
DETAIL B
SCALE: 1 1/2" = 1'-0"



TRUSS/BRACING PLAN

TRUSS/BRACING PLAN LEGEND

- ◇ - 54' 2090-S1 R.C. TRUSS
- ◇ - 54' END RAFTER ASSEMBLY
- ◇ - 2x4 TRUSS TIES
- ◇ - 2x6 DIAGONAL END BRACES (TO EXTEND TO FIRST TRUSS IN FROM ENDWALL)
- ◇ - 2x6 FLAT TRUSS TIE CENTERED IN BUILDING



FOREST CITY GEAR

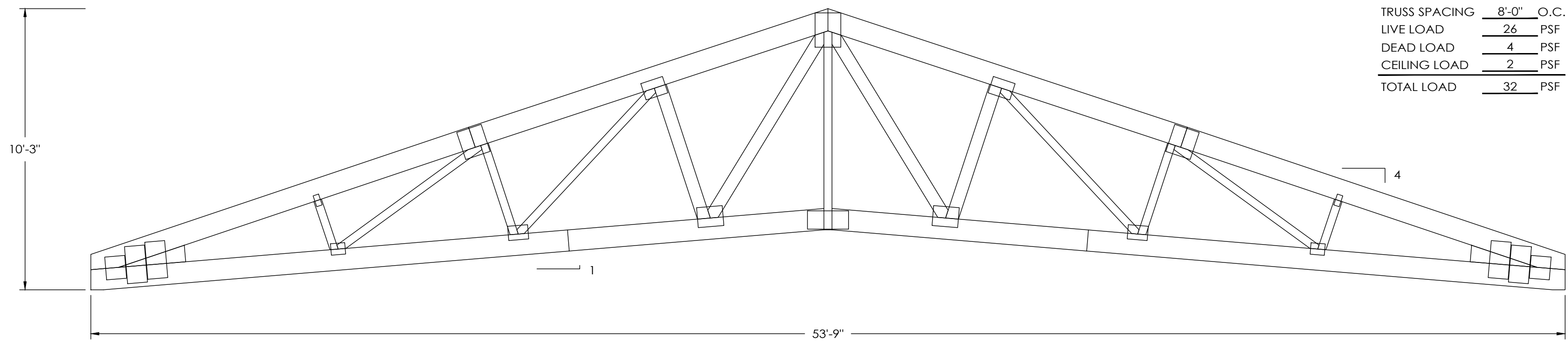
ROSCOE, IL

IL
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
IL PROF. DESIGN FIRM # 184003480
PHONE NUMBER: 309-263-4105

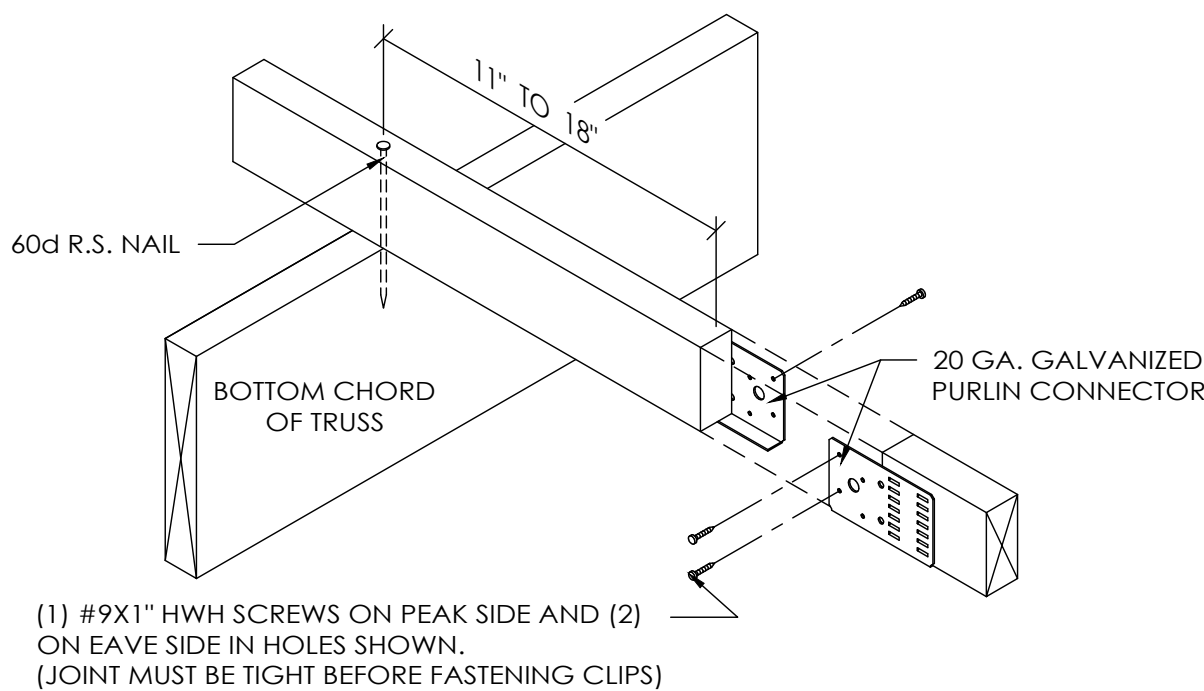
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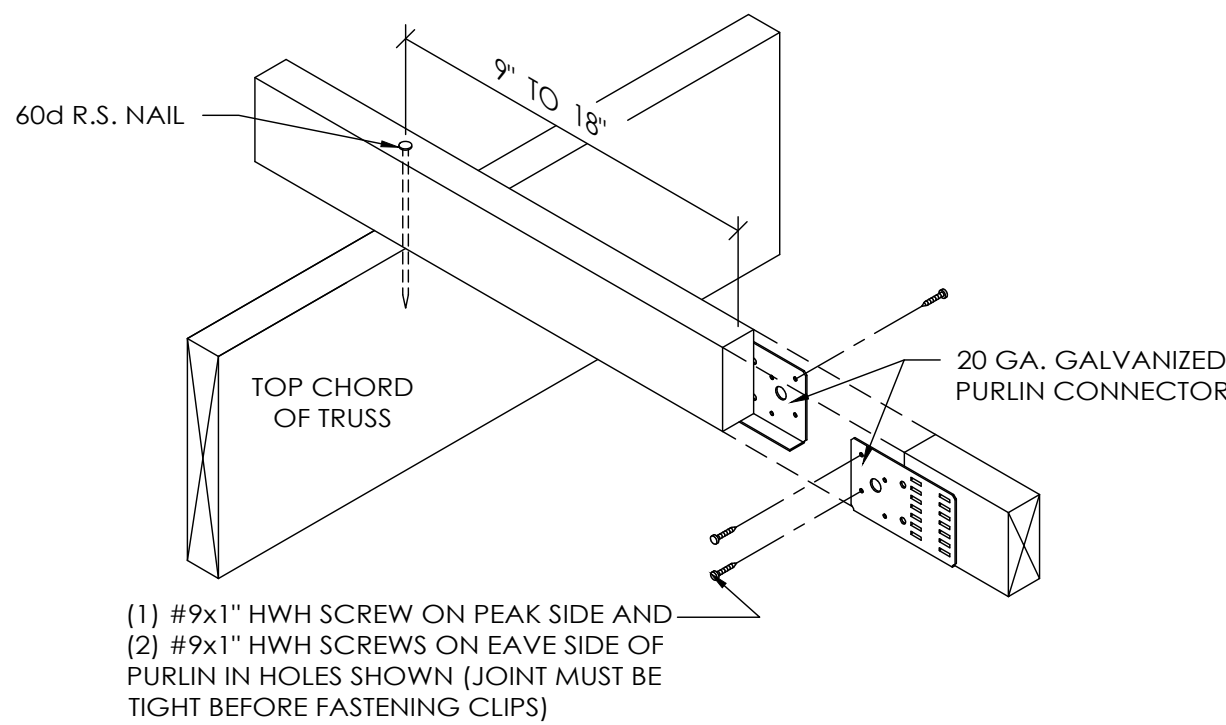
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54' R.C. 2090-S1 TRUSS
SCALE: 5/16" = 1'-0"

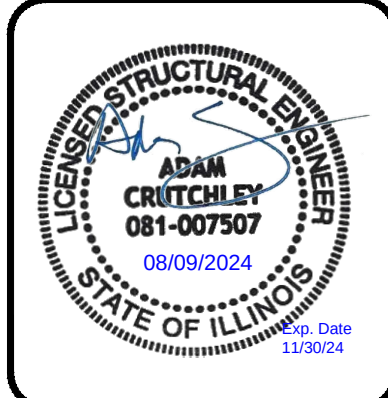


2x4 TRUSS TIE DETAIL
SCALE: 1 1/2" = 1'-0"



2x4 BUTTED PURLIN DETAIL
(PURLIN CONNECTED WITH 60D R.S. NAIL)
SCALE: 1 1/2" = 1'-0"

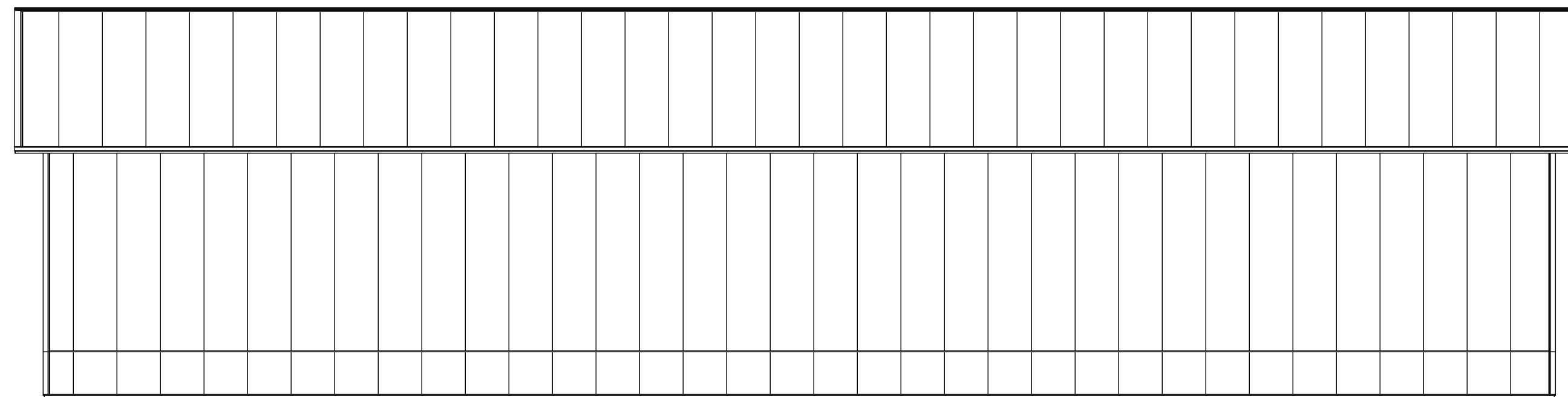
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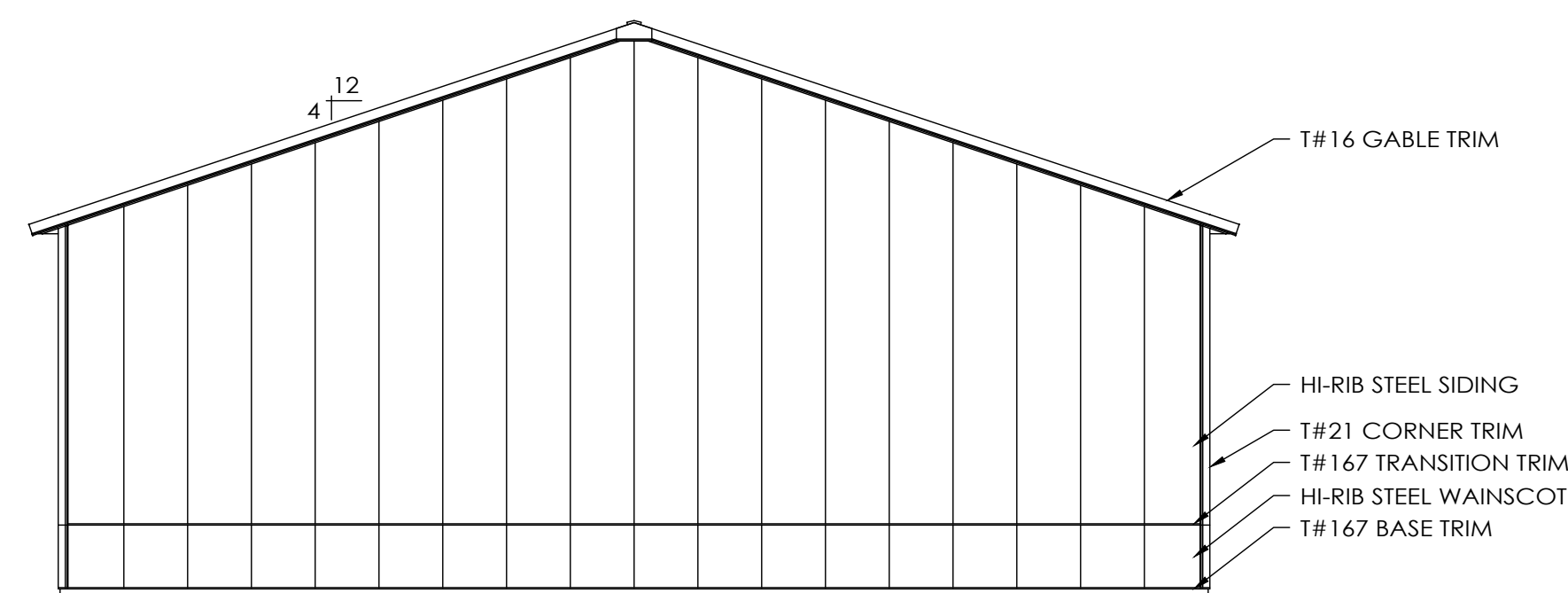
OFFICE:
ROCHELLE, IL
JOB NO.
022-134462

DESIGN AND EXPLANATORY NOTES

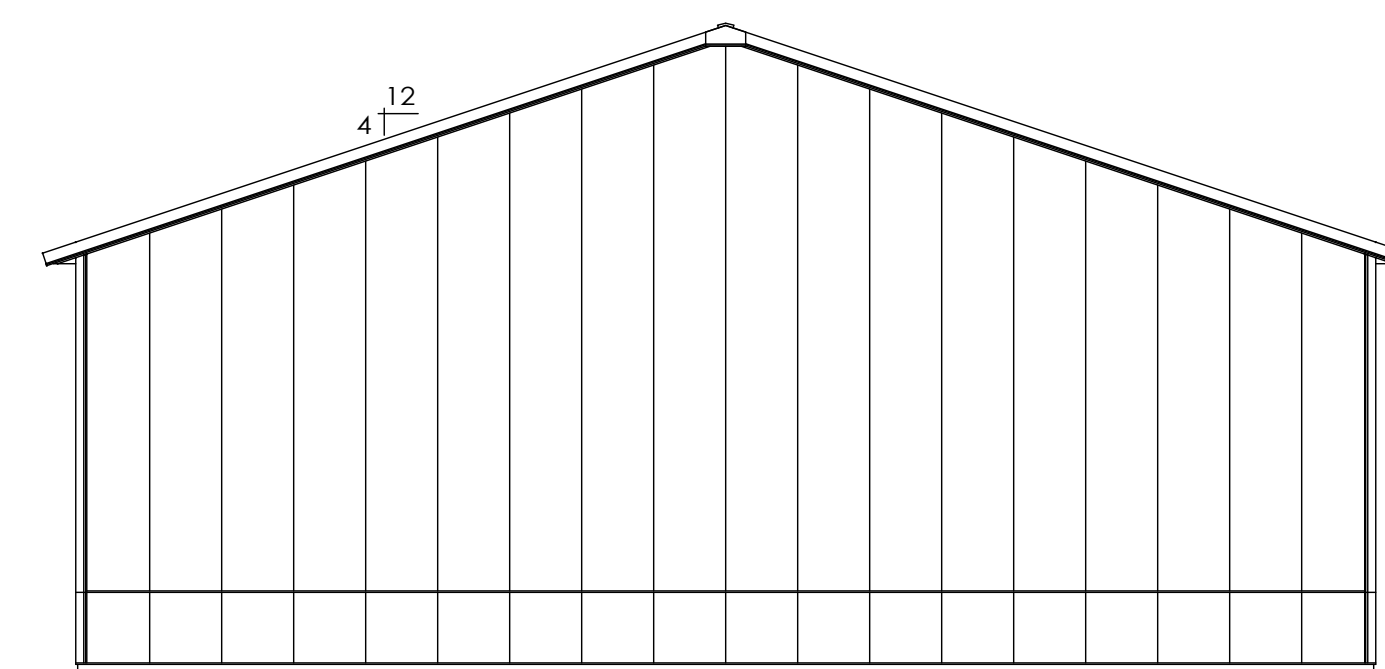
1.) EXTERIOR DOOR LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR UNIT. VERIFY ALL DOOR LOCATIONS WITH THE OWNER.



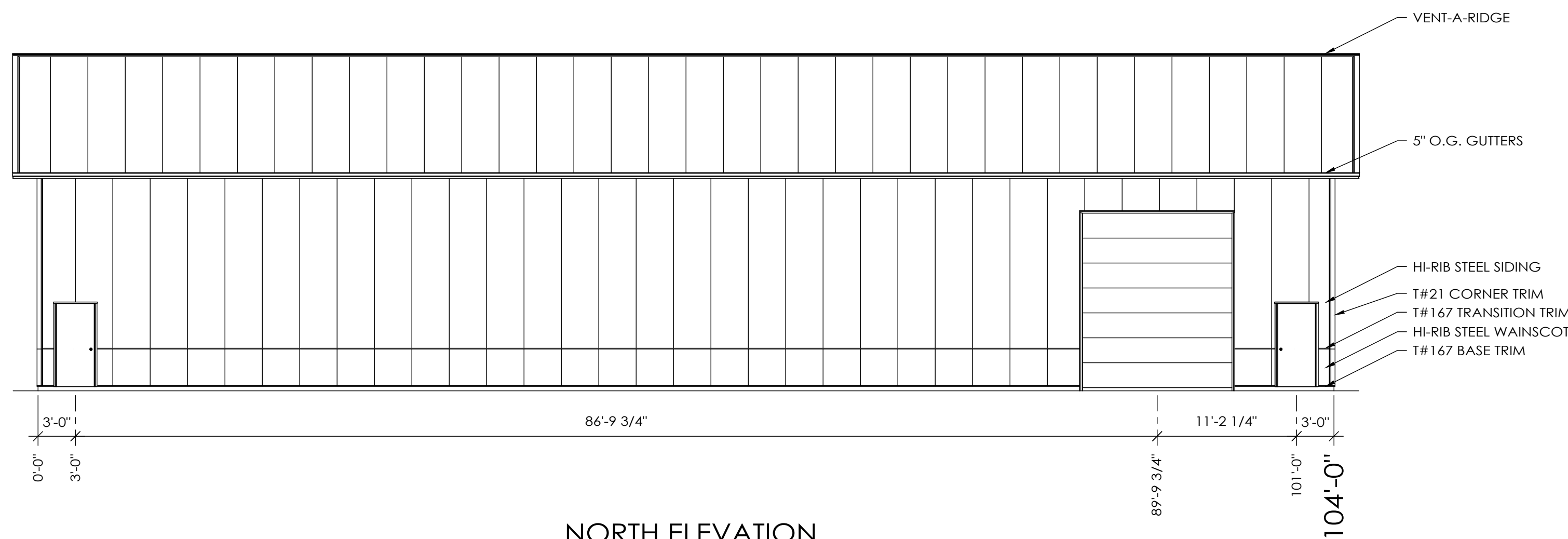
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

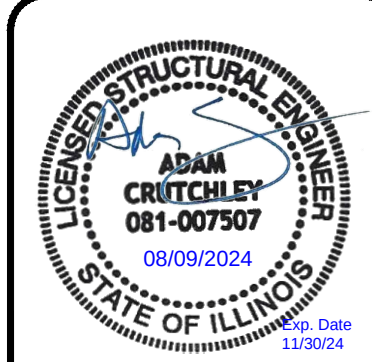
SCALE: AS NOTED
1' 4' 8' 16'

FOREST CITY GEAR

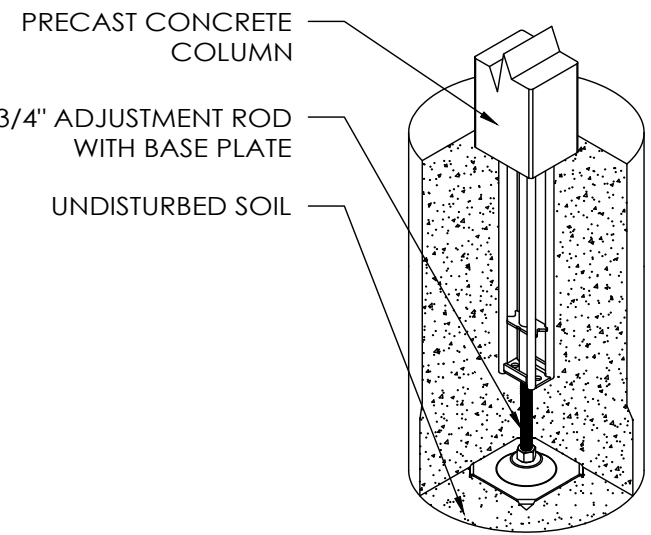
ROSCOE, IL

IL
ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
IL PROF. DESIGN FIRM # 184003480 PHONE NUMBER: 309-263-4105

DRAWN BY:	LMI
DATE:	7/23/2024
CHECKED BY:	----
DATE:	----
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----



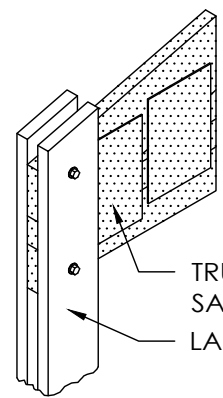
SCALE: AS NOTED
SHEET NO: S4
OF: S5



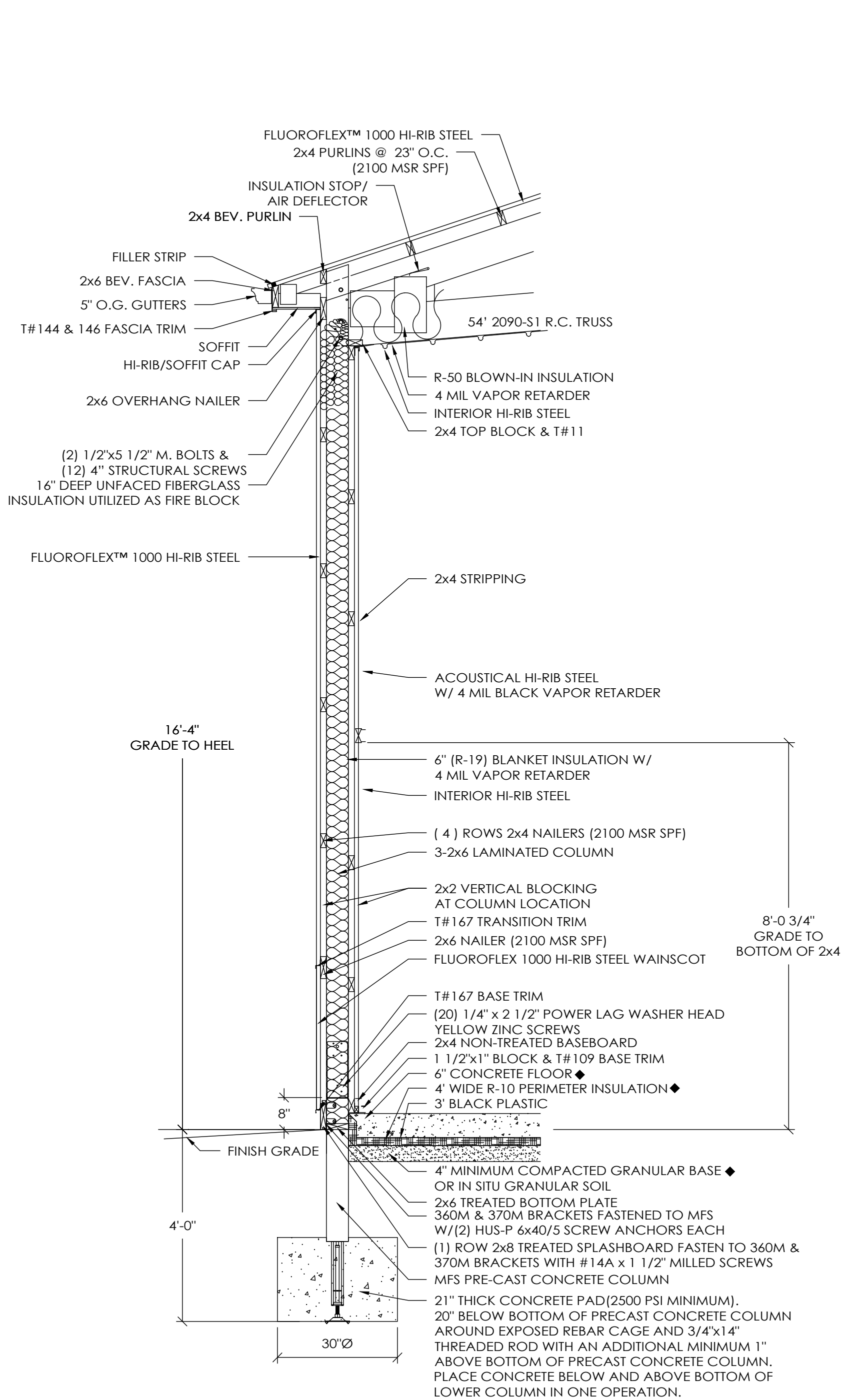
LOWER COLUMN
ISOMETRIC

LOWER COLUMN
INSTALLATION

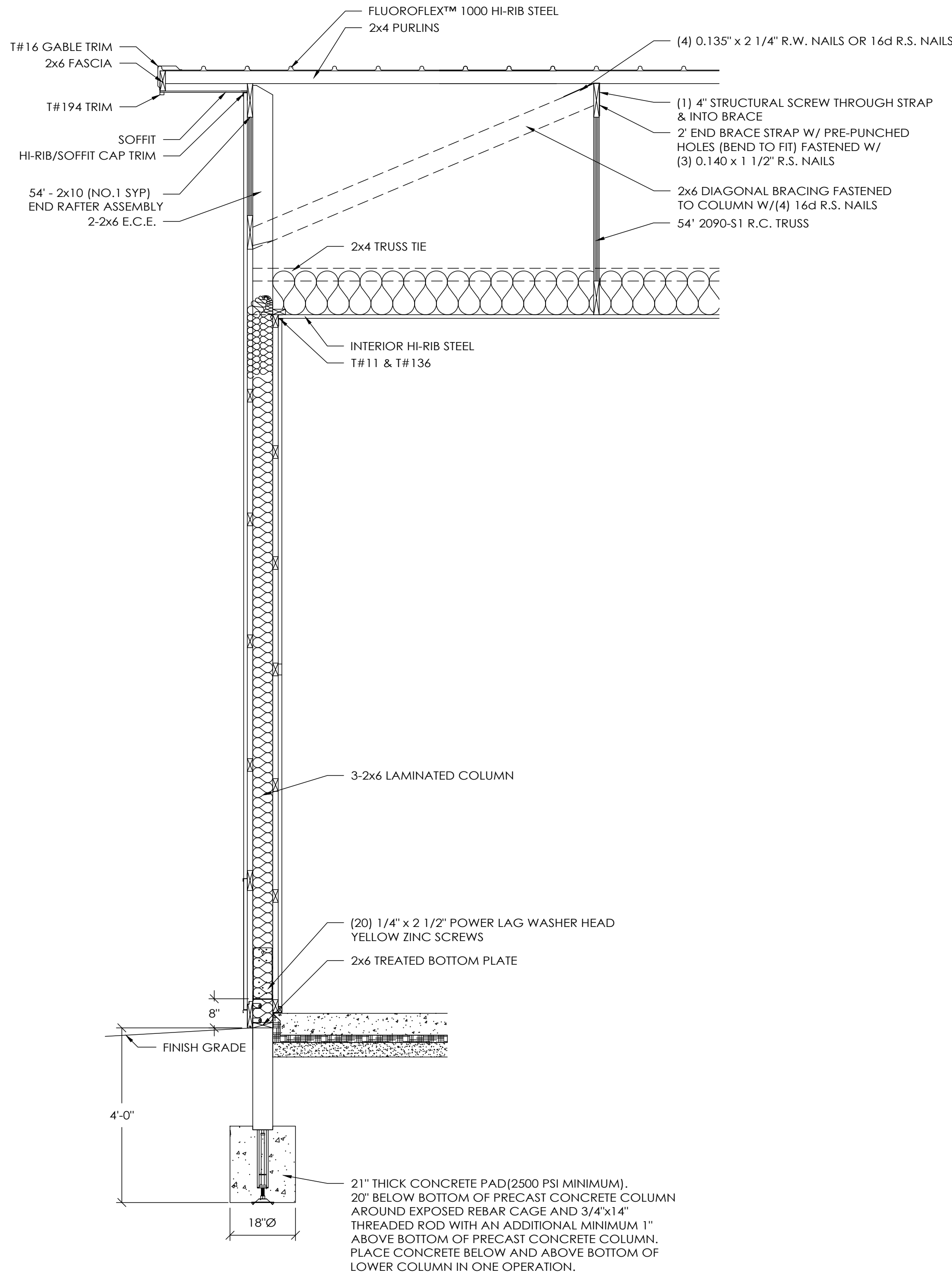
1. INSTALL PRECAST CONCRETE COLUMN W/ADJUSTMENT ROD & BASE PLATE IN THE AUGERED HOLE.
2. PLUMB PRECAST CONCRETE COLUMN IN BOTH DIRECTIONS
3. ADJUST HEIGHT UP OR DOWN WITH ADJUSTMENT HEX ROD
4. POUR READI-MIX CONCRETE INTO THE HOLE AS SPECIFIED.
5. BACKFILL AND COMPACT THE ANNULAR SPACE AROUND THE COLUMN TO GRADE WITH SOIL AUGERED FROM THE SITE.



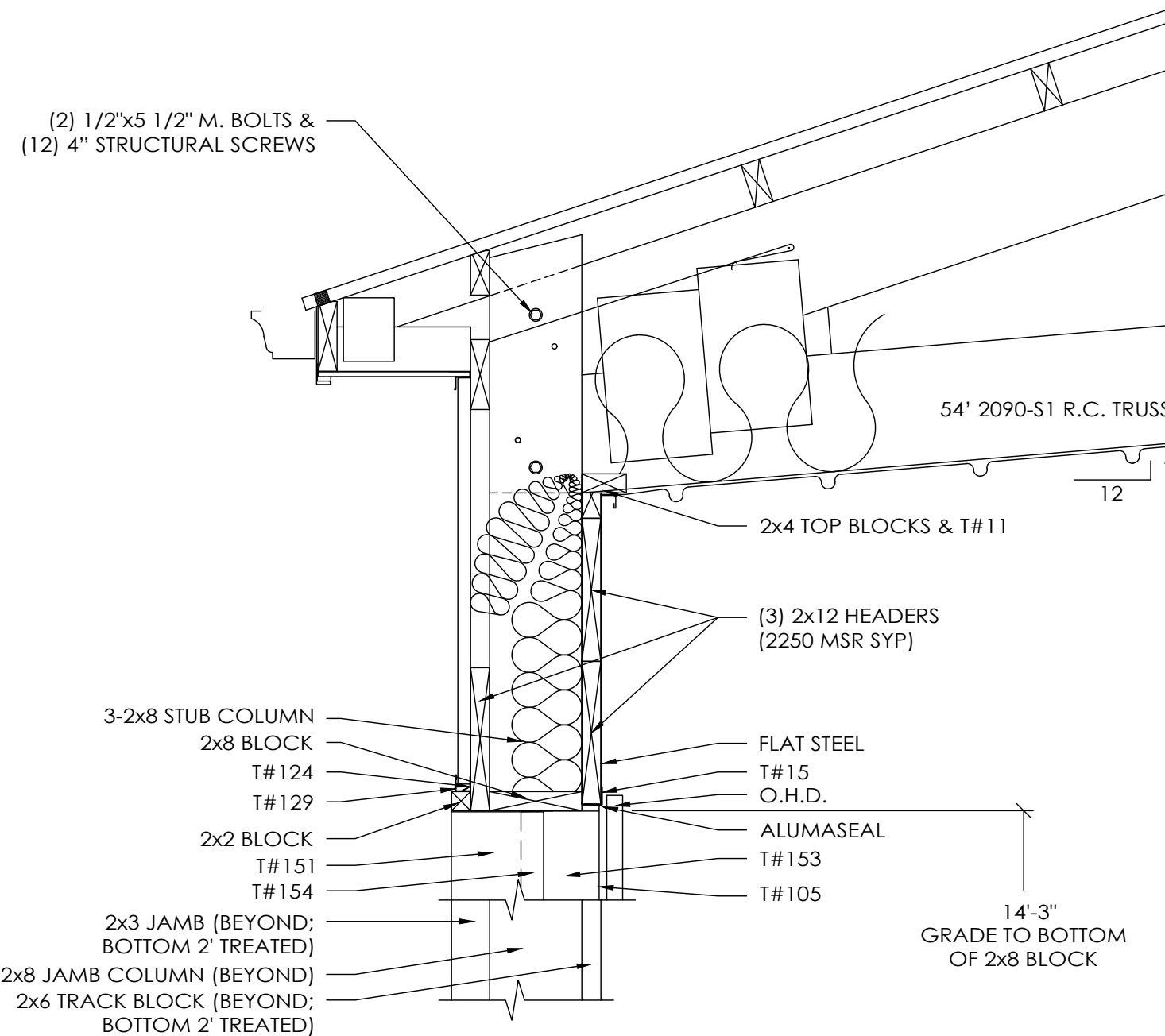
TRUSS SADDLE ISOMETRIC



SIDEWALL SECTION A
SCALE: 1/2" = 1'-0"



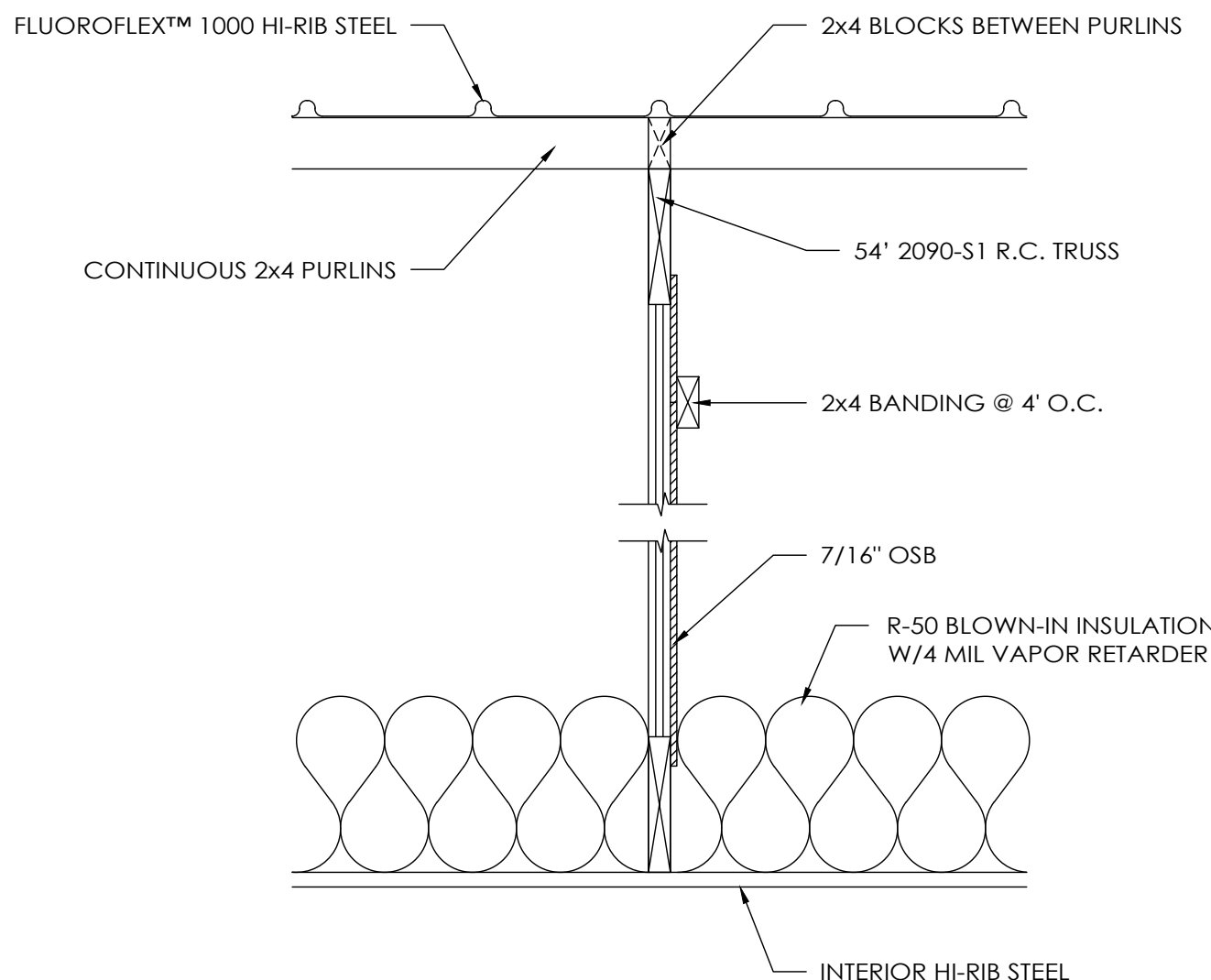
ENDWALL SECTION B
SCALE: 1/2" = 1'-0"



OHD HEADER SECTION C
SCALE: 1" = 1'-0"

HEADER FASTENING SCHEDULE		
HEADER MEMBER	STUB COLUMN	JAMB COLUMN
EA. 2x12	12	8

- NOTES:
1. NUMBERS ABOVE ARE 4" STRUCTURAL SCREWS REQUIRED PER CONNECTION.
 2. PRE-DRILL HEADERS AS REQUIRED TO PREVENT SPLITTING.
 3. IF NUMBER OF SCREWS REQUIRED FOR HEADER TO JAMB COLUMN CONNECTION IS EXCESSIVE TO CAUSE SPLITTING, THE EXCESS SCREWS MAY BE INSTALLED IN HEADER SUPPORT BLOCKING.



ATTIC DRAFT STOP SECTION D
SCALE: 1" = 1'-0"

DESIGN AND EXPLANATORY NOTES

1. FOOTINGS ARE DESIGNED FOR A 2000 PSF SOIL BEARING CAPACITY. LOCAL CONDITIONS MAY REQUIRE MODIFICATIONS.
2. CONCRETE FLOOR NOTES:
 - a. 3500 PSI, 5 1/2 BAG MIX CONCRETE.
 - b. SLOPE GRADE AWAY FROM BUILDING @ 1" PER FOOT FOR A MINIMUM DISTANCE OF 10' PLUS OVERHANG WIDTH.
 - c. A VAPOR RETARDER IS NOT MANDATED PER IBC SECTION 1907 EXCEPTION 3. UNLESS THE FLOOR WILL BE COVERED BY MOISTURE SENSITIVE FLOORING MATERIALS OR IMPERMEABLE FLOOR COATINGS OR WHERE THE FLOOR WILL BE IN CONTACT WITH ANY MOISTURE SENSITIVE EQUIPMENT OR PRODUCT.
 - d. CONTRACTION JOINTS UNIFORMLY SPACED 18' O.C. OR LESS.
 - e. FOR PERIMETER INSULATION USE EXTRUDED POLYSTYRENE OR A COMPARABLE PRODUCT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 25 PSI.
 - f. IF THE FLOOR IS TO BE HEATED, USE 2" TYPE IV EXTRUDED POLYSTYRENE OR A COMPARABLE PRODUCT HAVING A MINIMUM COMPRESSIVE STRENGTH OF 25 PSI UNDER ENTIRE FLOOR.
3. PRIOR TO PLACING THE CONCRETE FOOTINGS, HAND TAMP THE BOTTOM 2'-3" OF LOOSE SOIL TO CONSOLIDATE. IF THE DRILLED HOLE CONTAINS MORE THAN 3" OF LOOSE SOIL, REMOVE EXCESS SOIL TO A UNIFORM THICKNESS OF 2'-3", HAND TAMP AND PROCEED WITH CONCRETE FOOTING PLACEMENT.
4. DO NOT PLACE CONCRETE FOOTING THROUGH MORE THAN 3" OF STANDING WATER. IF MORE THAN 3" OF STANDING WATER IS PRESENT IN THE FOOTING HOLE CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR INSTALLATION INSTRUCTIONS.

FOREST CITY GEAR

ROSCOE, IL

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

100 S. PERSHING P.O. BOX 110 MORTON, IL 61550

IL PROF. DESIGN FIRM # 184003480

PHONE NUMBER: 309-263-4105

DRAWN BY:	LMI
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SCALE: AS NOTED	
SHEET NO: S5	OF: S5

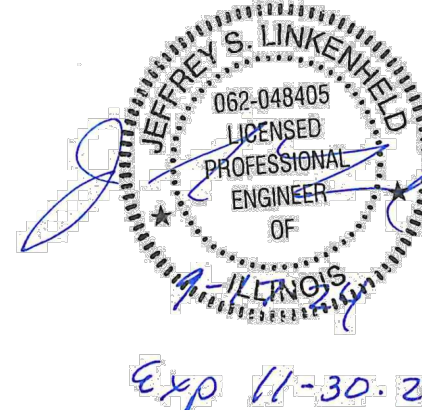
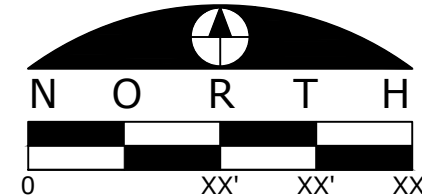
FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE
ROSCOE, IL

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 city, 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 contractor's 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 Roscoe, the State of Illinois, and this plan set.
- The Village of Roscoe 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 egresses 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 or WinGIS or an assumed] 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, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, 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 City 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 Roscoe 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.

VICINITY MAP



OWNER:

FOREST CITY GEAR CO

11715 MAIN STREET
ROSCOE, IL 61073
(815) 623-2168

ENGINEER:



Sheet List Table

SHEET NUMBER	SHEET TITLE
C00	COVER
C01	GENERAL NOTES
C02	OVERALL SITE PLAN
C03	EXISTING CONDITIONS & REMOVAL PLAN
C04	LAYOUT PLAN
C05	GRADING PLAN
C06	UTILITY PLAN
C07	DETAILS

APPROVAL

CITY
COUNTY
STATE

DATE

PENDING
PENDING
PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:

VILLAGE OF ROSCOE
5402 SWANSON ROAD
ROSCOE, IL 61073
TROY TAYLOR
SUPERVISOR
(815) 877-0746

WATER DEPARTMENT:

NORTH PARK PUBLIC
WATER DISTRICT
1350 TURRET DRIVE
MACHESNEY PARK, IL 61115
(815) 633-5478

SEWER DISTRICT:

FOUR RIRS SANITATION AUTHORITY
3501 KISHWAUKEE STREET
ROCKFORD, IL 61126
CHRISTOPHER BAER
DIRECTOR, ENGINEER
(815) 387-7660

CABLE TELEVISION:

COMCAST
4450 KISHWAUKEE STREET
ROCKFORD, IL 61101
(815) 739-0876

TELEPHONE:

COMCAST
4450 KISHWAUKEE STREET
ROCKFORD, IL 61101
(815) 739-0876

GAS:

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, IL 61108
(815) 739-0876

ELECTRIC:

COMMONWEALTH EDISON COMPANY
123 ENERGY AVENUE
ROCKFORD, IL 61109
(815) 263-3123



PROJECT NAME
OWNER'S NAME

FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL 61073
(815) 623-2168

CONSULTANTS

ISSUED FOR

1. VILLAGE APPROVAL	9-18-2024
2. ---	---
3. ---	---
4. ---	---
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REVISIONS

ITEM	DATE
1. ---	---
2. ---	---
3. ---	---
4. ---	---
5. ---	---
6. ---	---
7. ---	---

SHEET TITLE

COVER

DRAWN RMG

CHECKED JSL

PM JSL

PROJECT NUMBER
SHEET NUMBER

23063

C00

GENERAL NOTES AND CONDITIONS

- All earthwork, grading and paving shall be performed in accordance with Standard Specifications for Road and Bridge Construction in Illinois, State of Illinois Department of Transportation, (current edition), the "Supplemental Specifications and Recurring Special Provision" (current edition), and all revisions and supplements thereto, and the requirements and specifications of Village of Roscoe (where applicable).
- Notify the following at least 48 hours prior to start of construction:
 - Village of Roscoe, Dept. of Public Works - (815) 877-9746
 - B. Arc Design Resources, Inc. - (815) 484-4300
- The Contractor shall be responsible for protecting utility property during construction operations as outlined in Article 107.31 of the Standard Specifications. The J.U.L.L.I.E. number is 800-892-0123. A minimum of 48 hours advance notice is required for non-emergency work.
- The Contractor shall contact the Village of Roscoe Department of Public Works Water Division for all water main shutoffs required due to construction operations. The Contractor shall not operate any valves or shutoffs without prior notification.
- The Contractor shall provide and install two weighted sand bags on the bottom cross member of each type I barricade used.
- If during paving or grading operations the existing mailboxes or street signs, which are to remain in place, become a hindrance, the Contractor shall be required to carefully remove and reinstall them and shall be included in the cost of the paving or grading pay items.
- The top four inches of soil in any right of way area disturbed by the Contractor must be capable of supporting vegetation.
- Cut or fill slopes shall have a maximum ratio of 3 horizontal to one vertical unless noted otherwise. These slope constraints apply to temporary stock piles as well as finished slope conditions.
- The Contractor is responsible for maintaining positive drainage at the conclusion of each working day.
- See cross sections for special slopes, including driveway slopes.
- Embankment will not be measured for payment and shall be included in the Earth Excavation cost.
- Except for the top 3", all aggregate bases and subbases 12" in thickness shall be constructed of aggregate gradation CA-2. If the specified thickness exceeds 12", the bases or subbases shall be constructed of topsize 6" breaker-run crushed stone with 70% to 90% by weight, passing the 4" sieve and 15% to 40% by weight, passing the 2" size sieve, except the top 3". The breaker-run crushed stone shall be reasonably uniformly graded from coarse to fine and be taken from a quarry ledge capable of producing Class "D" quality aggregate. The top 3" shall be gradation CA-6 or CA-10 regardless of thickness. The water necessary to achieve compaction in all but the top 3" layer may be added after the subbase or base course is placed on the grade.
- The bars shall be installed to the PCC appearance to adjacent existing concrete pavement. The bars to be installed in accordance with the applicable portions of Article 420.05 of the Standard Specifications. See Highway Standard 420001.0B for detail on longitudinal construction joint grouted-in-place tie bar. The cost of the tie bars to be included in the cost of the PCC appearance adjacent to the existing pavement.
- See cross sections for special ditches and back slopes.
- The removal of bituminous surfacing on a rigid type base removed in conjunction with the base shall be included in the contract unit price for pavement removal of the type specified.
- Placement and compaction of the backfill for proposed across road culverts and existing across road culverts that are removed shall conform to Section 502.10 of the standard specifications, except that the material shall conform to Article 208.02 of the standard specifications, and shall be compacted to a minimum of 95% of the stand laboratory density. Any material conforming to the requirement of Article 1003.04 or 1004.05 which has been excavated from the trenches shall be used for backfilling the trenches. The entire excavation, within 2 feet outside of each curb or pavement shall be backfilled with trench backfill material to the bottom of the proposed subgrade.
- All embankment constructed of cohesive soil shall be constructed with not more than 110% of optimum moisture content, determined by the standard proctor test. Cohesive soil shall be defined as any soil which contains greater than 10% particles by weight passing the #200 sieve. The 110% of optimum moisture limit may be waived in free-draining granular material when approved by the engineer.
- The contractor shall place temporary hot-mix asphalt tapers along all sides of the utility structures protruding above the final surface. The temporary tapers shall extend 2' outside of the castings, except for the approach side to traffic shall have a 4' taper length. Hot -mix asphalt meeting the approval of the engineer shall be used. No cold millings will be allowed. The cost of the material, placement, maintenance, remove, and disposal of said work will be incidental to the project.
- Culvert flows must be maintained throughout the project. Normal flow shall be allowed to pass at the rate it enters the jobsite. High flows shall be allowed to pass without causing damage to upstream properties.
- All frames and grates of drainage structures to be removed or filled shall be carefully salvaged and shall remain the property of the contractor.
- The new manhole lids on this project shall have the word "STORM", "SANITARY", or "WATER" on the lid. The word to be used is noted on the plans. It will be the contractor's responsibility to determine the word to be used on other lids not noted on the plans. No additional compensation will be allowed for this work.
- All proposed manholes on this project shall be cast in place or precast. This work will be paid for at the contract unit price each for manhole of the type and size specified.
- Pavement marking shall be done according to standard 780001, expect as follows:
 - All words, such as "ONLY", shall be 8 feet high.
 - 25.B. All non-freeway arrows shall be large size type.
- Expect as noted on the plans, pavement grades shown are at the top of pavement surfaces.
- For stabilization, all type III barricades shall require a minimum of four sand bags per barricade.
- The work required to connect any sewer to an existing drainage structure or pipe will not be paid for separately, but shall be considered as included in the contract unit price bid for the sewer item.
- Seeding shall not be permitted at any time when the ground is frozen, wet, or in an untillable condition. Locations to be seeded will be determined by the engineer.
- Only those trees designated by the engineer or listed in the tree removal schedule shall be removed. The contractor shall protect all remaining trees from damage due to his operations.
- Abandoned underground utilities that conflict with construction shall be disposed of outside the limits of the right-of-way according to Article 202.03 of the standard specifications and as directed by the engineer. This work will not be paid for separately, but shall be included in the cost of earth excavation.
- Any reference to a standard in these plans shall be interpreted to mean the most current edition.
- The following rates of application have been used in calculating plan quantities:

Granular Materials	2.05	TONS /CU YD
Bituminous Materials Tack Coat	0.03	LBS / SQ FT
Aggregate Prime Coat	2.05	LBS / SQ FT
HMA Paving	112	LBS / SQ YD /IN
Short Term Pavement Marking	10	FT / 100 FT OF APPLICATION
Mix for Cracks, JTS, & FLGVYS	0.0003	TONS / SQ YD
Level Binder (Hand Method)	0.0005	TONS / SQ YD
Supplemental Watering	3	GAL / SQ YD APPLICATION
Calcium Chloride	2	LB / SQ YD APPLICATION
- Any existing field tiles crossing under the roadway, as shown in the plans or discovered during exploration trenching, shall be replaced according to Section 611 of the standard specifications and paid for under the various pay items for storm sewer work.
- All sanitary sewer work (including manhole adjustment, sewer crossing, etc.) shall be constructed in the presence of a FRSA Inspector. The Contractor shall coordinate this work with FRSA Chief Inspector Jude Torre@815-871-8072 cell.
- All sanitary sewer work shall conform to all standards and specifications of the Four Rivers Sanitation Authority.

SEED AND RESTORATION NOTES

- Contractor is responsible for supplying and placing at minimum 4" of clean topsoil to bring site conditions to a plant-able and seed-able condition. If necessary, contractor shall use rock picker to prepare seed bed prior to final seed and planting, prior to installing any seed, contractor shall review status of prepared soil bed with architect and provide additional rock picking if directed. Any seeding and/or erosion control blanket install prior to review with architect will be required to be removed.
- All areas disturbed by construction shall be at minimum seeded and covered with erosion control blanket, NAG 5150 or equivalent.
- Contractor to seed all lawn areas as indicated on plan. Seeded lawn 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% scalds hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine applied 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 seeded lawn areas shall be fertilized at installation with 06-19-19 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-07-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the second cutting. Acceptance and guarantee notes shall apply to all seeded areas.
- Acceptance of grading and seed shall be by landscape architect/engineer and/or owners representative. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) months after 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-seeded or replaced repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded 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.

EARTHWORK NOTES

- Boring samples have been taken at the proposed construction site and a boring report has been supplied with the construction documents.
- Unsuitable Materials:
 - Unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
 - The site contractor shall notify the general contractor immediately. The project superintendent, prior to the underdrilling being completed, must approve any additional underdrilling. The quantities must be verified by the engineer as the additional removal is being completed.
 - 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 material, a representative sample of such materials shall be furnished to the general contractor's approved testing agency to determine a proctor.
 - These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
 - Definition for materials:
 - "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
 - "Topsoil" shall be friable and loamy (loam, sandy loam, loam, or clay loam). Sand content shall generally be less than 70% by weight, and clay content shall generally be less than 35% by weight. Organic soils, such as peat or muck, shall not be used as topsoil.
 - "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.
 - "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.
 - "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.
 - "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.
 - Unsuitable material is defined as any materials that:
 - Cannot be utilized as "topsoil", (organic) for landscape areas.
 - 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".
 - These materials can be defined as natural materials or materials from "demolition" and/or excavated areas; i.e., they are materials that would not be suitable for "engineered fill".
 - "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
 - "Trench backfill" shall be defined as any materials used for the purpose of backfilling any trench and/or any excavation requiring backfilling. Refer to the section titled "standards for fill areas" for determine acceptable materials and procedures.
 - 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 test method D-2974 or as defined by the owner's engineer.
- Standards for cut areas:
 - 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".)
 - 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:
 - Item 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 smooth-drummed vibratory roller having a minimum gross weight of 10 tons.
 - Item 2: for exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrade 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".
 - In the event that adequate stability of granular soils subgrade cannot be achieved by the procedures as outlined in item 1, above, or that deflections of 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, and re-compaction; undercutting & replacement with engineered fill and chemical stabilization, etc., with crushed stone (with or without geotextiles); chemical stabilization, etc.
 - If this shall be considered as part of the scope of these documents and thus part of this contractor's responsibility to perform scarification and allow for drying of the subgrade per Illinois dot standards (scarify a 16' depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
 - 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.
- Standards for fill areas:
 - A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation. These areas will require the installation of "engineered fill" to achieve design subgrade elevation. "Engineered fill" material can be defined as either "granular" and/or "soil" having their origin for either the construction site and/or "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.
 - In "fill" areas will borrow materials are allowed to be utilized as engineered fill the site contractor shall compact the borrow to the specified compaction.
- Compaction standards (for engineered fill and back filled areas)
 - prior to placement of fill in areas below 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 compacting in the "standards for cut areas" section of this csi 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. minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM specification D-698). All engineered subgrades should meet the following minimum compaction:
 - Areas under foundation bases:
 - A.1.A. 95% modified proctor for all fill placed below foundation base elevation in the building area.
 - A.1.B. areas under floor slabs and above foundations/footing bases.
 - A.1.C. 95% modified 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.1.D. 95% modified proctor for all fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to at least 95% standard proctor.
 - Areas under pavement sections:
 - A.2.A. 95% modified proctor for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12 inches.
 - Landscape areas:
 - A.3.A. 95% 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 seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands.
 - Base course portion of pavement sections:
 - A.4.A. 95% modified proctor for all base course materials that are part of a "pavement section".
 - The option of utilizing the modified proctor (ASTM D-1557) in lieu of the specified standard proctor (ASTM D-698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer and approved by the project architect.
 - Place all backfill and fill materials in layers that are not more 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.
- Finish grading:
 - 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.
 - 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 which this site contract was part of.

DEMOLITION NOTES

- The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.
- The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
- The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet.
- Tree removal shall include the complete removal of all trees on the entire site, including all stumps and roots with the following exception: existing (healthy) trees (along the site perimeter) that are six inches or greater diameter at breast height (DBH) shall be preserved and incorporate into the landscaping, if removal of said trees is deemed necessary by the contractor, the contractor shall offer written notification ten business days prior to demolition to the engineer. Written approval must be obtained prior to removal of said trees.
- The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities.
- Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off site, contractor shall be responsible for removal of all materials from the site along with all associated permits and regulatory requirements.
- The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through the City of Rockford and the Illinois Environment Protection Agency (IEPA).
- The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. 48 hrs notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs associated with the connection of temporary utility services, if required, to facilitate construction staging.
- The contractor shall maintain all existing parking, sidewalks, drives, etc., to be clear and free of any construction activity and/or excavated and hauled material to ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites.
- Existing propane tanks, if any, to be removed by supplier prior to demolition.
- The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain.
- Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

STORM SEWER NOTES

- Storm sewer shall be constructed in accordance with the following:
 - "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), seventh edition dated 2014, and all revisions and supplements thereto.
 - 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.
 - 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.
- Material Specifications: All storm sewer system elements shall conform to the following specifications:
 - Sewer Pipe: All storm sewer pipe shall be reinforced concrete pipe unless otherwise specifically noted in this plan set.
 - 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.
 - Concrete sewer pipe (10" diameter and smaller), minimum Class 3, ASTM C14.
 - Reinforced concrete pipe (12" diameter and larger), circular reinforcement, minimum Class 3, wall B, ASTM C76.
 - Reinforced concrete arch culvert pipe—double line reinforcement, minimum Class 3, ASTM C506.
 - Reinforced concrete elliptical culvert pipe—minimum Class HE-III or VE-III, ASTM C507.
 - PVC underdrain pipe (4" and 6")—ASTM D2729, SDR35.
 - Galvanized corrugated steel culvert pipe AASHTO M246, Type B, minimum wall thickness 14 gauge (shall only be used for culverts).
 - Sewer Pipe Joints:
 - ABS pipe—ASTM C443.
 - PVC pipe—ASTM D3212, push-on type, except underdrain pipe which shall have solvent welded joints.
 - Reinforced concrete pipe—ASTM C443 ("O" ring).
 - Casing Pipes: Steel pipe—ASTM A132, 3/8" minimum thickness.
 - Manholes and Catch Basins:
 - Precast reinforced concrete—ASTM C478.
 - 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.
 - Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
 - Pipe and Frame seals: All pipe connection openings shall be made watertight with hydraulic cement. The hydraulic cement sealing pipe connections shall extend the full thickness of the structure wall. Hydraulic cement shall also be applied within the structure from the cone section, past all adjustment rings, to the frame.
 - Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
 - Intels:
 - Precast reinforced concrete—ASTM C478 and ASTM C443.
 - Size: Intels shall have a twenty-four inch inside diameter and a maximum depth of four feet.
 - Adjustment: No more than two precast concrete adjusting rings with six inch maximum height adjustment shall be allowed.
 - Only one pipe connection is allowed, and it shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
 - Bottom sections: All bottom sections shall be monolithically precast including bases and invert flowlines.
 - 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 covers shall be Neenah No. R-1772-C embossed "STORM SEWER".
 - Manhole steps—Neenah No. R-1931-1.
 - Six inch curb and gutter inlet—Neenah No. R-3032.
 - Yard inlet—Neenah No. R-2579.
 - All end sections and manholes shall be constructed 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.
 - Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
 - Backfill trenches to contours and elevations shown on the drawings.

GENERAL PAVING NOTES

- All pavement shall be constructed in accordance with the following:
 - 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.
 - Standards and requirements of Village of Roscoe.
 - Additional details and requirements provided in the contract documents, including this plan set.
- All proposed pavement areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 10.0 feet of design subgrade.
- 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.
- The subgrade shall be proof rolled, inspected and approved by the Testing Engineer prior to placing the base material. Notify the engineer at least 48 hours prior to finished subgrade preparation.
- 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.
- 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.
- 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.
- 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 Roscoe.
- 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.
- 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 Roscoe or the State of Illinois shall be at the contractor's expense. The contractor shall perform additional testing as considered 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.
 - Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and Village of Roscoe.
 - 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.
 - No ponding shall occur on paved surfaces.

PAVEMENT MARKING NOTES

- Apply two (2) coats for all pavement markings.
- Material description: a fast drying, high hiding marking paint for concrete, brick and bituminous surface. This product has been designed for painting centerlines and edge-lines of highways, Village of Roscoe crosswalks and stop zones, parking lots, traffic aisles, etc. Do not apply to in temperatures below 50 F.

ARC DESIGN
RESOURCES INC.

5301 ZEMITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 104-001334

PROJECT NAME
OWNER'S NAME

FOREST CITY GEAR WAREHOUSE

5313 ROSS LANE

ROSCOE, IL

WINNEBAGO COUNTY

FOREST CITY GEAR CO

11715 MAIN STREET

ROSCOE, IL 61073

(815) 823-2168

CONSULTANTS

ISSUED FOR

	DATE
1. VILLAGE APPROVAL	9/18/2024

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GENERAL NOTES

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RMG

CHECKED

JSL

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JSL

PROJECT NUMBER

SHEET NUMBER

23063

C01

PROJECT NAME
OWNER'S NAME

FOREST CITY
GEAR
WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL 61073
(815) 623-2168

CONSULTANTS

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OVERALL SITE
PLAN

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PM JSL

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SHEET NUMBER

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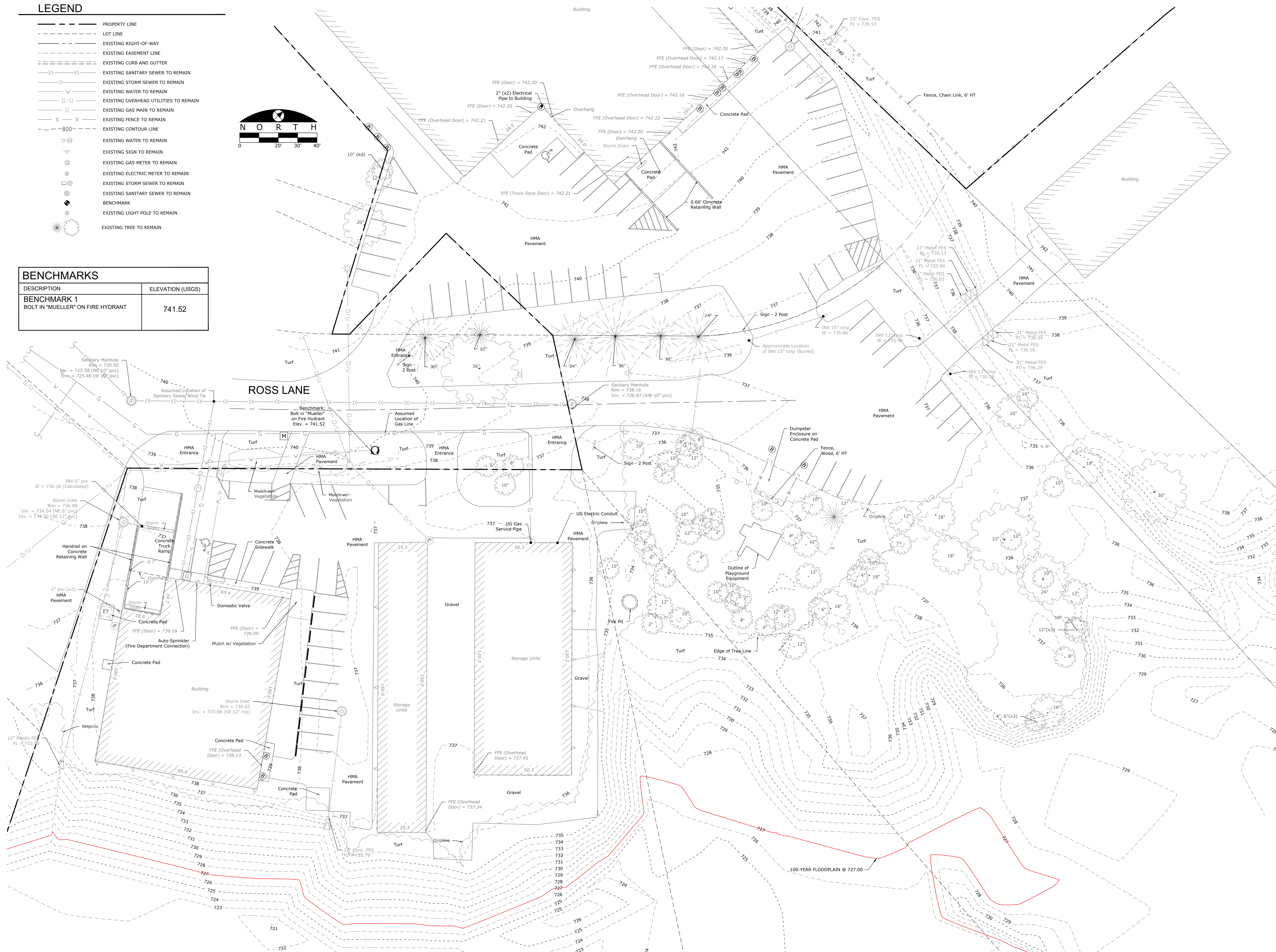
C02

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING WATER TO REMAIN
- EXISTING OVERHEAD UTILITIES TO REMAIN
- EXISTING GAS MAIN TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING CONTOUR LINE
- EXISTING WATER TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING GAS METER TO REMAIN
- EXISTING ELECTRIC METER TO REMAIN
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- BENCHMARK
- EXISTING LIGHT POLE TO REMAIN
- EXISTING TREE TO REMAIN

BENCHMARKS

DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 BOLT IN "MUELLER" ON FIRE HYDRANT	741.52



PROJECT NAME
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FOREST CITY
GEAR
WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
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(815) 823-2168

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EXISTING
CONDITIONS &
REMOVAL PLAN

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JSL

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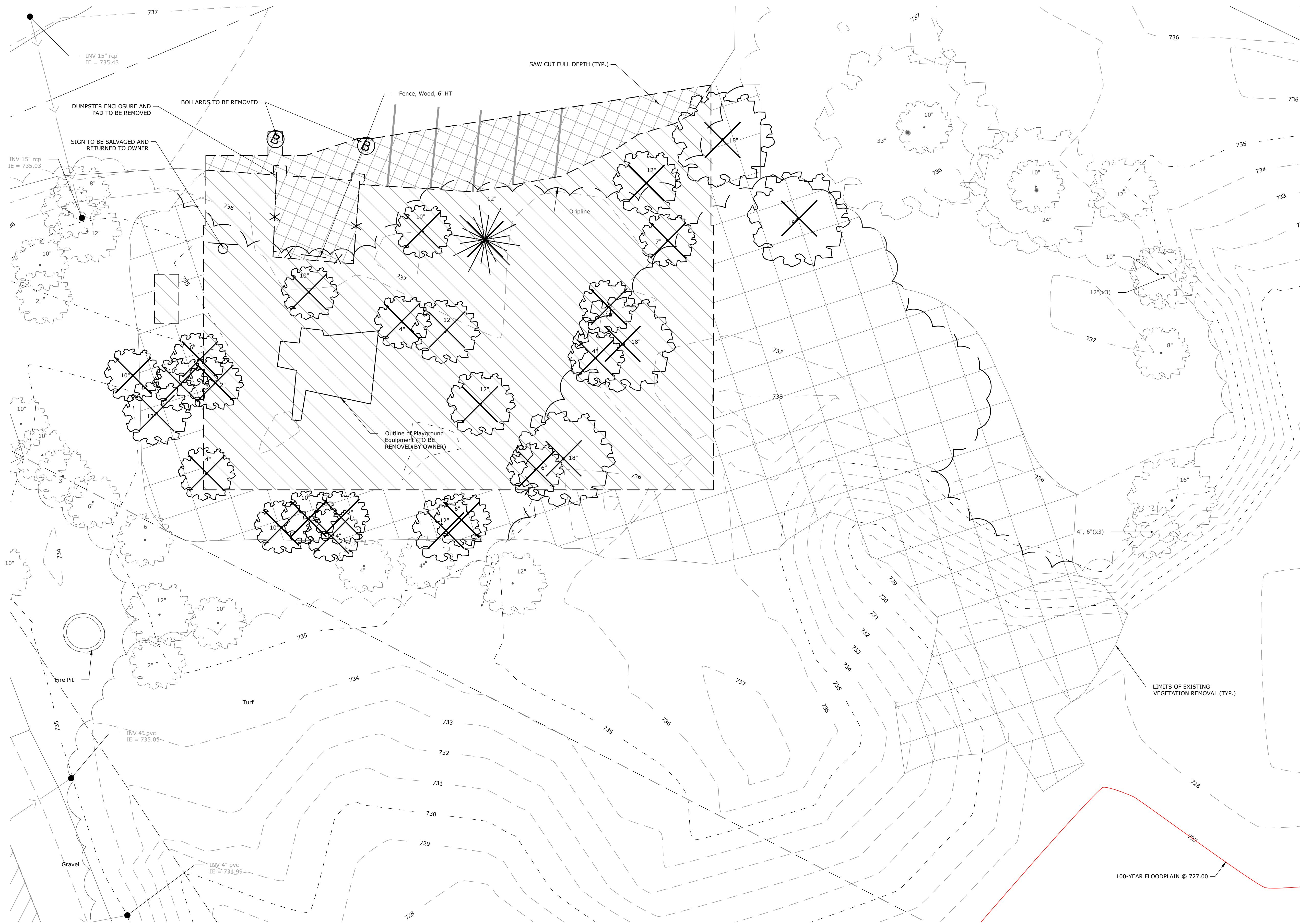
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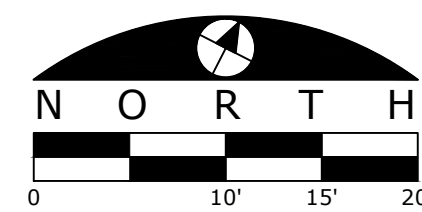
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LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
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- EXISTING GAS MAIN TO REMAIN
- EXISTING GAS MAIN TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- EXISTING CONTOUR LINE
- EXISTING PAVEMENT, CONCRETE SIDEWALKS OR FOUNDATIONS TO BE REMOVED
- EXISTING AREA TO BE CORED OUT FOR PROPOSED BUILDING AND PAVEMENT
- EXISTING VEGETATION TO BE CLEARED
- (TBR) "TO BE REMOVED"
- (SVG) "SALVAGE"
- (TYP) "TYPICAL" FOR ALL SIMILAR ITEMS
- EXISTING WATER TO REMAIN
- EXISTING WATER TO BE REMOVED
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- EXISTING GAS METER TO REMAIN
- EXISTING GAS METER TO BE REMOVED
- EXISTING ELECTRIC METER TO REMAIN
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- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- BENCHMARK
- EXISTING TRAFFIC SIGNAL MAST ARM
- EXISTING SIGNAL CONTROLLER
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING SHRUBS TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



PROJECT NAME
OWNER'S NAME

FOREST CITY
GEAR
WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL 61073
(815) 623-2168

CONSULTANTS

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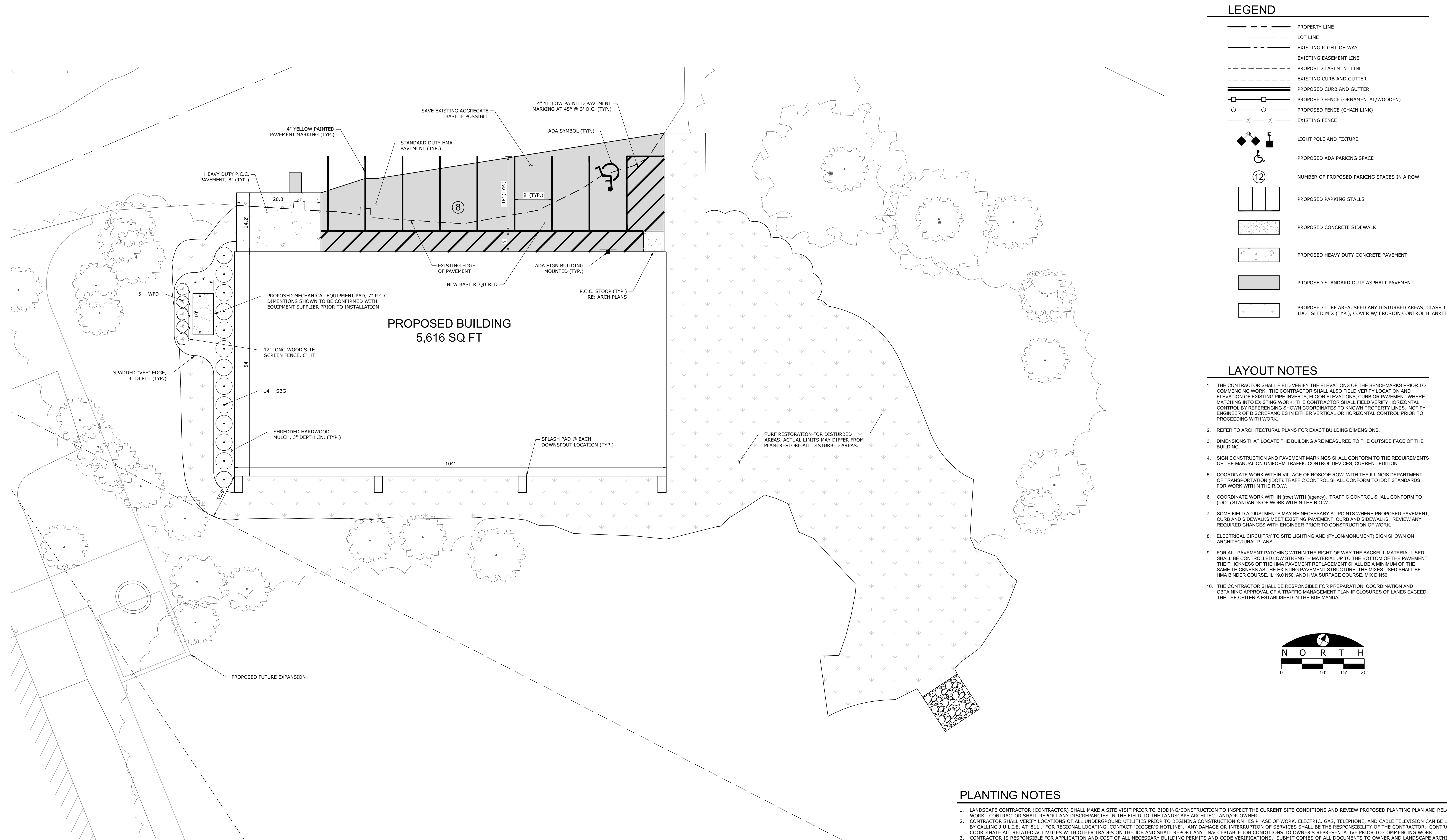
LAYOUT PLAN

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PROJECT NUMBER
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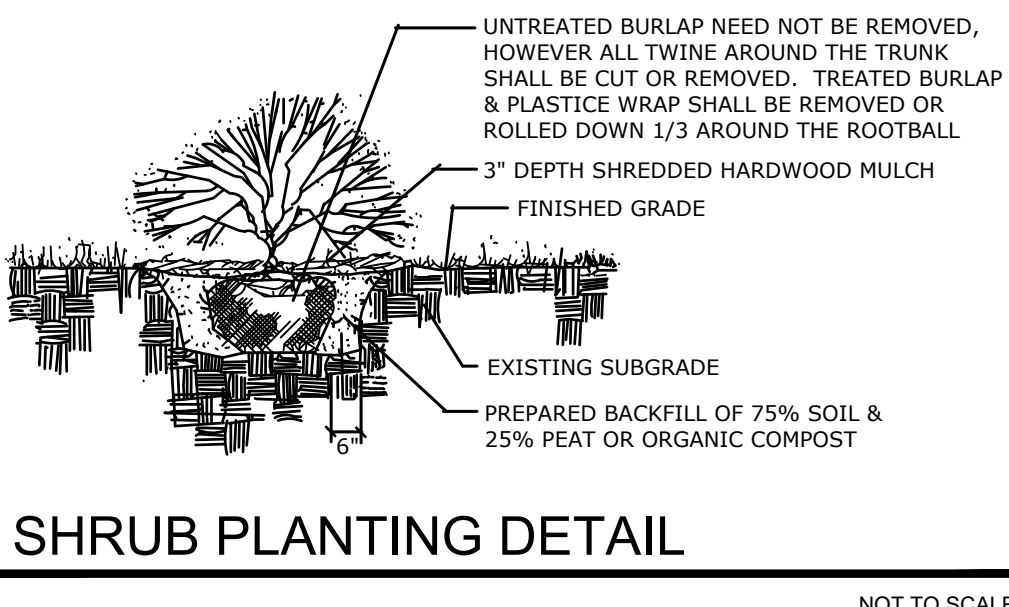
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C04



PLANTING NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING 311 OR 811. FOR REGIONAL LOCATING, CONTACT "DIGGER'S 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 OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SOIL/SEED. ROTO-TIL, DIS, DRAG, 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 SEED OR SOODED, 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, AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
- 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 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 LAWN AREAS AS INDICATED ON PLAN. SEEDING LAWN 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 SEEDED 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 SEED (SODDED) LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 0-26-26 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 15-40-5 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 SEEDED AREAS.
- ACCEPTANCE OF GRADING AND SEED (SOD) 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), REPLACEMENT (SOD) 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-SEED OR REPLACED REPEATEDLY UNTIL A UNIFORM STAND OF GRASS IS ESTABLISHED. MINIMUM ACCEPTANCE OF SEEDED 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.



PLANT LIST

KEY	QTY	Botanical name COMMON NAME	SIZE
SBG	14	Spiraea Bumalda 'Goldflame' GOLDFLAME SPIREA	5 GAL
WFD	5	Weigela Florida 'Dark Horse' DARK HORSE WEIGELA	5 GAL

PROJECT NAME
OWNER'S NAME

FOREST CITY
GEAR
WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL 61073
(815) 823-2168

CONSULTANTS

ISSUED FOR

1. VILLAGE APPROVAL	9-18-2024
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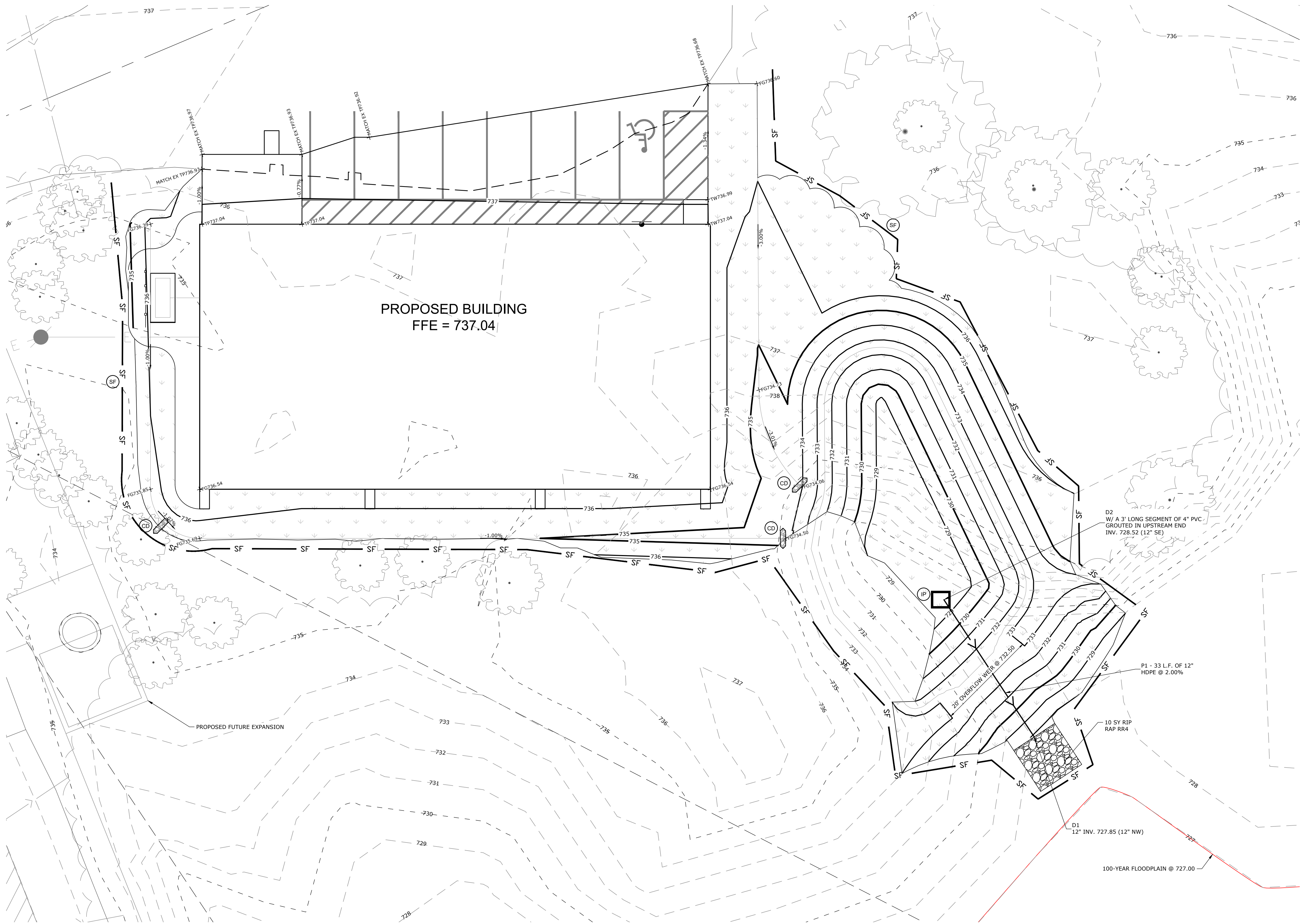
GRADING PLAN

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

23063

C05



LEGEND

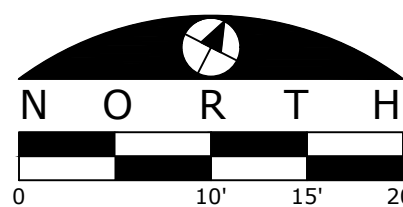
- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE
- TEMPORARY SILT FENCE
- INLET PROTECTION PER STRUCTURE TYPE
- PROPOSED TURF AREA TO BE RESTORED WITH 4" TOPSOIL (MIN.) SEEDING IDOT CLASS 3, EROSION CONTROL BLANKET

GRADING NOTES

- 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 INTO EXISTING WORK. 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.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- 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.
- THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3.0 HORIZONTAL TO 1 VERTICAL.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
- 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.
- THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
- ROOF AND CANOPY DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 1.0% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.
- THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERERS 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.

DETENTION BASIN:

REQUIRED STORAGE = 0.093 AC-FT
TOTAL STORAGE PROVIDED = 0.099 AC-FT
HIGH WATER LEVEL = 732.50



TOTAL DISTURBED AREA = 0.36 ACRES

PROJECT NAME
OWNER'S NAME

FOREST CITY
GEAR
WAREHOUSE

5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL 61073
(815) 823-2168

CONSULTANTS

ISSUED FOR

1. VILLAGE APPROVAL	9-18-2024
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REVISIONS

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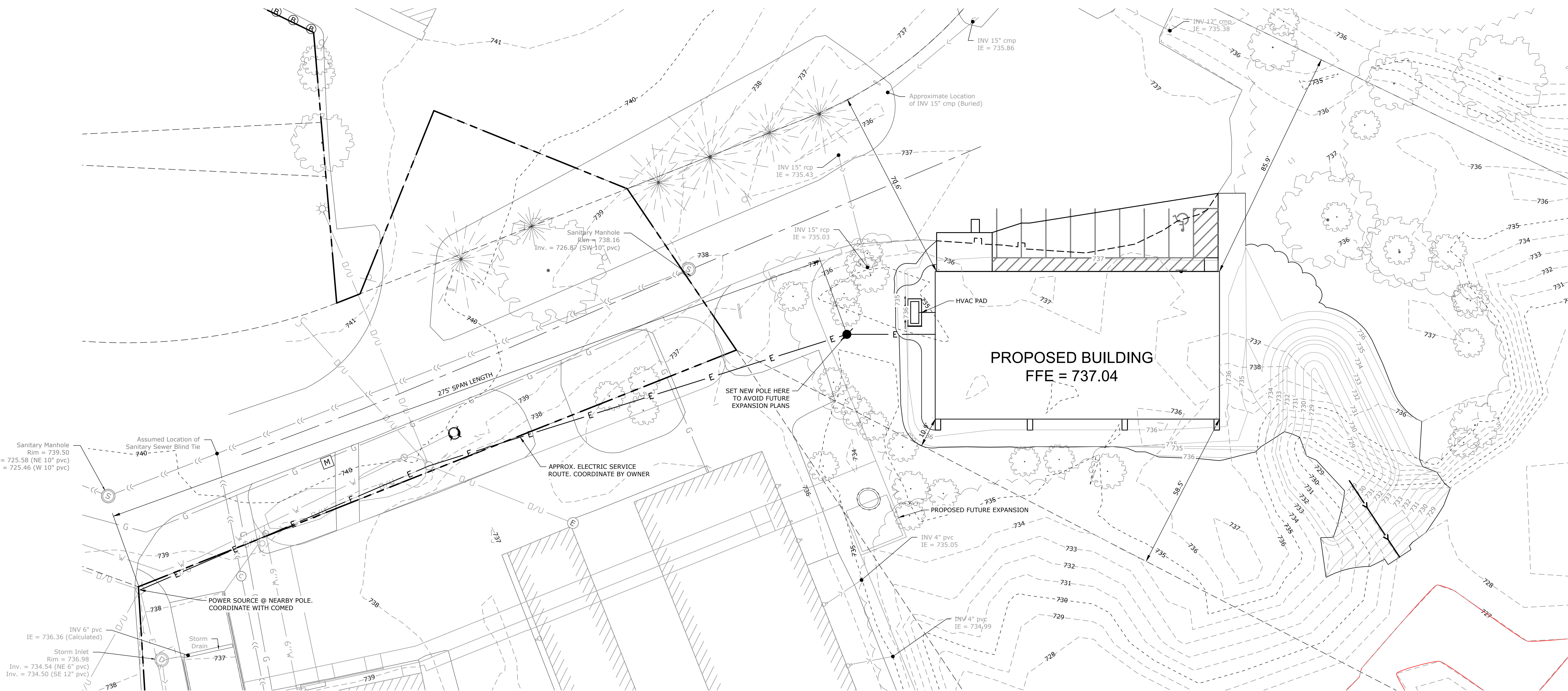
UTILITY PLAN

DRAWN RMG
CHECKED JSL
PM JSL

PROJECT NUMBER
SHEET NUMBER

23063

C06

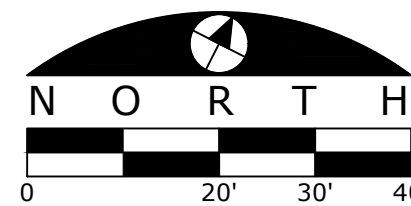


LEGEND

- PROPERTY LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING OVERHEAD UTILITY LINES
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED GREASE TRAP (SEE ARCH PLANS FOR DETAIL)
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING LIGHT POLE
- LIGHT POLE AND FIXTURE

UTILITY NOTES

- THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
- ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- 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.
- 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 REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.



PROJECT NAME
OWNER'S NAME

FOREST CITY
GEAR
WAREHOUSE

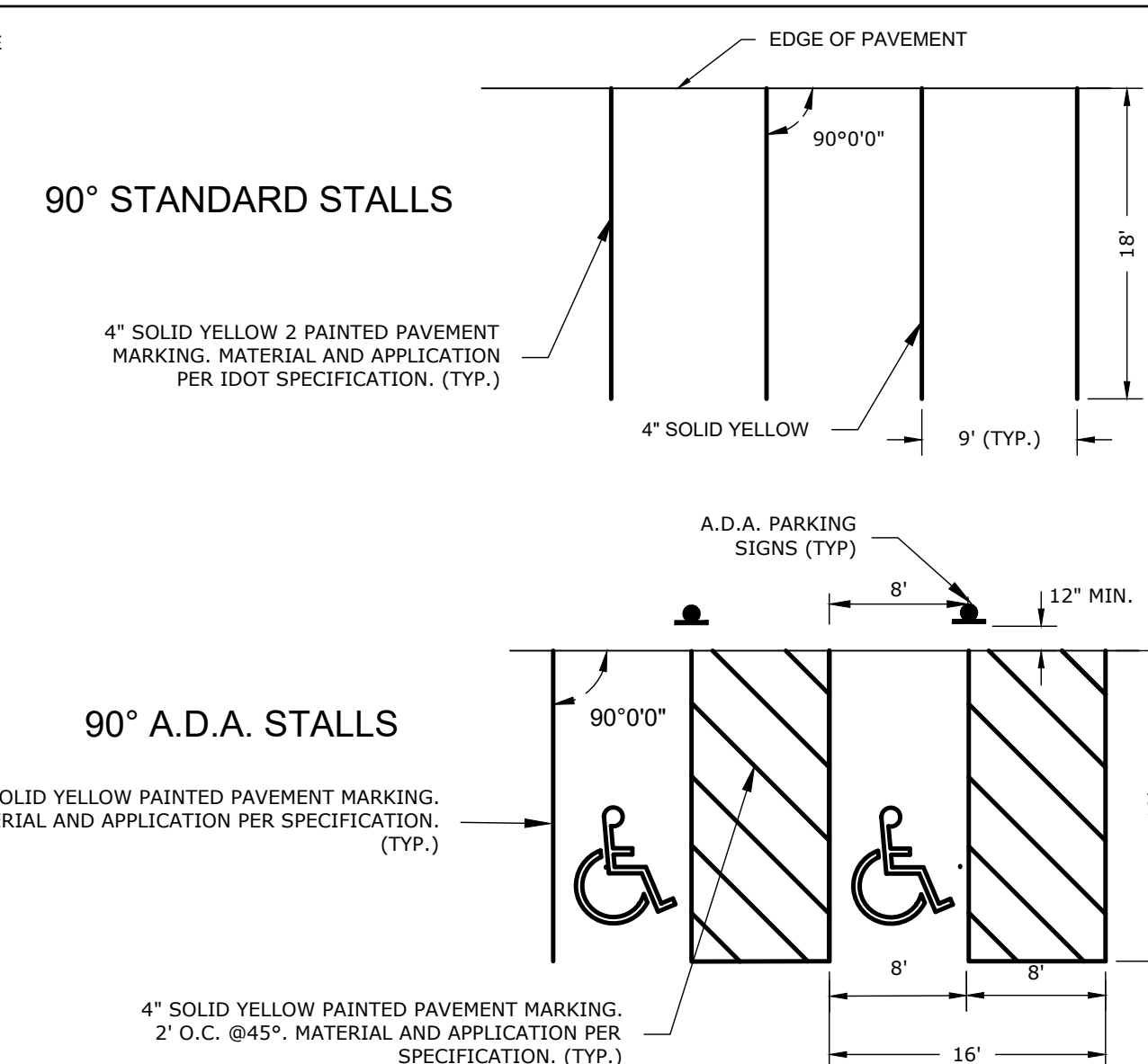
5313 ROSS LANE
ROSCOE, IL
WINNEBAGO COUNTY
FOREST CITY GEAR CO
11715 MAIN STREET
ROSCOE, IL, 61073
(815) 623-2168

CONSULTANTS

ISSUED FOR		DATE
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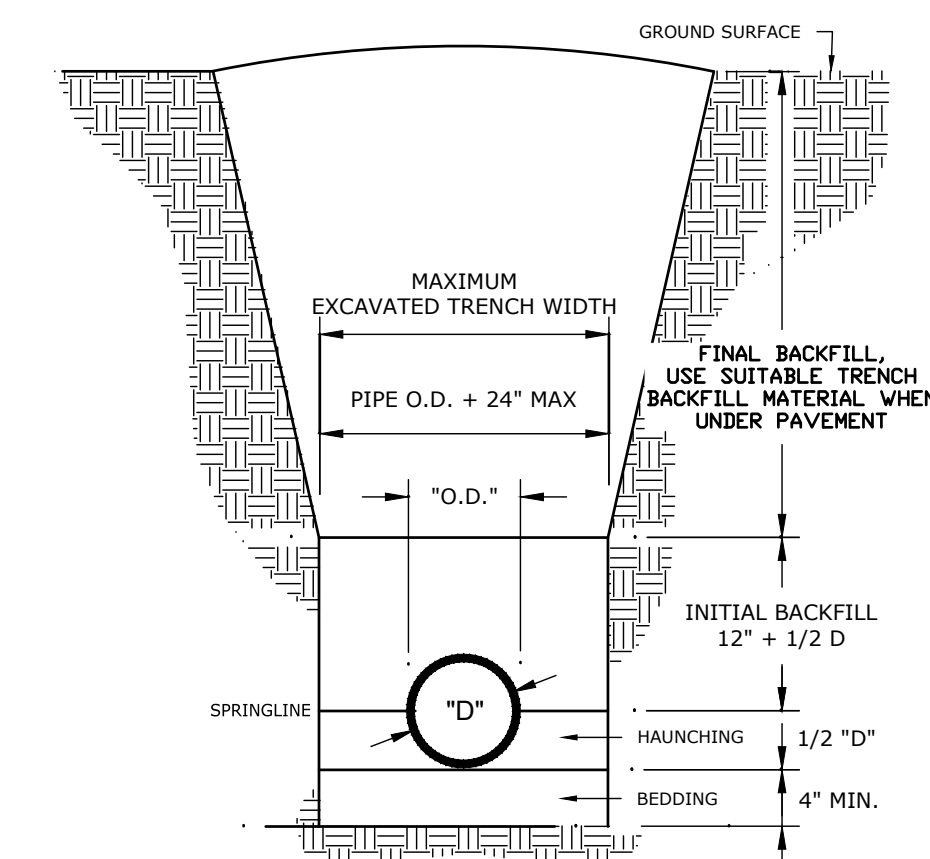
TYPICAL 90 DEGREE PARKING STRIPING DETAILS

NOT TO SCALE



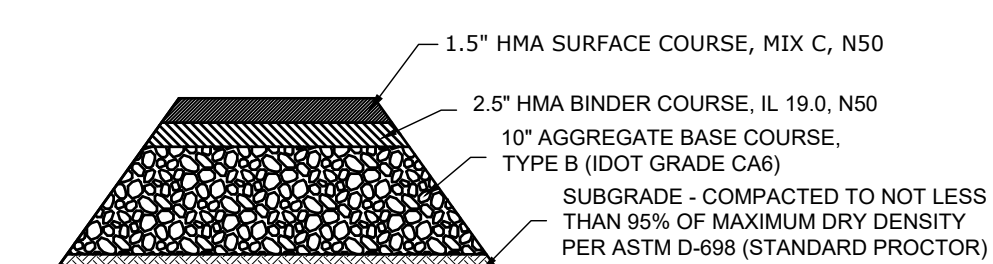
PIPE EMBEDMENT DETAIL

NOT TO SCALE

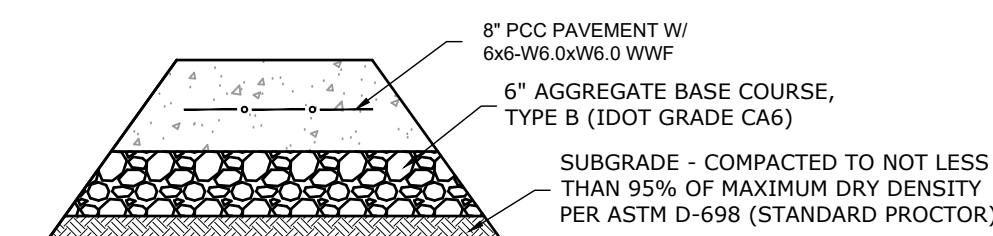


PAVEMENT DETAILS

NOT TO SCALE



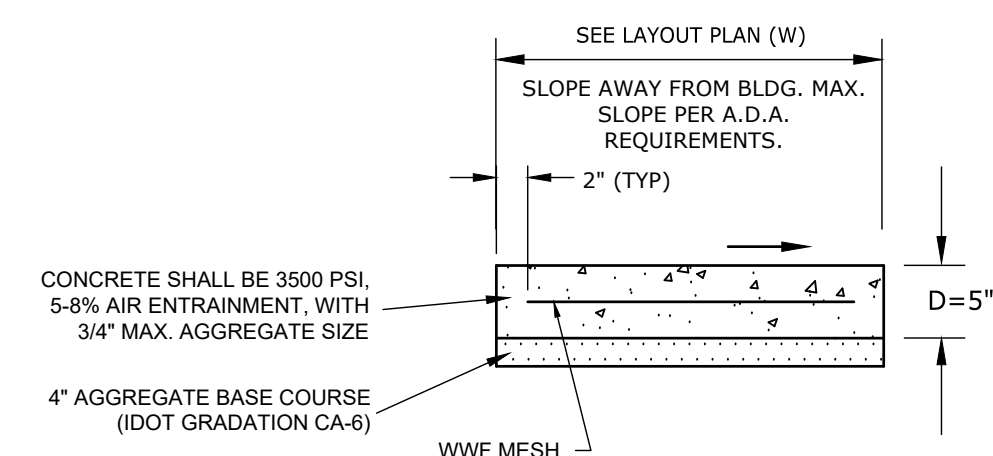
STANDARD DUTY ASPHALT PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK DETAIL

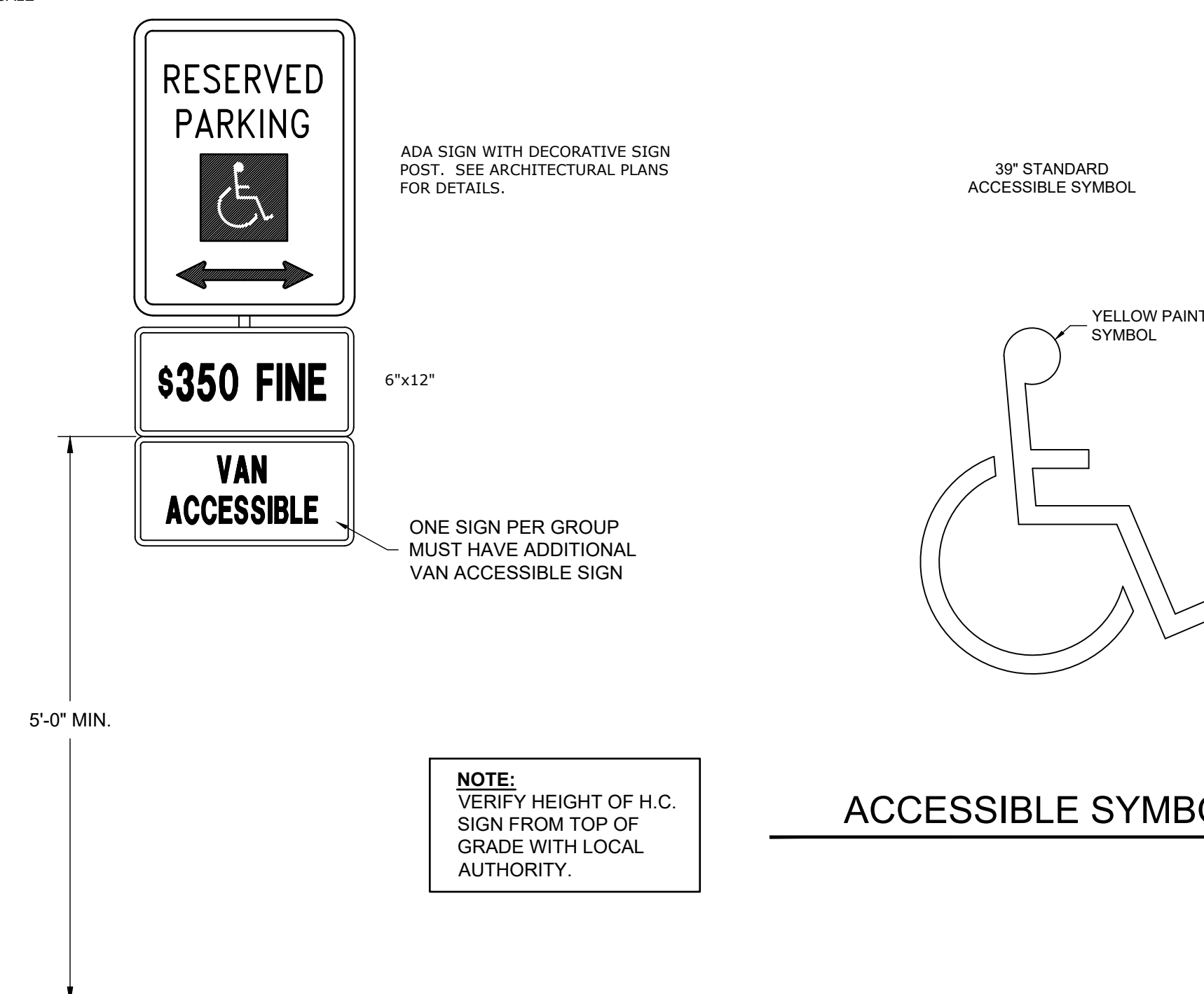
NOT TO SCALE



1. TOOLED JOINTS SHALL BE 1/4 D AND SHALL BE SPACED EQUAL TO W (MAX) AND SHALL DIVIDE PANELS EQUALLY.
2. EXPANSION JOINTS SHALL BE 3" BITUMINOUS IMPREGNATED FIBERBOARD ALONG THE PERIMETER OF THE SIDEWALK PANEL WERE PROPOSED SIDEWALK IS FLUSH WITH ADJACENT EXISTING CONCRETE.
3. SIDEWALK RAMPS AT DRIVES SHALL BE BUILT ACCORDING TO IDOT STANDARDS
4. WWF MESH SHALL BE 6 X 6 -10'10" CONTINUOUS WELDED WIRE
5. USE LIGHT BARN BROOM FINISH WITH 4" RETOOLED JOINTS AND EDGES.

ACCESSIBLE PARKING SIGN DETAIL (BUILDING MOUNT)

NOT TO SCALE



DRAWN	RMG
CHECKED	JSL
PM	JSL

PROJECT NUMBER
SHEET NUMBER

23063

C07

September 18, 2024

Planning and Community Development Department
10631 Main Street
Roscoe, IL 61073

**Re: Forest City Gear - 5313 Ross Lane
Arc Project No. 23063**

Please find the revised plans for Forest City Gear in response to comments received dated September 12, 2024. The comments are addressed in ***bold italics*** below.

Site Plan:

1. Increase side setback from 10.9 feet to at least 18 feet (10% of lot width at frontage).
We had a conversation with the Village Administrator and our client earlier this week. Originally, a 10' setback was agreed to at a meeting with Village staff. The Village stated that was under the understanding that the main plant lots and this lot were intended to be combined, making this building an accessory structure. Our client still intends to combine the three parcels into one, but the timing of this project is in advance of that action. The Administrator has agreed to allow the 10' setback with the understanding that the parcel combination is forthcoming. Therefore we have not shifted the building. We left our conversation with the agreement that the 10' setback will be approved.
2. Landscaping for the site. Required around:
 - Foundation base of building
Added along the side of building facing the end of the public street. The other three sides face the internal property and remaining tree line.
 - Screening of dumpster area/mechanical equipment.
Added along with a partial fence
3. If possible, move parking area from front of building to one side or the other.
For the functionality of the site, we are not able to do this. Parking remains as submitted.

Engineering:

1. Per section 15-48(1), the minimum orifice size is 6" diameter, but the 4" orifice is acceptable since both the 4" and 6" orifices allow more than the allowable release rate for the site.
The proposed orifice will remain a 4" pipe.
2. Please clarify the value and disturbance area since the area used in the report (0.34 acres) for the allowable release rate does not match the value used for the calculation appendix (0.38 acres.)
The revised area of disturbance has been verified to be 0.36 acres. Area has been

updated on the grading plan, calculation sheets and in the report. Note also that during an onsite review with the proposed contractor, the discussion of imported material to construct our detention was raised. After review in the field, we have modified the basin design to be a partial cut to fill in order to balance material onsite and eliminate import costs. the basin size remains adequate, just slightly enlarged, which lowers the overflow top.

We appreciate your comments and trust that our response will satisfactorily address the Village's concerns and allow the fire department to move forward with this needed expansion. If you have any questions or concerns, please do not hesitate to call me at (815) 484-4300 Ext. 219 or email me at jlinkenheld@arcdesign.com. Thank you in advance for your assistance.

Sincerely,



Jeffrey S. Linkenheld, P.E.
Project Manager

Enc. Plan set revised
Drainage memo



Change Order

Owner	Forest City Gear 11715 Main St	Deliver To	Forest City Gear 11715 Main St
	Roscoe, Illinois 61073		Roscoe, Illinois 61073
	Home:		
	Cell: (815) 985-0540		
	Other:		

Clarification	Change Order	7/3/2024 11:10
	Contracted Total Prior to this Change Order	\$345,654.00
	Amount of this Change Order	\$2,839.00
	Revised Contract Price to Date	\$348,493.00

Payment Schedule	Payment terms prior to this change order		Additional Payments Due to Change Order		New Payments	
	Down Payment(s)	\$104,351.00		\$0.00	Total to date	\$104,351.00
	Delivery Payment(s)	\$206,737.00		\$2,839.00		\$209,576.00
	Final Payment	\$34,566.00		\$0.00		\$34,566.00
	Totals	\$345,654.00		\$2,839.00		\$348,493.00

Customer Signature	Adam Krutza	Signature Date
	The terms and conditions of this Change Order must be reviewed and accepted by the Corporate office of Morton Buildings, Inc. [hereinafter "Morton"] located in Morton, IL. Prior to acceptance, Morton may reject this Change Order and discharge all liability to Owner by return of the down payment on the Change Order. If accepted this Change Order acts as a modification of Agreement for the Job Number noted above and incorporates all the terms and conditions of that Agreement, except for those modified herein, as set forth in detail. Acceptance of this Change Order is conditioned upon approval of Morton's Credit Department	

Change Order Scope of Work

General Changes

306 54'x16' 4"x104' (#1)

Colors have changed - See Building Color Definition Page for details

Additional Scope Information:

306 54'x16' 4"x104' (#1)

2 PR 6" Bollards with cap

2 PR 6" PLASTIC POST SLEEVE YELLOW

306 54'x16' 4"x104' (#1)

Overhead Doors

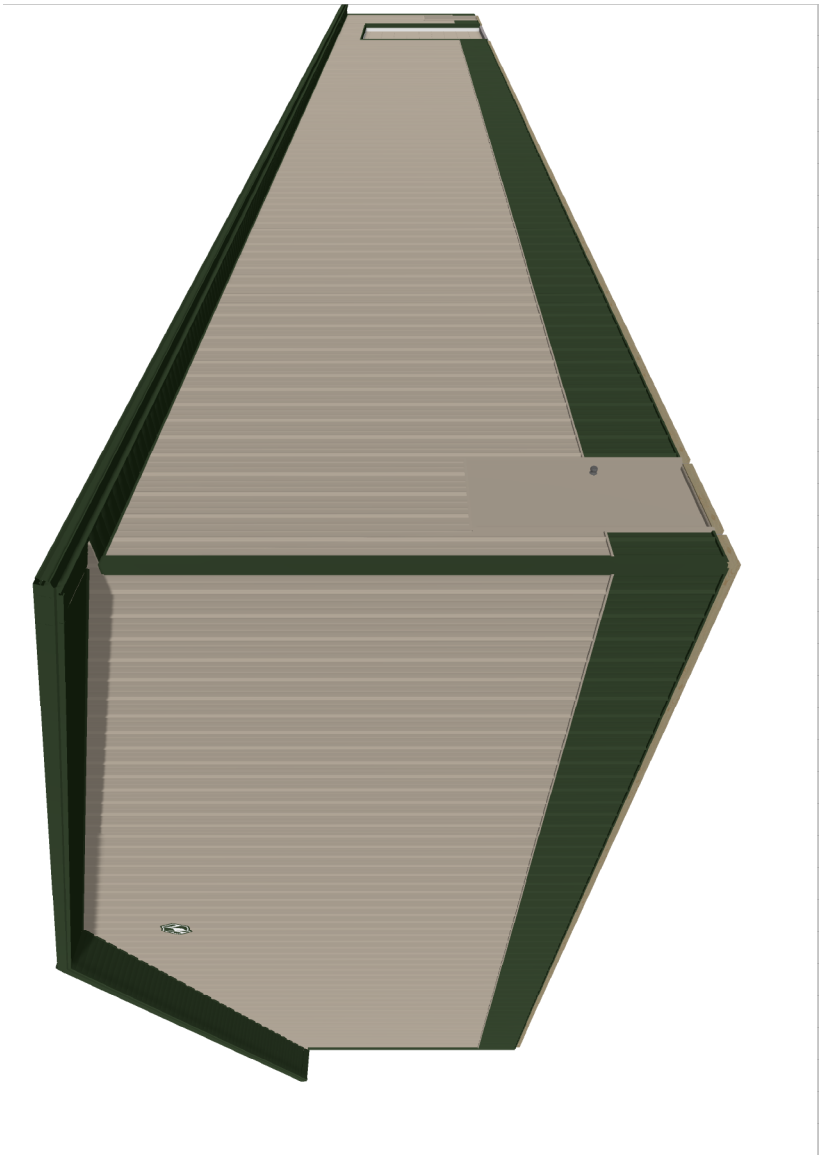
Moved "D" (12'0" x 14'0" Overhead Door Opening (Requires a minimum 12' 2" X 14' 1" panel), OHD/Operator requires 1' 8" Headroom, Available Headroom is 2' 1") from 90' 2.25" on the North wall to "C" 90' 2.25" on the North

Supplemental Terms and Conditions

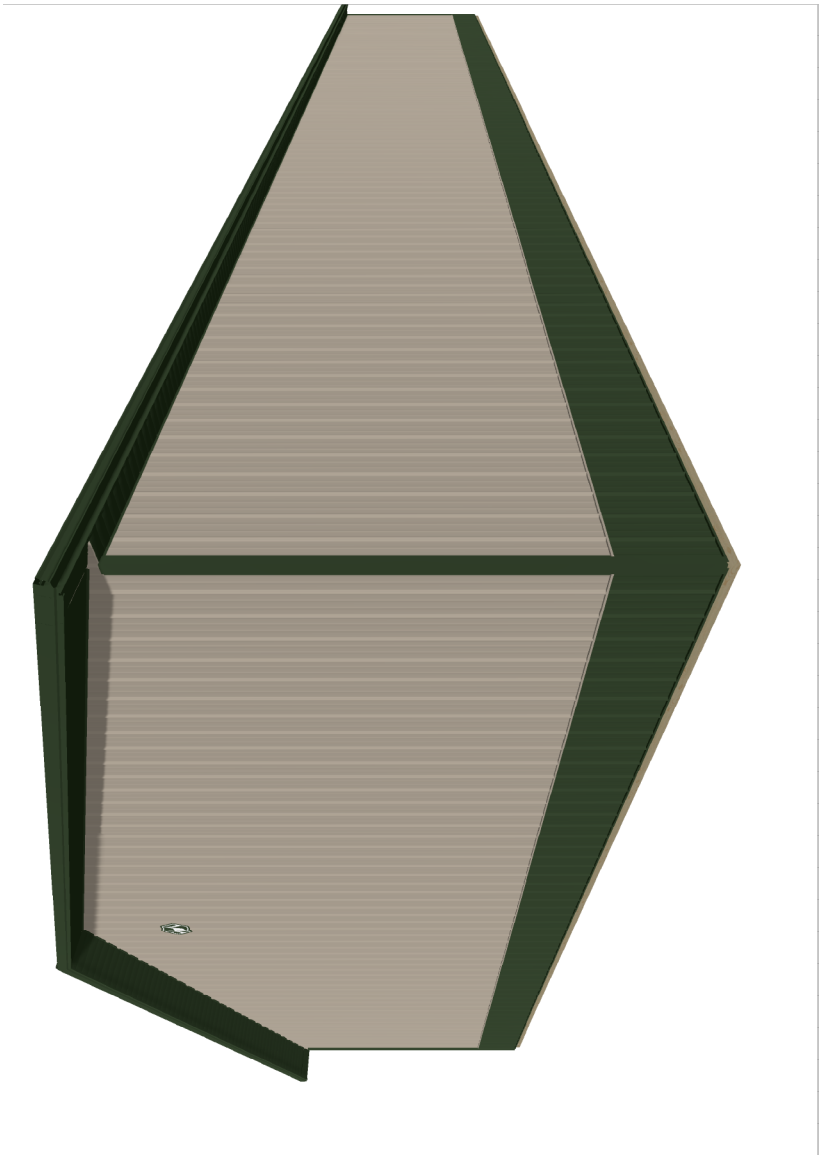
Customer relieves Morton Buildings, Inc. from liability for snow infiltration which may occur under certain conditions including but not limited to high wind, snow level and building orientation.

All interior walls, ceilings, rooms, and stalls shown on the plan view are: 1) of nominal size. Actual size may vary. If project requires specific clearances in any room, then those specifications must be added to the contract, and 2) not included by Morton Buildings unless specifically stated in the Scope of Work.

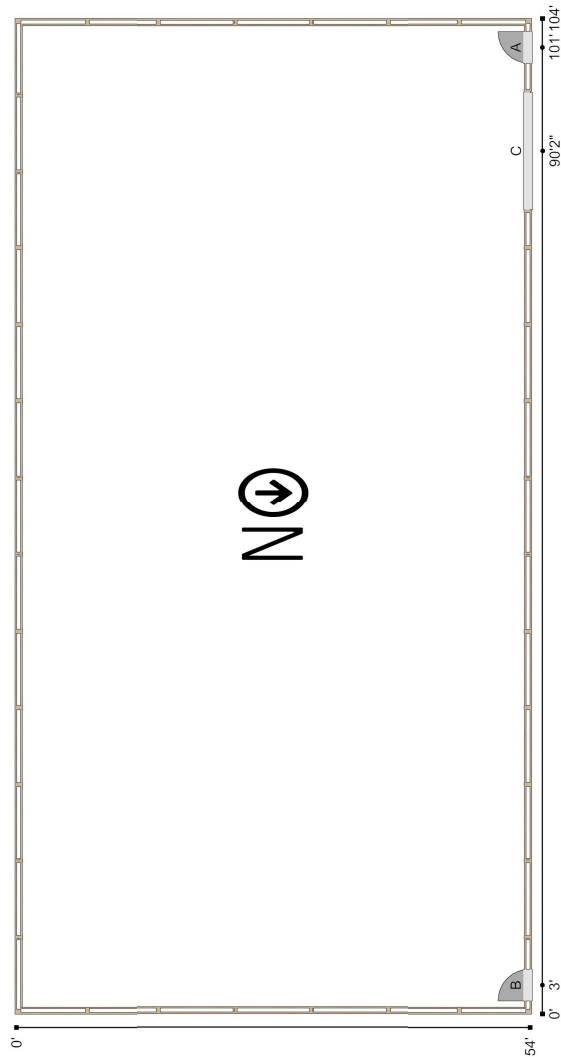
306 54'x16' 4"x104' East and North Walls



306 54'x16' 4"x104' West and South Walls



306 54'x16' 4"x104' (#1) Column Plan





Building 306 54'x16' 4"x104' (#1) Color Definition

Roof (4/12 PITCH)	Color
HiRib Steel	Evergreen
Vent-A-Ridge	Evergreen
Soffit	Evergreen
Gable Trim (Roof)	Evergreen
Fascia	Evergreen
Gutter	Evergreen
Ceiling	White ‡

Side & End Wall	Color
HiRib Steel	Beige
3"x4" Upper Downspouts	Beige
Corner Trim Above Wainscot	Evergreen
Transition Trim	Beige
Interior Liner of Wall	White §

Wainscot	Color
HiRib Steel	Evergreen
Corner Trim	Evergreen
Base Trim	Evergreen
Lower Downspouts	Evergreen

OHD/Coil-Up Doors	Color
Overhead Door Trim	Evergreen
Raynor Door Panel	Beige - All except Aspen Grooved

Walk Doors	Color
Walkdoor No CrossBuck/Panel (Fibersteel & MB)	Beige
Fibersteel Trim	Beige

This building will not be connected to another building and no other Morton building is on site.

‡ Hi-Rib Steel (.019 White Poly)
§ Hi-Rib to 8' w/ Acou. Steel above



252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Seasonal Discount

Owner

Forest City Gear
Forest City Gear
11715 Main St

Roscoe, IL 61073

Payment/Delivery Terms

The project is valued at \$377,983.00. With the Seasonal Discount valued at \$29,490.00 (and other rebates) your new contract amount is \$348,493.00.

Qualifications

- Seasonal Discount is earned if you meet the following conditions:
1. Construction Proposal acceptance and credit approval by Morton Buildings, Inc.
 2. Delivery of materials acceptance as per Terms and Conditions.

Zoning Board of Appeals Meeting of October 9th, 2024**Application No. ZBA 2024-010****Applicant:** Tony Pipitone**Location:** 4767 Bluestem Road**Requested Action:** Approval of Design Review for an accessory storage structure at 4767 Bluestem Road.**Existing Use:** Multi-Tenant Commercial**Proposed Use:** Multi-Tenant Commercial**Existing Zoning:** Commercial – Planned (CPD)**Adjacent Zoning:**

North: CPD (contiguous)

East: CPD (contiguous)

South: CPD (contiguous)

West: CPD (contiguous)

Report:

The applicant is requesting design review for the installation of an accessory storage structure at 4767 Bluestem Road. The address is home to a multi-tenant commercial building that shares a parking lot with the Pizza Ranch at 4797 Bluestem Road. The proposed accessory storage structure will house additional materials for everyday operations and upkeep of the commercial center. The location of the proposed shed is between the existing dumpster enclosure and the parking lot.

The proposed accessory building is comprised of steel paneling for all siding and roof materials. The front of the building includes an overhead door to make storage of equipment and materials more accessible. To ensure the storage building will not be used to store any type of vehicle, no curb cut in front of the storage building will be allowed as a condition of approval. The design of

the storage building includes a gambrel roof, which makes the building look more rural or agricultural in appearance.

The property is zoned Commercial-Planned (CPD), with no underlying base district shown. Without an underlying district, staff does not have a base standard to compare this proposal against. Under direction from the Village Administrator, a base district of General Commercial (CG). Also, we can refer to the Village's process for amending planned developments.

	Setback (Front)	Setback (Sides)	Setback (Rear)	Lot Coverage	Height
CG Standard	20 feet min	10 feet min	10 feet min	60% max	45 feet max
Proposal	No change	30 feet	28 feet	17% cover	12 feet

The proposal meets all CG district's bulk requirements, as stated in the above table.

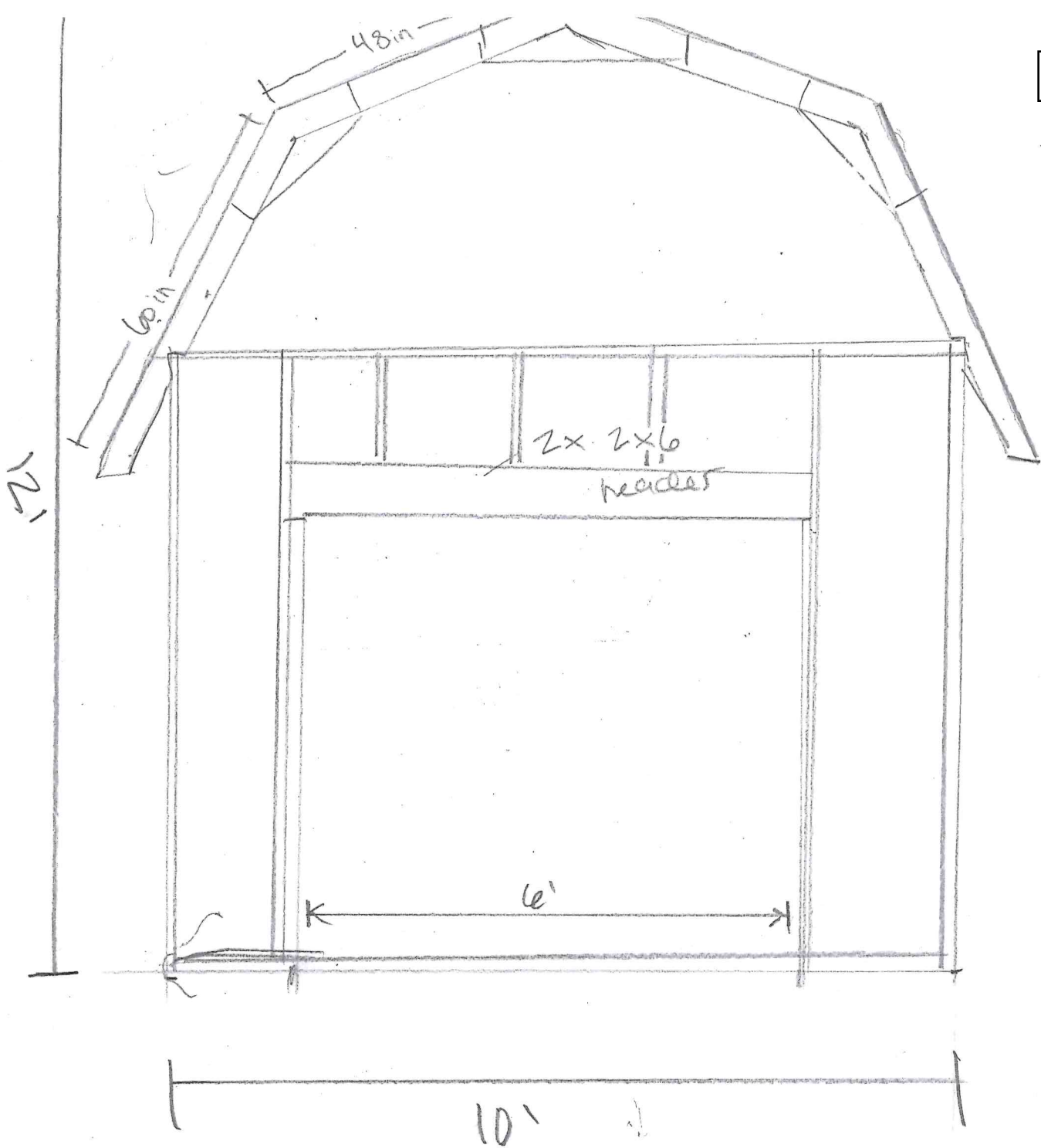
Section 17-726 – *Amendments and alterations to approved planned developments* details such standards and rules. Under this section, “minor changes” to the site plan can be approved by the zoning administrator without obtaining separate approval by the village board. However, these changes must not:

- 1) Increase the development's density
- 2) Increase the height of buildings
- 3) Reduce open space
- 4) Modify the proportion of housing types
- 5) Change or add new parking areas
- 6) Alter alignment of roads, utilities, or drainage
- 7) Amend final development agreements, provisions, or covenants
- 8) Provide any other change inconsistent with any standard or condition imposed by the Village Board in approving the planned development

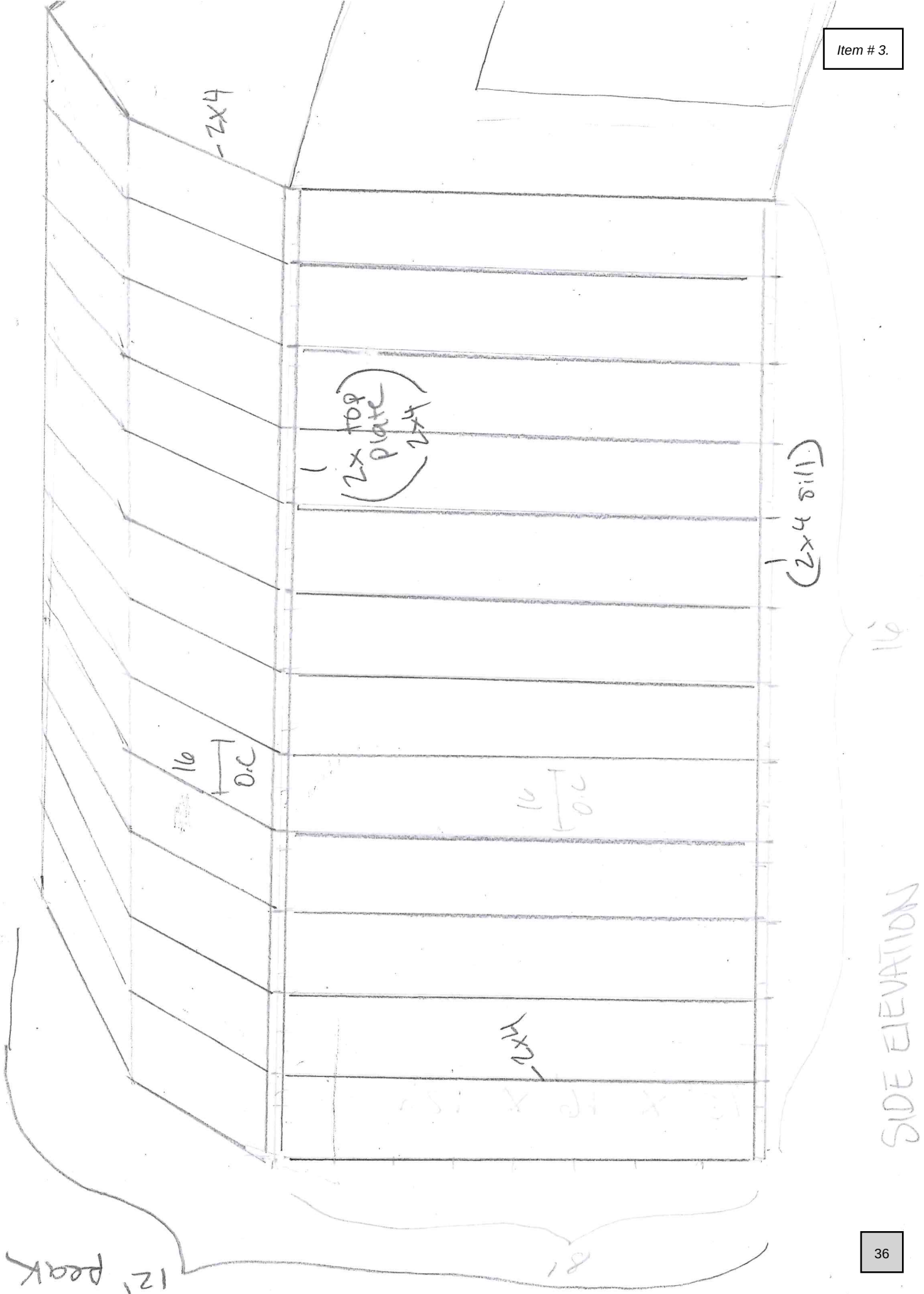
The proposed change meets all of the above criteria. Because the proposed accessory storage building is situated between an existing dumpster enclosure and the existing parking lot, the location of the proposed structure can be considered part of the parking lot area, and the addition should not be considered to be a reduction in usable open space. While the zoning administrator can approve this as a minor change, the Zoning Board of Appeals must approve the design and location of the proposed accessory building through the Design Review process.

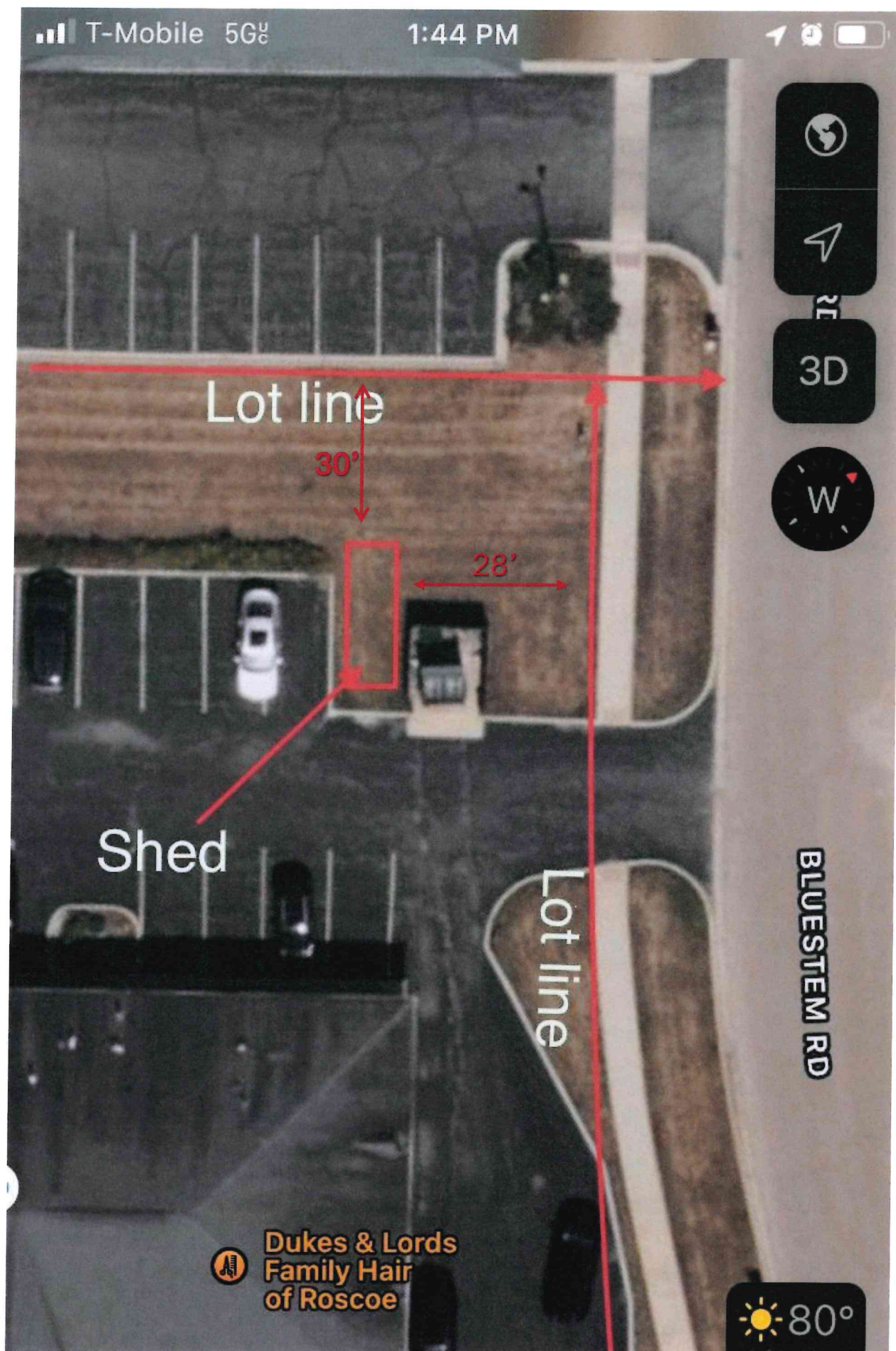
Recommendation: Staff recommends approval of Design Review for a 160 square foot accessory storage building in a CPD Commercial-Planned District subject to the following conditions:

- 1) The color of siding matches the color of the principal building.
- 2) No curb cut in front of the accessory storage building is allowed.



10' x 16' x 12'





36" Pro-Rib® Charcoal Gray Steel Panel

Model Number: Charcoal_Gray_1558276-04 | Menards® SKU: 1558276

Item # 3.



Pricing available after measurements are entered

477 People have purchased this in the past week.

Additional Packaging/Handling Charges May Apply.

- Covers a large area quickly-- panel width 38" (nominal), installation coverage 36" with 3/4" rib height
- Can be used for residential roofing, siding, and post frame applications
- Superior hail resistance (Class 4) may qualify for savings on homeowners insurance

[View More Information >](#)

Color: Charcoal Gray

Ship To Store - Free!

Get it as soon as 09/24/2024



Available for Special Order at [Cherry Valley](#).



Share

Description & Documents Specifications Optional Accessories Frequently Asked Questions

Product Type	Steel Panel
Material	Grade 80 Steel
Gauge	29
Color/Finish	Charcoal Gray
Overall Width	38 inch
Overall Length	Custom inch
On Center Rib Spacing	9 inch
Manufacturer Warranty	40 Year Limited Paint Warranty
Coverage Area	Custom
Listing Agency Standards	ASTM A755, ASTM A653, UL 2218, UL 580, UL 790

Special Features	G60 galvanized coating plus zinc phosphate	Item # 3.
Shipping Dimensions	36.00 H x 0.00 W x 0.00 D	
Shipping Weight	63.875 lbs	
Return Policy	Special Order Merchandise (view Return Policy)	

Compare - We've selected these items to compare. Let us help you decide which product fits your needs best!

Currently Viewing



36" Pro-Rib® Charcoal Gray Steel Panel

SALE PRICE **\$104.48**
11% REBATE* **\$11.49**

PRICE AFTER REBATE* STARTING AT

\$92⁹⁹ each

- ✓ Shipping & Delivery
- ✓ Ship To Store - Free!
- ✓ Pick Up at Plant



36" x 10' Brown Pro-Rib® Steel Panel

SALE PRICE **\$33.12**
11% REBATE* **\$3.64**

PRICE AFTER REBATE* **\$29⁴⁸** each

- ✓ Shipping & Delivery
- ✓ Pick Up at Plant
- ✓ 42 In-Stock at CHERRY VALLEY



36" x 10' White Pro-Rib® Steel Panel

SALE PRICE **\$33.12**
11% REBATE* **\$3.64**

PRICE AFTER REBATE* **\$29⁴⁸** each

- ✓ Shipping & Delivery
- ✓ Pick Up at Plant
- ✓ 24 In-Stock at CHERRY VALLEY



36" x 8' White Pro-Rib® Steel Panel

SALE PRICE **\$26.43**
11% REBATE* **\$2.91**

PRICE AFTER REBATE* **\$23⁵²** each

- ✓ Shipping & Delivery
- ✓ Pick Up at Plant
- ✓ 25 In-Stock at CHERRY VALLEY



36" x 8' Brown Pro-Rib® Steel Panel

SALE PRICE **\$26.43**
11% REBATE* **\$2.91**

PRICE AFTER REBATE* **\$23⁵²** each

- ✓ Shipping & Delivery
- ✓ Pick Up at Plant
- ✓ 38 In-Stock at CHERRY VALLEY

Compare Specifications

Popular Links

[36" Pro-Rib® Emerald Green Steel Panel](#) • [36" Pro-Rib® Brite Red Steel Panel](#) • [36" Pro-Rib® Ash Gray Steel Panel](#) • [36" Pro-Rib® Colonial Red Steel Panel](#) • [36" Pro-Rib® Midnight Gray Steel Panel](#) • [36" Pro-Rib® Burgundy Steel Panel](#) • [6' Pro-Rib® Charcoal Gray Chimney Flashing Kit](#) • [36" Pro-Rib® Beige Steel Panel](#) • [3' Pro-Rib® Charcoal Gray Chimney Flashing Kit](#)

***Please Note:** The 11% Rebate* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. "Price After Rebate" is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate* in the form of an in-store merchandise credit check. The 11% Rebate* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. No sorry slips. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

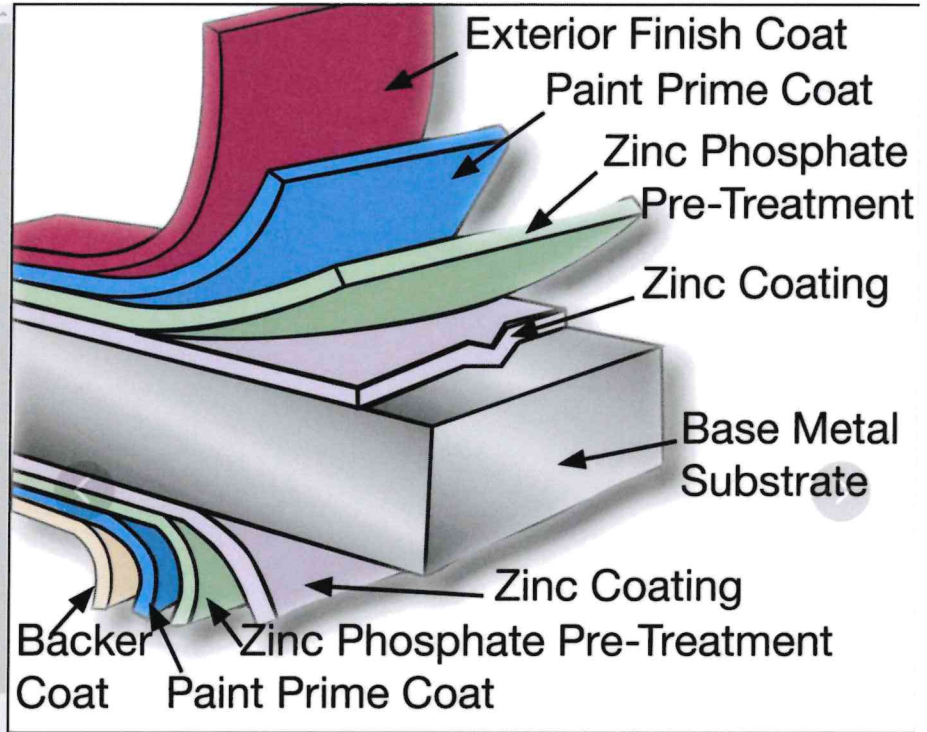
36" Pro-Rib® Charcoal Gray Steel Panel



Videos



Product Images



Click to zoom





Item # 3.



Zoning Board of Appeals Meeting of October 30, 2024**Application No. ZBA 2024-011****Applicant:** Michael Miller**Location:** 11380 Main Street**Requested Action:** Variance to Section 15-555 of the municipal code**Existing Use:** Single-Family Residential**Proposed Use:** Single-Family Residential**Existing Zoning:** R-1**Adjacent Zoning:** North: R-1/CH (contiguous)
East: CG (across Main Street)
South: R-1 (contiguous)
West: P (across Highway 251)

Report: The applicant is requesting a variance to Section 15-555 – *Private solar energy collection systems.*, more specifically, subsection (2) – *Ground-mounted systems.* The applicant originally applied for a zoning permit for the installation of a ground-mount solar system at 11380 Main Street. The parcel is 3.72 acres in size and is zoned One Family Residential (R-1). Buildings and structures on the property are reasonably secluded from public view and the proposed ground-mount system would be well-screened from Main Street through existing vegetation.

The proposed ground-mount system is 501 square feet in area. According to the plans sent over by the applicant on August 8, 2024, the proposed height of the system is 15 feet. The applicant asserts that the height is necessary to capture the solar energy needed to make the system a net-positive investment for his property.

Subsection (2) – *Ground-mounted systems*, includes the following standards:

- a. *Location*. Ground-mounted systems shall not be located within any required setback and shall not be located within the front or corner side yard.
- b. *Fencing*. Any yard containing a ground-mounted solar energy production system shall provide a fence along adjacent properties. The fence shall comply with Article VII of this chapter.
- c. *Maximum height*. The maximum height of a ground-mounted solar energy production system, including any structural elements or energy producing elements, shall not exceed a height that is one foot less than the height of the fence provided in accordance with subsection (2)(b) of this section.

The applicant is requesting a variance to standard (b) of this subsection to allow for the installation of this ground-mount system without the inclusion of a fence as required in the standard. Subsequently, if there is no fence to base standard (c) off of, there is also no height maximum for this system, which would make the applicant's proposed system compliant with the zoning code. The justification for this variance is that the applicant's lot is considerably larger and more secluded than typical residential lots in the Village and that fencing to conceal the system is not necessary.

Section 15-781 – *Variances* details the process and guidelines for the Village when considering and approving variances. Standard (e) in the section describes *findings of fact* when considering the validity of a variance request. It states that, for the Zoning Board of Appeals to make an affirmative decision on any proposed variation, it must find all of the following facts are true:

- a. Because of the particular surroundings, shape, or topographical conditions of a specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out;

- b. The conditions upon which a petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning district;
- c. The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property;
- d. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity in which the property is located; and
- e. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets or increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the vicinity.

Staff does not believe that the variance requested by the applicant meets standard (a) above in the findings of fact. When variances are typically granted, it is because a property is restrictive in some way (irregular lot shape, nonconforming lot size, etc.). In this case, the applicant is requesting a variance due to their property being more expansive and *permissive*. Variances are intended to provide relief in more extenuating circumstances rather than justifying further deviations from a zoning code. Setting a precedent where property owners can request a variance to zoning district standards based on their properties *exceeding those standards* (large lot size, large existing setbacks, etc.) could be potentially risky. A better solution to this issue would be to amend the current code surrounding ground-mount solar energy collection systems to be more flexible.

Recommendation: Staff recommends denial of the variance application for a ground-mount solar energy collection system at 11380 Main Street.





Permit Plan

Michael Miller

11380 Main St.

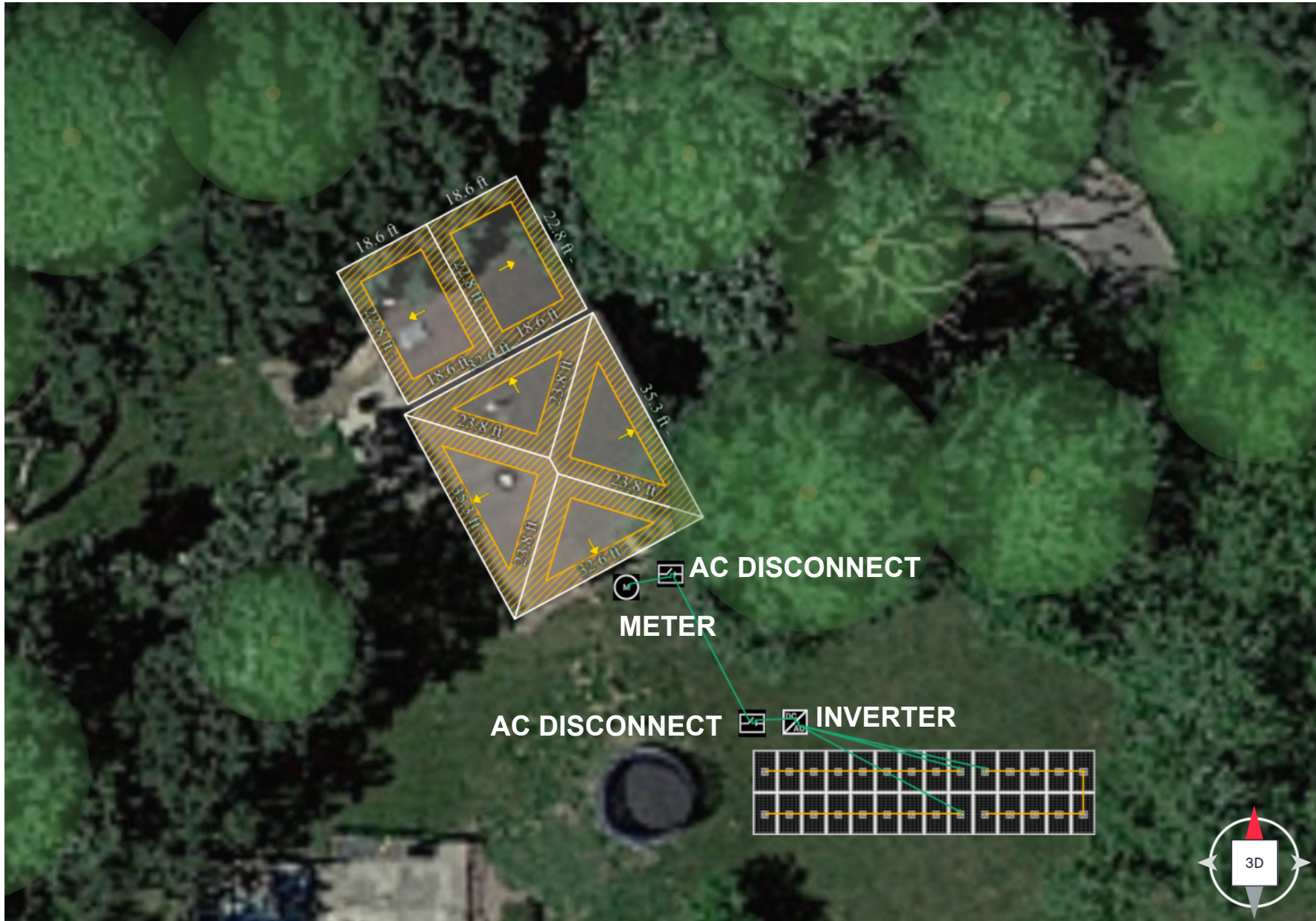
Roscoe, IL 61073

16.24kW DC Grid-Tied
Photovoltaic System



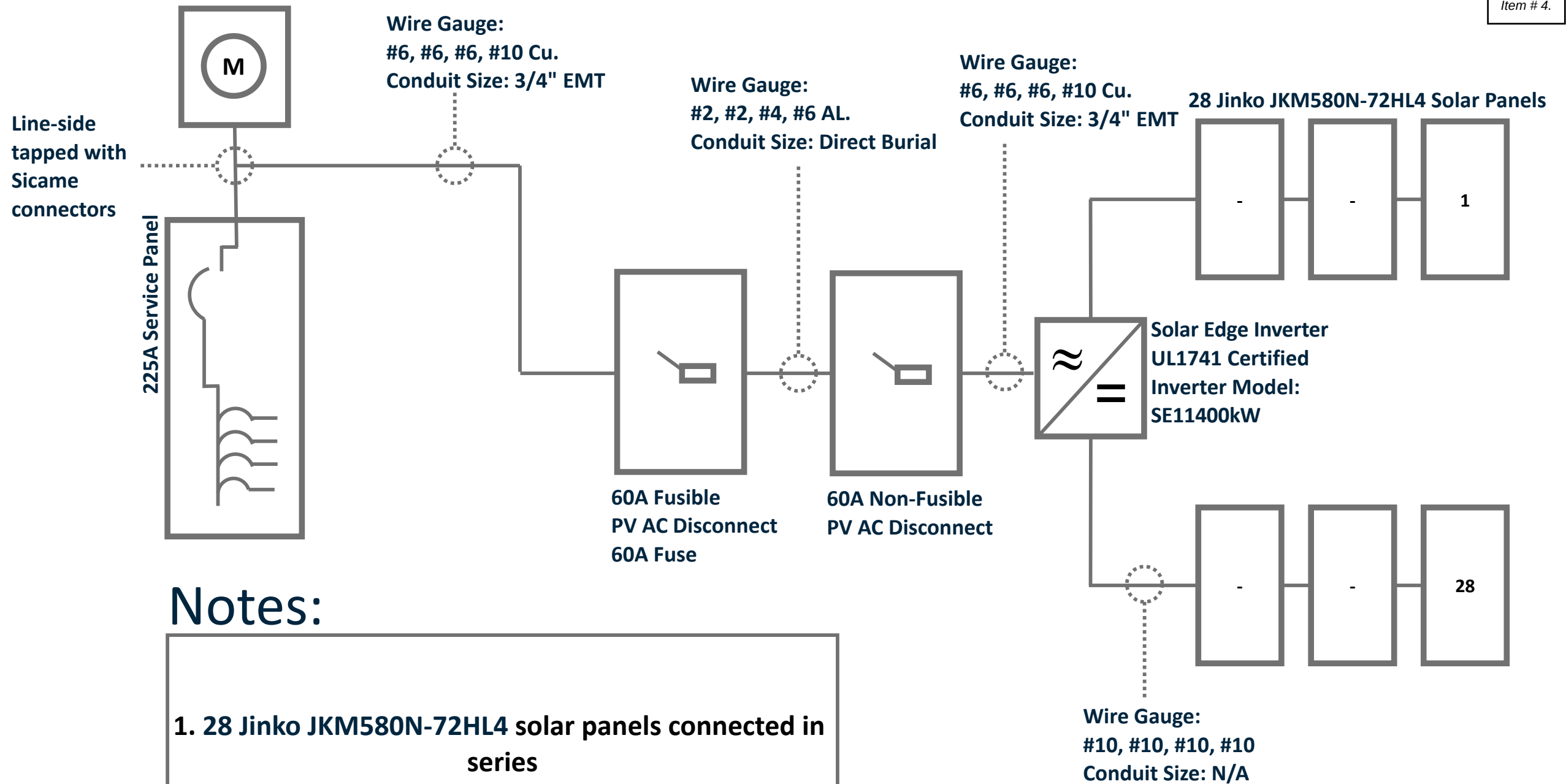
Designed By: Kenji Grahame	Project: Michael Miller	Stateline Solar LLC
Date: 08/06/2024	Location: 11380 Main St. Roscoe, IL 61073	815-580-3011 310 W. Main St. Lena IL 61048





Designed By: Kenji Grahame	Project: Michael Miller	Stateline Solar LLC
Date: 08/06/2024	Location: 11380 Main St. Roscoe, IL 61073	815-580-3011 310 W. Main St. Lena IL 61048





Notes:

1. 28 Jinko JKM580N-72HL4 solar panels connected in series
2. Two strings of 14 solar panels connected in parallel
3. Number of PV wire correlates to total PV system, not to each string

Michael Miller
11380 Main St
Roscoe, IL 61073

**U-BUILDER PROJECT REPORT**

APPLICATION VERSION: 6.6.0

PROJECT VERSION: 0.0.53

PROJECT TITLE

NXT UMOUNT

PROJECT ID

2844BCD1

LAST UPDATED

Aug. 6, 2024

ORIGINALLY CREATED

Jul. 16, 2024

NAME

James Goff

Designed by kenji.grahame@statelinesolar.net

ADDRESS

15N141 Romke Rd, Hampshire, IL 60140, USA

NXT UMOUNT

CITY, STATE

Hampshire, IL

Jinko Solar

MODULE

Jinko Solar JKM580N-72HL4-BDV

18 - JKM580N-72HL4-BDV

10.44 KW

NOTE: Installation of the project is intended to happen within the year of project designed in UBuilder. If it's past one year please rerun the design or contact Unirac Engineering Services.

ENGINEERING REPORT

Plan Review

* Distributed Dead Load **2.63 psf**

* Average Roof Point Dead Load **54.82 lbs**

TOTAL NUMBER OF MODULES	18
TOTAL KW	10.44 KW
TOTAL AREA	~501 ft ²

Loads Used for Design

BUILDING CODE	ASCE 7-10
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	0.00 psf
SEISMIC, S _s	0.155
ELEVATION	995.00 ft
WIND EXPOSURE	B
TOPOGRAPHICAL FACTOR K _{zT}	1.00

Inspection

PRODUCT	NXT UMount
MODULE MANUFACTURER	Jinko Solar
MODEL	18 - JKM580N-72HL4-BDV
MODULE WATTS	580 watts
MODULE LENGTH	89.69"
MODULE WIDTH	44.65"
MODULE THICKNESS	1.18"
MODULE WEIGHT	68.34 lbs
EXPANSION JOINTS	Every 40'
RAILS DIRECTION	EW
BUILDING HEIGHT	15.00 ft
SHORTEST BUILDING LENGTH	40.00 ft
ROOF TYPE	R panel
ATTACHMENT TYPE	PM-9000S
RAFTER SPACING	24.00"
* TOTAL WEIGHT	1315.64 lbs
ROW SPACING	0.50"
COLUMN SPACING	0.50"
MID CLAMP	NXT UMount COMBO CLAMP
END CLAMP	NXT UMount COMBO CLAMP

* Calculated based on suggested quantity given on part list.

Roof Area 1: Array 1

Portrait Modules - Rails Running Across Slope

NXT UMOUNT RAIL SPANS [IN]	ZONE 1	ZONE 2	ZONE 3
DESIGN SPAN	72	48	48
Max Cantilever	24	16	16
Max Span	72	67	58

ZONES	ZONE 1	ZONE 2	ZONE 3
NO OF RAILS	2	2	2

DESIGN PRESSURES [PSF]	ZONE 1	ZONE 2	ZONE 3
Up	-9.7	-19.3	-30.2
Down	13.2	13.2	13.2
Downslope	1.7	1.7	1.7
Lateral	0.5	0.5	0.5

MAXIMUM POINT LOADS [LBS]	ZONE 1	ZONE 2	ZONE 3
Up	-271.9	-360.6	-564.3
Down	370.0	246.6	246.6
Downslope	47.6	31.8	31.8
Lateral	14.0	9.3	9.3
Tributary Area [ft ²]	28.0	18.7	18.7
ROOF PITCH:	18°		

Clamp Checks

ZONES		ZONE 1			ZONE 2			ZONE 3		
CONNECTION-TYPE		End-End	End-Mid	Mid-Mid	End-End	End-Mid	Mid-Mid	End-End	End-Mid	Mid-Mid
Up	Load	N/A	270	270	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK
Side	Load	N/A	270	270	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK
Lateral	Load	N/A	270	270	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK

N/A stands for not applicable

NXT U-MOUNT U-BUILDER PRODUCT ASSUMPTIONS

Limitations of Responsibility: It is the user's responsibility to ensure that inputs are correct for your specific project.

Unirac is not the solar, electrical, or building engineer of record and is not responsible for the solar, electrical, or building design for this project.

Building Assumptions

1. Building Risk Category II.
2. Mean Roof Height = 0.00 ft – 60.00 ft unless otherwise specified.
3. Roof Pitch: 5° - 45° for ASCE 7-10 and 9° - 45° for ASCE 7-16 and ASCE 7-22

Wind Design Assumptions

1. Exposure Category B, C, or D
2. Basic Wind Speed 95.00 mph – 190.00 mph for ASCE 7-10, and 85.00 mph - 190.00 mph for ASCE 7-16 and ASCE 7-22.
3. Wind speeds are LRFD values
4. $\gamma_E = 1.0$ for 'Interior' spans, $\gamma_E = 1.5$ for 'Exposed' spans (ASCE 7-16 and ASCE 7-22 Sec. 29.4.3, Fig. 29.4-7)

Snow and Seismic Design Assumptions

1. Ground Snow Load = 0 - 100.00 psf
2. Thermal Factor = 1.0
3. Results based on uniform snow load
4. 0.2-s Spectral Response Acceleration, $S_S \leq 3$

Array Assumptions

1. Dead Load ≤ 5.00 psf (including PV Modules and Racking)
2. Module orientation and Rail direction per user selection
3. Module height above roof surface 5.00" to 10.00" depending on attachment type
4. Gaps between module rows and columns is 0.25" - 1.00"
5. Modules are parallel to the roof surface and within 10.00" of it.
6. 'Exposed' spans shall be used when any part of an exposed module or panel is attributed to that span.
7. The most restrictive of all roof zone spans shall be used when any part of the module is attributed to that span.

Intermediary Span Distances: Roof attachment point loads be reduced linearly if the installed distance between the attachments is less than the selected span. For example, if the spacing is half the amount shown in the results, then the point loads may also be reduced by half.

Spans greater than 72.00': While our products are valid for greater spans in many instances, we do not recommend this mounting configuration. Typical residential roofs are not designed for the larger point loads that might result from such excessive spans and we recommend final design by a licensed professional engineer of responsible charge.

Ubuilder does not consider the attachment to the roof structure. Ensure that the supporting roof, its rafters, connections, and any other structural support members can support the array under all code level loading conditions.

Ensure the attachment to the roof structure is adequate to support loads in your installation location.



Item # 4.

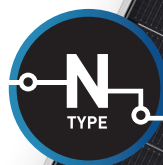
THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE 72 G6B

570-590 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia



KEY FEATURES



N-Type Technology

N-type cells offer Jinko's in-house TOPCon technology with better performance and improved reliability.



Multi Busbar Half Cell Technology

Better light trapping and current collection to improve module power output and reliability.



Bifacial Power Gain

N-Type architecture increases bifaciality for higher backside bonus and better lifetime yield.



Low Temperature Coefficient

Best in class temperature coefficient for highest lifetime energy yield in all climates.



Industrial Grade Construction

Fire Type 29 with optimized dual-glass construction and thick frame for highest mechanical load resistance.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments

Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



Warranty

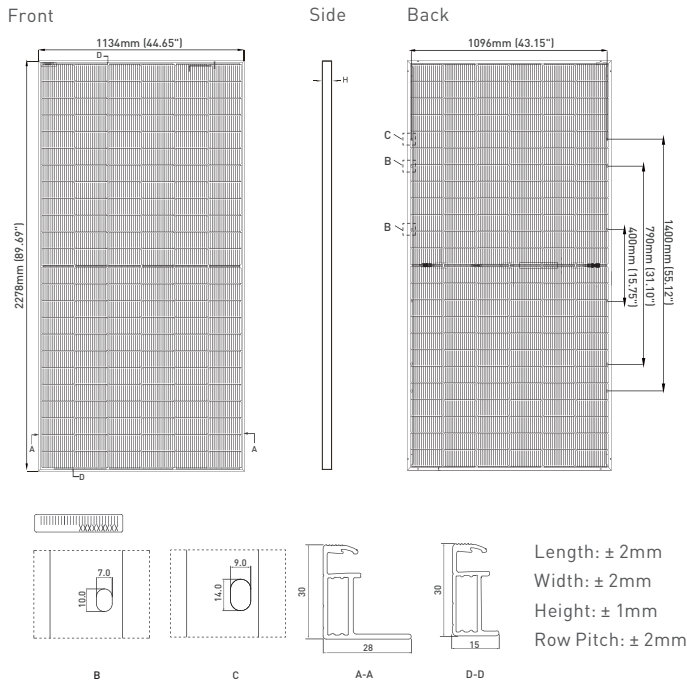
12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products

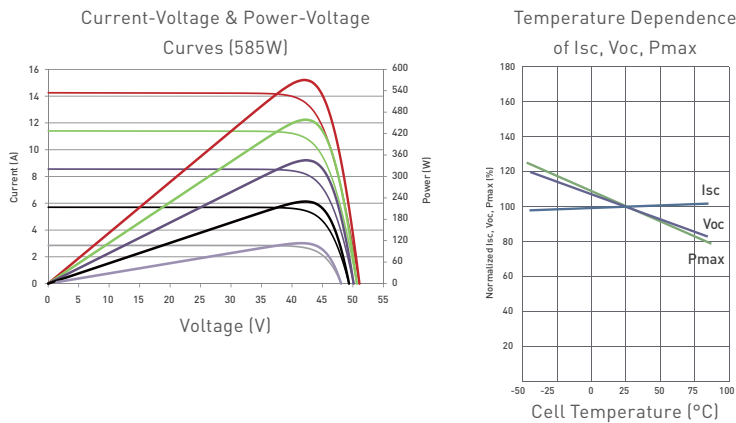
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



ELECTRICAL CHARACTERISTICS

Module Type	JKM570N-72HL4-BDV		JKM575N-72HL4-BDV		JKM580N-72HL4-BDV		JKM585N-72HL4-BDV		JKM590N-72HL4-BDV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (P_{max})	570Wp	430Wp	575Wp	433Wp	580Wp	437Wp	585Wp	441Wp	590Wp	445Wp
Maximum Power Voltage (V_{mp})	43.58V	40.56V	43.73V	40.73V	43.88V	40.89V	44.02V	41.05V	44.17V	41.21V
Maximum Power Current (I_{mp})	13.08A	10.59A	13.15A	10.64A	13.22A	10.69A	13.29A	10.74A	13.36A	10.79A
Open-circuit Voltage (V_{oc})	52.10V	39.60V	52.30V	39.75V	52.50V	39.90V	52.70V	40.05V	52.90V	40.20V
Short-circuit Current (I_{sc})	13.83A	11.16A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	22.07%		22.26%		22.45%		22.65%		22.84%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌬 Wind Speed 1m/s

*Power measurement tolerance: $\pm 3\%$

MECHANICAL CHARACTERISTICS

Item # 4.

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 30mm [89.69 x 44.65 x 1.18in]
Weight	31kg (68.34lbs)
Front Glass	2.0mm, Anti-Reflection Coating
Back Glass	2.0mm, Heat Strengthened Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm [55.12in]
Fire Type	Type 29
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	25mm Hailstone at 23 m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of P_{max}	-0.29%/°C
Temperature Coefficients of V_{oc}	-0.25%/°C
Temperature Coefficients of I_{sc}	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45 $\pm$ 2°C
Bifacial Factor	80 $\pm$ 5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

[Two pallets = One stack]
36pcs/pallet, 72pcs/stack, 576pcs/40 HQ Container

BIFACIAL OUTPUT-REAR SIDE POWER GAIN

5%	Maximum Power (P_{max})	598Wp	604Wp	609Wp	614Wp	620Wp
	Module Efficiency (%)	23.17%	23.37%	23.57%	23.78%	23.98%
15%	Maximum Power (P_{max})	656Wp	661Wp	667Wp	672Wp	679Wp
	Module Efficiency (%)	25.38%	25.60%	25.82%	26.05%	26.27%
25%	Maximum Power (P_{max})	713Wp	719Wp	725Wp	731Wp	738Wp
	Module Efficiency (%)	27.59%	27.83%	28.06%	28.31%	28.55%

WARRANTY

12-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com

solaredge

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXXBX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, adjustable -0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380							Vdc
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600k Ω Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

¹⁾ For other regional settings please contact SolarEdge support

²⁾ A higher current source may be used; the inverter will limit its input current to the values stated

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

SE3000H-US		SE3800H-US		SE5000H-US		SE6000H-US		SE7600H-US		SE10000H-US		SE11400H-US	
ADDITIONAL FEATURES													
Supported Communication Interfaces				RS485, Ethernet, ZigBee (optional), Cellular (optional)									
Revenue Grade Data, ANSI C12.20				Optional ⁽¹⁾									
Inverter Commissioning				with the SetApp mobile application using built-in Wi-Fi station for local connection									
Rapid Shutdown - NEC 2014 and 2017 690.12				Automatic Rapid Shutdown upon AC Grid Disconnect									
STANDARD COMPLIANCE													
Safety				UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07									
Grid Connection Standards				IEEE1547, Rule 21, Rule 14 (H)									
Emissions				FCC Part 15 Class B									
INSTALLATION SPECIFICATIONS													
AC Output Conduit Size / AWG Range		3/4" minimum / 14-6 AWG						3/4" minimum /14-4 AWG					
DC Input Conduit Size / # of Strings / AWG Range		3/4" minimum / 1-2 strings / 14-6 AWG						3/4" minimum / 1-3 strings / 14-6 AWG					
Dimensions with Safety Switch (HxWxD)		17.7 x 14.6 x 6.8 / 450 x 370 x 174						21.3 x 14.6 x 7.3 / 540 x 370 x 185				in / mm	
Weight with Safety Switch		22 / 10	25.1 / 11.4		26.2 / 11.9		38.8 / 17.6				lb / kg		
Noise		< 25						<50				dBA	
Cooling		Natural Convection											
Operating Temperature Range		-40 to +140 / -40 to +60 ⁽⁴⁾											
Protection Rating		NEMA 4X (Inverter with Safety Switch)											

⁽¹⁾ Revenue grade inverter P/N: SExxxxH-US000BNC4

⁽⁴⁾ Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>