



Village of Gilberts

Village Hall: 87 Galligan Road, Gilberts, Illinois 60136

Ph. 847-428-2861 Fax: 847-428-2955

www.villageofgilberts.com

Special Village Plan Commission / ZBA Meeting Agenda

Wednesday, April 13, 2022 – 7:00 p.m. - Village Hall Board Room

In accordance with recent amendments to the Open Meetings Act that authorize remote meeting attendance during the COVID-19 pandemic, the Chair of the Plan Commission has determined that it is not prudent or practical to conduct an in-person meeting for all members of the Plan Commission and the public due to the pandemic. Therefore, some or all of the Plan Commission members may attend this meeting by electronic means, in compliance with the amended OMA.

In order to comply with the Governor's executive orders regarding limitations on gatherings and to ensure social distancing, members of the public are encouraged to attend and participate in the meeting remotely via video or audio as follows:

Zoom (video and/or audio): <https://us06web.zoom.us/j/82876826196>

Meeting ID: 828 7682 6196

Dial-In (audio): (312) 626-6799

Members of the public can also submit written comments via email at info@villageofgilberts.com. Any comments received by 5:00 p.m. on April 13, 2022 will be submitted into the record of the meeting.

ORDER OF BUSINESS

1. CALL TO ORDER

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT *

4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the January 12, 2022 Plan Commission/ZBA Meeting

5. PUBLIC HEARING AND RECOMMENDATION TO THE VILLAGE BOARD ON AN APPLICATION FOR A SPECIAL USE CONCERNING THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROUTE 72 AND CENTER DRIVE (02-24-155-003)

6. NEW BUSINESS

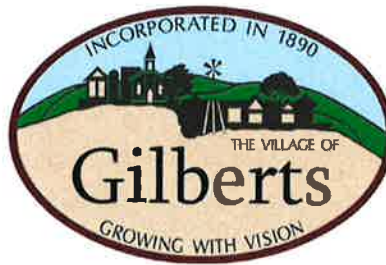
7. OTHER BUSINESS

A. Village Administrator Report

8. ADJOURNMENT

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861. Assistive services will be provided upon request.

* Intended for public comment on issues not otherwise on the agenda.



**MINUTES FOR VILLAGE OF GILBERTS
PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Wednesday, January 12, 2022**

1. CALL TO ORDER

Chairman Mills called the meeting to order at 7:00 p.m.

2. ROLL CALL / ESTABLISH QUORUM

Village Administrator Brian Bourdeau called the roll. Roll call: Members present: Commissioners McHone, Page, Del Vecchio, Sullivan, Lateer, and Chairman Mills. Commissioners Borgardt was absent. Others present: Village Administrator Brian Bourdeau.

3. PUBLIC COMMENT

There were no public comments at this time.

4. ITEMS FOR APPROVAL

A. A Motion to Approve Minutes from the July 14, 2021 Plan Commission Meeting

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Approve the Minutes from the July 14, 2021 Plan Commission Meeting. Roll call vote: Commissioners Page, McHone, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays.

5. CONSIDERATION AND RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE FINAL PLAT / PUD FOR NEIGHBORHOOD 2B-2 OF THE CONSERVANCY DEVELOPMENT

Developer Troy Mertz approached the Commission and provided any overview of what was being presented. Commissioner McHone asked if Developer Mertz could include the school district dividing lines on future plans for easier reference. Administrator Bourdeau advised the Commission of the recommended conditions of approval.

A Motion was made by Commissioner Page and seconded by Commissioner McHone to Advance to the Village Board a Positive Recommendation Regarding the Final Plat/PUD for Neighborhood 2B-2 of the Conservancy Development Contingent on the Applicant Meeting the Conditions as Outlined in the Plan Commission Meeting Packet Memo on Page 3. Roll call vote: Commissioners Page, McHone, Del Vecchio, Sullivan, Lateer, and Chairman Mills voted Aye. 0-nays. 0-abstained. Motion carried.

6. NEW BUSINESS

Administrator Bourdeau advised the Commission that the Village Board recently approved a consultant to revise the Village's 15-year-old comprehensive plan. The comprehensive plan involves to formation of a Steering Committee which would include two members of the Village Board, two members of the Plan Commission, and two members of the Community. Administrator Bourdeau asked the Commission to email him with two members of the Plan Commission that they would recommend to be on the Steering Committee.

7. OTHER BUSINESS

There were no items to discuss at this time.

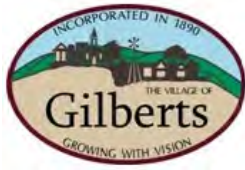
8. ADJOURNMENT

There being no further public business to discuss, a **Motion was made by Commissioner Sullivan and seconded by Commission Page to adjourn from the public meeting at 7:52 p.m.** Voice vote of Aye carried unanimously. Motion carried.

Respectfully submitted,



Courtney Baker
Village Clerk



Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Plan Commission

CC: Brian Bourdeau, Village Administrator

From: Riley Lynch, Management Analyst

Date: April 13th, 2022 Plan Commission Meeting

Re: Item 5: Special Use Permit Application for Unit 1A Gilberts Town Center

Background:

Red Barn Holdings, LLC of Red Barn Animal Hospital (*Applicant*) has requested a Special Use Permit to develop the parcel of land known as Unit 1A Gilberts Town Center (PIN: 02-24-155-003) to be used as an animal hospital and animal boarding facility (“Property”). The Applicant currently operates the Red Barn Animal Hospital in the Village at 141 E. Higgins Road

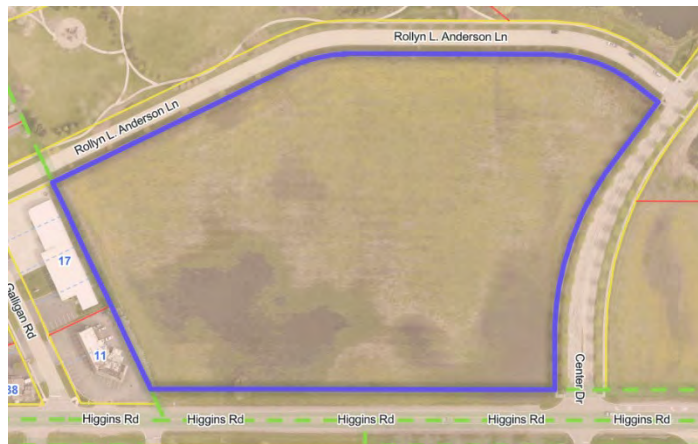


Figure 2: GIS Snapshot of Parcel

The Property is 13.32 acres and currently undeveloped open area (See Figure 1). The Property abuts Village maintained Rollyn L Anderson Ln to the North and Center Drive to the East. North of Rollyn L Anderson Ln is Village owned Town Square Park, a detention reservoir, and the Gilberts Town Center (GTC) residential subdivision. Across Center Drive is a detention reservoir and undeveloped open area. To the South of the Property is State maintained Higgins Rd/US Route 72. On the other side of Higgins Rd is a mix of industrial and commercial business uses including the current location of Red Barn Animal Hospital. To the West, the Property borders commercial businesses Crusin’, MMD and further to the West are residential homes as part of Old Town.

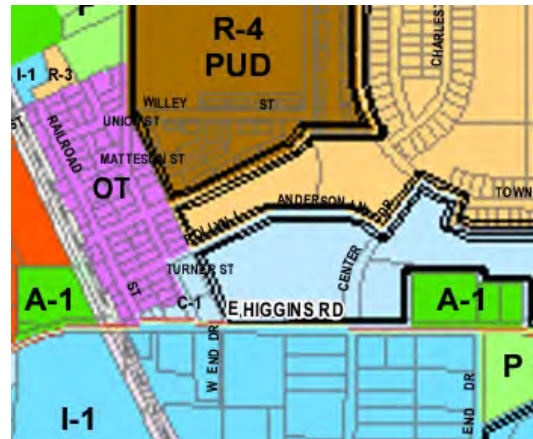


Figure 1: Zoning Snapshot of Parcel

The Property itself is known as Commercial Parcel A as part of the GTC Annexation Agreement and is zoned as C-1 Commercial. The surrounding area is a mix of R-3 Residential to the North, C-1 Commercial and A-1 Agricultural to the East, I-1 Industrial to the South and C-1 Commercial to the West (See Figure 2). Per Exhibit G of the GTC Annexation Agreement, the use of their

Property as an animal hospital requires a Special Use Permit. Of note, even if the Property were not governed by the GTC Annexation Agreement, animal hospitals and veterinary clinics also require a Special Use Permit in the C-1 District under Section 4-3 of the UDO.

Special Use Permit Request:

The Applicant is pursuing a Special Use Permit to construct and operate an animal hospital and future animal boarding/grooming facility on the Property. The proposed development would only use the Eastern half of the parcel, leaving the Western portion vacant as it is (See figure 3). Note that subdivision of the Property is not contemplated as part of the current application, and that the Applicant intends for this parcel to stay undivided at this time. The Applicant intends to construct a 1-1/2 story (31 feet in height) 4,993 square foot building to be the primary facility for the animal hospital on the southern portion of the Property. The animal hospital facility will feature an “outdoor relief yard” on the west side of the facility and an “outdoor comfort garden” on the south side of the facility. Both the outdoor yard and garden will be secluded by a 6-foot vinyl fence. The proposed facility will have a 42-space parking lot including 2 handicap spots which will be accessed by a private, 2-lane, drive extending from Center Drive through the middle of the Property and then curving South into the parking lot. This development and request for a Special Use Permit also considers a future animal boarding/grooming addition to be attached to the North side of the animal hospital facility. The boarding/grooming facility is anticipated to add roughly 6,000 square feet to the overall facility, have a loading space that extends to the building from the parking lot, and is anticipated to hold up to 80 animals for boarding purposes. Additionally, this

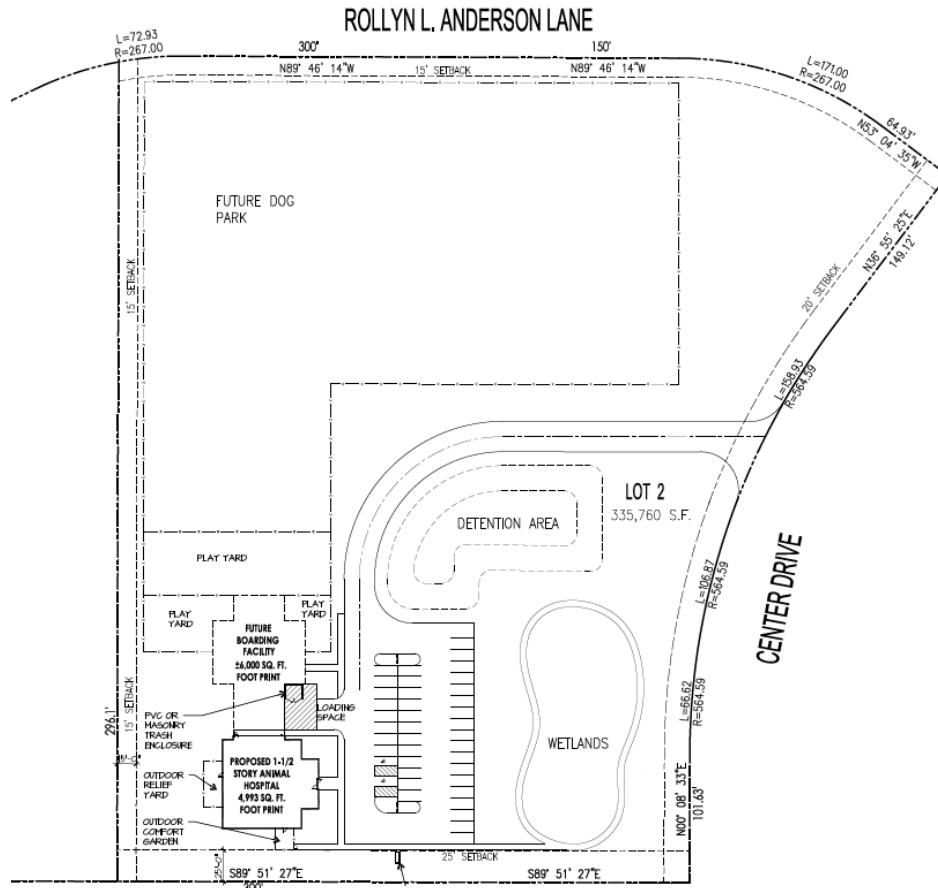


Figure 3: Proposed Site Plan

boarding/grooming facility would include a retail area for the sale of pet related products such as leashes, collars and more. Directly East of the parking lot, the Applicant intends to construct a walking path made of decomposed granite that will circle a wetland area. The Applicant also intends to have onsite stormwater detention directly to the North of the parking lot. The remaining north-eastern portion of the parcel will be used for a future private dog park. Note that all signs proposed for this use will be submitted separately from this Special Use request and must comply with the UDO and the GTC Annexation Agreement.

Staff has reviewed the requirements of the GTC Annexation Agreement relating to site usage and improvements with the Applicant, and the Applicant has revised its plans accordingly. The Applicant has also been advised that additional requirements may be imposed in the event the Applicant desires to subdivide the Property in the future.

Summary of Items for Consideration:

UDO General Standards

- Does the Plan Commission feel that the applicants Special Use Permit request meets the General Standards as outlined in section 10-11-11(E)(1) of the UDO?
 - a. *The proposed special use complies with all provisions of the applicable district regulations.*
 - b. *The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.*
 - c. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:*
 - i. *The location, nature and height of buildings, structures, walls and fences on the site; and*
 - ii. *The nature and extent of proposed landscaping and screening on the proposed site.*
 - d. *Adequate utility, drainage and other such necessary facilities have been or will be provided.*
 - e. *The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.*

See attached Exhibit 1 for the applicant's responses to these above standards.

Surrounding Zoning / Land Usage

- Does the Plan Commission feel that this use is compatible with the surrounding uses?
- The Plan Commission may wish to consider the if the Special Use is harmonious with the surrounding area, particularly the proximity to the Town Square Park to the north and Higgins Road to the south.

Nuisance Control

- The Applicant has described that they have protocols in place to keep their indoor and outdoor facilities clean and that appropriate sound proofing will be used to control noise (See attached Exhibit 3). The Plan Commission may want to consider whether these measures are adequate to ensure this use does not negatively impact the surrounding area. To contain any animals from wandering while also remaining harmonious with the surrounding area and public park, the Plan Commission may wish to stipulate the type of fencing that should be used for the outdoor areas.

Attachments

Exhibit 1 - Application for Special Use.

Exhibit 2 - Project Narrative.

Exhibit 3 – Applicant’s Responses to Questions from Staff

Exhibit 4 - Boarding/Grooming Facility Vision

Exhibit 5 - Proposed Site Plan and Animal Hospital Elevations

Exhibit 6 - Final Site Improvement Plans

Exhibit 7 - Landscaping Plan

Exhibit 8 - Photometric/Lighting Plan

VILLAGE OF GILBERTS
PUBLIC NOTICE REGARDING A HEARING ON A SPECIAL USE APPLICATION

PUBLIC NOTICE IS HEREBY GIVEN that the Gilberts Plan Commission will conduct a public hearing on Wednesday, April 13, 2022, at 7:00 p.m. at the Gilberts Village Hall, 87 Galligan Road, Gilberts, Illinois, to consider an application from Red Barn Holdings, LLC (“Applicant”) concerning the property located at the northwest corner of Route 72 and Center Drive, Gilberts, Illinois, and identified by PIN 02-24-155-003 (“Property”). The Applicant requests approval of a special use permit for the Property to allow for the operation of an animal hospital, an animal boarding facility, and a dog run, and for such other and further zoning relief as may be required.

All persons interested in the special use application should attend and will be given an opportunity to provide written and oral testimony. Additional information about the special use application and the public hearing are available from the Village of Gilberts at (847) 428-2861. The public hearing may be continued from time to time without further public notice.

Gilberts Plan Commission
Village of Gilberts

Zoning and Development Application Fees

Below is a summary fee schedule of common fees required throughout the development process. Exact fees related to development may vary based on use or on zoning. For any questions on the fee schedule as related to zoning and development, please contact Village Hall at (847) 428-2861.

Zoning Fee Schedule - Village Code 2-4-13

<input checked="" type="checkbox"/> Site plan review (Variable Escrow)	\$5,000.00
<input type="checkbox"/> Appeals to zoning board	\$300.00
<input type="checkbox"/> Petitions to plan commission	\$50.00
<input type="checkbox"/> Zoning map amendments	\$100.00
▪ Plus \$20.00 per acre	
<input type="checkbox"/> Planned unit developments	\$100.00
▪ Plus \$20.00 per acre	
<input checked="" type="checkbox"/> Special use permits:	
<input type="checkbox"/> Home occupations	\$25.00
<input checked="" type="checkbox"/> All others	\$500.00
<input type="checkbox"/> Variations	\$500.00
<input type="checkbox"/> Continued, postponed and multiple meetings, per meeting	\$53.00

Petitioners seeking annexation agreements must contact the Village to determine applicable fees.

In addition to the filing fee set out in this section, each petitioner shall reimburse the village for the fees and costs incurred thereby for publication, consultant, legal, engineer, planning and architect fees incurred in relation to such petition or review.

The site plan review fee, specified above, shall be considered a deposit to establish an escrow toward the hourly fees incurred by the village in such review as otherwise stated above.

Application for Development Approval

Please complete this section before any other part of this packet.

Development name: Red Barn Holdings, LLC
Address of subject property: Unit 1A Gilberts Town Center (NEC and NWC of Higgins Road and Center Dr.)
Parcel identification number (P.I.N.): 02-24-155-003

I. Applicant: Red Barn Holdings, LLC

Address: 126 Park St., PO Box 208
City: Hampshire State: IL Zip code: 60140
Phone: 847-914-4364 Email: drstover@redbarnpetvet.com

II. Property Owner(s): Thomas Burbulis Holdings, LLC

Address: PO Box 691
City: Barrington State: IL Zip code: 60011
Phone: _____ Email: _____

III. Primary contact: Scott Richmond, Esq.

Check one that best applies:

Owner Attorney Engineer Assistant Other: _____
Phone: 847-695-2400 Email: sgr@attorneys-illinois.com

IV. Other staff

Name: Ken Just RWE Design Build

Owner Attorney Engineer Assistant Other: _____
Phone: 630-734-0883 Email: ken@rwedesignbuild.com

Name: Michael Matthys The Linden Group

Check one that best applies:

Owner Attorney Engineer Assistant Other: Architect
Phone: 708-799-4400 Email: mmatthys@lindengroupinc.com

V. PROPOSED DEVELOPMENT

Check all that apply and provide written responses to corresponding exhibits on a separate sheet.
If unsure contact Village Hall at 847-428-2861 or info@villageofgilberts.com.

- Site Plan Review
(Complete Exhibit 1)
- Special Use (New or Amendment)
(Complete Exhibit 2)
- Variance Request
(Complete Exhibit 3)
- Rezoning or Text Amendment
(Complete Exhibit 4)
- Subdivision (Please contact Staff)
- Zoning Appeal
(Complete Exhibit 5)
- Zoning Interpretation
(Complete Exhibit 6)
- Planned Unit Development
(Complete Exhibit 7)
- Temporary Use
(Complete Exhibit 8)
- Other (Please Specify _____)

Acreage of property:

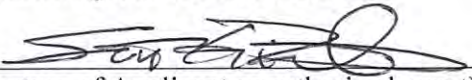
Description of proposal/use (use a separate sheet if necessary):

Veterinary Clinic and private dog park as ancillary use for veterinary clinic
future use for dog grooming/boarding

VI. APPLICANT’S SIGNATURE

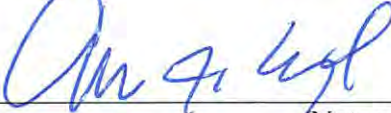
I, Scott Richmond, Esq. [Applicant’s Printed Name and Title], being duly sworn, declare that: i) I am duly authorized to make this Application for Development Approval on behalf of the Applicant; ii) I have read and understand this Application for Development Approval, and the Village of Gilberts UDO, available online [here](#).

I have read, understand, and will comply by the provisions of the Village Code, found [here](#) online regarding reimbursement of the Village’s costs; and iv) the above information, to the best of my knowledge, is true and accurate.


(Signature of Applicant or authorized agent)

2/12/2022
(Date)

SUBSCRIBED AND SWORN TO before me this 12th day of FEBRUARY, 2022


(Notary Public and Seal)



(Please repeat any information from page three or four in a separate attachment or on this placeholder page for any other contacts and descriptions relevant to development)

VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above-described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Application. I/we hereby authorize the Applicant listed on this Application to act on my/our behalf during the processing and presentation of this request(s).

Michael Sumbul
(Signature of 1st Owner or authorized agent)

1/12/22
(Date)

(Signature of 2nd Owner or authorized agent)

(Date)

Thomas Burbulis Holding, LLC

1st Owner's Printed Name and Title

NICHOLAS BURBULIS

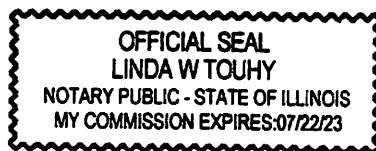
2nd Owner Printed Name and Title

****Please include additional pages if the Subject Property has more than two owners****

SUBSCRIBED AND SWORN TO before me this 12th day of January, 2022

[Signature]

(Notary Seal and Signature)



VIII. DISCLOSURE OF BENEFICIARIES

Name: Red Barn Holdings, LLC

Address: 126 Park St., PO Box 208, Hampshire, IL 60140

Nature of Benefit sought: Special Use

Nature of Applicant: (please check one)

- Natural Person
- Corporation
- Land Trust/Trustee
- Trust/Trustee
- Partnership
- Joint Venture

If applicant is not an entity described above, briefly state the nature of the applicant(s):
Limited Liability Company

In your answer above, if you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

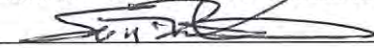
	<u>Name</u>	<u>Address</u>	<u>Interest</u>
a)	Katie Stover	126 Park St., PO Box 208, Hampshire, IL 60140	Member/Owner
b)			
c)			
d)			

Name, address and capacity of person making this disclosure on behalf of the applicant:
Scott Richmond, Esq. 2000 McDonald Rd., Ste. 200, S. Elgin, IL 60177

Important Note: In the event your answers above identify entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Scott Richmond, Esq. being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.


Subscribed and Sworn to before me this 12th day of February, 2022.


(Notary Seal and Signature)

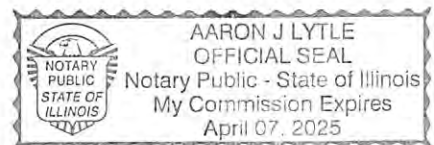


Exhibit 1: Site Plan Review

A site plan review is where you can show the Village what your plans are for specific plots of land. Providing a site plan for review is a requirement of all requests that involve changes to one or more parcels of land. The requirements may differ depending on the specific case and the scope of the project. For minor site plans, the zoning administrator may waive certain submittal requirements. If unsure about what you need to provide, contact the Village at 847-428-2861.

A. Checklist of Required Submittals

- Architect's and/or engineer's name and address.
- Site plan drawn to a recognized engineering scale with the name of project.
- Date of site plan submittal with all dates of revision.
- A vicinity sketch clearly indicating the property within the context of the larger community including abutting and nearby streets and street names as well as any major public facilities (i.e., schools, public parks, public buildings, etc.).
- The scale of drawing and the size of the site (in square feet or acres).
- If stormwater review is necessary, provide existing and proposed topography.
- The characteristics and types of soils related to contemplated specific uses. Soil borings may be required by the Village engineer, zoning administrator, and/or plan commission.
- Off-street parking spaces, loading, ingress and egress, and driveway locations of adjoining properties.
- Type, size, and location of all structures and signs.
- Height of all buildings, both principal and accessory, in feet and stories.
- Existing and proposed street names.
- Existing and proposed public street rights of way or reservations.
- Building and yard setbacks.
- North arrow.
- If applicable, proposed and existing sanitary sewers, storm sewers, and water mains.
- The location of pedestrian sidewalks and walkways.
- A graphic outline of any development staging or phasing which is planned.
- The location of all existing and proposed easements on the site including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements.
- Copies of any letters of review or permits granted by applicable federal, state, or county regulatory agencies having jurisdiction over highway access, if applicable.
- A written project summary including operational information, building schedule, and estimate of project value and including all site improvement costs.

- A storm water management plan shall be prepared for all proposed development meeting all Kane County imposed storm water management regulations subject to conformance with the Kane County Stormwater Management Ordinance.
- Additional information as required by the Village, which might include the preparation and submittal of detailed traffic impact analysis studies performed by a transportation engineer or fiscal impact analyses studies.

Requirements for other plans submitted as part of a site plan review submittal are below:

Site Grading Plan, if Applicable.

Applications for site grading plan shall include 3 copies of a certified "As-Built" site grading plan (maximum drawing size of 24 inches by 36 inches), or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. All plans must include the following information:

- Legal description and common address of the property.
- North arrow.
- Scaled drawing of the property and a 25-foot-wide fringe of adjacent properties.
- Engineer's or surveyor's certification ("as-built").
- Location, description and elevation of the general bench mark used for elevation control. Unless otherwise approved by the Village engineer, all elevations shall be based on the USGS elevation datum.
- Location and elevation of the site bench mark. An individual site bench mark shall be established on the top of curb at approximately the center of the lot frontage. The bench mark location shall be identified in the field by a 4-inch by 6-inch orange paint rectangle on the top of curb.
- The outline of all buildings on the subject property or within the 25-foot-wide fringe area.
- Top of foundation elevations for each structure and finish grade elevations adjacent to each structure. The location and elevations of all vertical foundation offsets and angle points shall also be provided.
- The location and elevation of all existing ditches, swales, storm sewers, inlets and catch basins on the subject property or within the 25-foot-wide fringe area.
- The location and elevation of all existing pavements, curbs, sidewalks, and retaining walls on the subject property or within the 25-foot-wide fringe area.
- The location of all existing streams, creeks, detention ponds, lakes, flood plain and wetland boundaries. Bottom and water surface elevations shall be provided for all streams and creeks. Water surface elevations shall be provided for all ponds and lakes. Flood and wetland elevations shall also be noted on the drawing.
- All fire hydrants, streetlights, traffic control signage, parkway trees and other municipal improvements fronting on the subject property.

- Existing ground surface elevations at each lot corner, at the quarter points along each property line, at all significant breaks in grade and at the corner locations of each proposed building.
- Dimensions indicating the perpendicular distance from the lot lines to the proposed structures.
- Proposed sump pump discharge and downspouts, driveways.
- Erosion control silt fencing or other erosion control measures.
- All trees on the subject property and within the 25-foot-wide fringe area, including any proposed for removal (marked with an "X").
- Additional information as required by the Village.

Natural Resources Plan

Applications for natural resources protection plan review shall include 3 full size copies of a natural resource protection plan drawn to the same scale as the site plan, and 3 copies as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- Location of natural resource features present on the site.
- The proposed name of the development.
- The location of the proposed development.
- The names, addresses, and telephone numbers of the designer of the plan.
- Date of the "natural resource plan" submittal and all applicable revision dates.
- The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- The location of all proposed lot lines, right of way lines, and easements.
- The location, ownership, widths, and names (if available) of all existing and previously platted streets, rights of way, parks, and other public or open spaces located within or adjacent to the subject property.
- The location and dimensions of all permanent easements and the subject property boundary lines adjacent to the site.
- The location and extent of any existing natural resource features. Each individual resource area on the site shall be graphically shown on the "natural resource protection plan".
- Graphic and numerical illustration shown on the "natural resource protection plan" of those existing natural resource features that will be disturbed and those that will be preserved and showing on the illustration the area (in square feet or acres) of each existing resource and those areas of resources that are to be preserved. Numerical data may be shown in tabular form with labeled reference to specific areas designated on the "natural resource protection plan". Any areas of the site where natural resources are to be

mitigated and how and where the mitigation is to take place with natural resource protection easements shall be indicated.

- Graphic illustration and notes relating to how those natural resource features, which are to be preserved, will actually be preserved (conservation easements, deed restrictions, protective covenants, etc.).
- A drawing legend containing the scale appropriate to the size of the plan, the date of preparation, north arrow, and designation of existing and proposed contours at a maximum 2-foot contour interval.
- Additional information as required by the Village.

Lighting Plan

- A lighting plan that indicates the location, type, and illumination level (in foot-candles) of all outdoor lighting proposed to illuminate the site.
- Additional information as required by the Village.

Landscape Plan

Applications for landscape plan review shall include 3 full size copies of the landscape plan and 3 copies as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- The location of the proposed development.
- Date of the plan and all applicable revision dates.
- The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
- All proposed "landscape buffer yard easements" and/or areas of natural resource mitigation clearly delineated and dimensioned and graphically shown in relation to all proposed lot lines and lots upon which said, "landscape buffer yard easements" or mitigation areas are located.
- Location, extent, type (common name and scientific name in the case of plant materials), and sizes of all existing trees and natural resource features in all areas of the proposed development which are designated as a "landscape buffer yard easement" and/or mitigation area. If any existing vegetation or other natural resource features are to be demolished or mitigated, the extent of such demolition or area to be mitigated shall be properly delineated and so noted on the "landscape plan".
- Location, extent, type (common name and scientific name in the case of plant materials), and sizes of proposed landscaping and landscape plantings in all areas of the proposed development which are designated as a "landscape buffer yard easement" or for areas which are to serve as landscaped entrances or other special landscaped features of the development. A summary table of all types and total number of plant materials to be used shall be clearly indicated.

- All new landscape plant material shall be grown in a nursery located in plant hardiness zone 4 (as defined by the U.S. department of agriculture) and shall conform to the applicable requirements as specified in the current edition of "American Standard For Nursery Stock" as approved by the American National Standards Institute, Inc., and sponsored by the American Association of Nurserymen, Inc. Botanical plant names shall be in accordance with the current edition of "Standardized Plant Names" prepared by the American Joint Committee on Horticultural Nomenclature.
- If any natural resource feature is to be mitigated, either on site or off site, the plan for such mitigation in adequate detail, as required by the plan commission, shall be submitted with the "landscape plan".
- Areas of a development designated as landscape easement areas shall be maintained by the property owner and kept free of all debris, rubbish, weeds, and tall grass.

Architectural Plans

Applications for architectural plan review shall include 3 full size copies of the architectural plans and 3 copies of the architectural plan review application. In addition to the full-size drawings, 3 copies of each drawing must be submitted as an 11 inch by 17 inch black and white reduction, or digital copies for initial plan review. If digital copies are used, physical copies must be provided before final approval. The following information must be included:

- Architect's and/or engineer's name and address.
- Date of submittal of plans.
- Scale of drawings noted on each drawing. Drawings must be drawn to a recognized architectural scale
- Name of the project.
- Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. Elevations and perspective drawings must indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment.
- The type, size, and location of all structures with all building dimensions shown.
- The height of buildings.
- Samples of exterior materials and their colors may be required to be brought to the architectural review board meeting.
- Photographs from the site of adjacent neighboring structures and/or property, if requested.
- Detailed drawings of decorative elements of the buildings or structures, if requested.
- Sectional building or site drawings drawn to a recognized engineering or architectural scale, if requested.

Exhibit 2: Special Use Permit

A. Checklist of Required Submittals

- A plat of survey prepared by a registered land surveyor showing the location, boundary, and legal description of the property.
- A Site Plan in accordance with Exhibit 1 of this development packet.
- A narrative describing the proposed use.
- Additional information as required by the Village.

B. Responses to Standards

1. Special Use Standards (See 10-11-11-E of UDO)

Please provide a written narrative that responds to the following standards below. Use the next page or another sheet of paper for your responses.

- (a) The proposed special use complies with all provisions of the applicable district regulations.
- (b) The proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or to the public welfare at large.
- (c) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
 - (1) The location, nature and height of buildings, structures, walls and fences on the site.
 - (2) The nature and extent of proposed landscaping and screening on the proposed site.
- (d) Adequate utility, drainage and other such necessary facilities have been or will be provided
- (e) The proposed special use, where such developments and uses are deemed consistent with good planning practice, can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; shall in all other respects conform to the applicable regulations of the district in which it is located; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts.

2. Special Standards (see 10-11-11-E-2 of UDO)

When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the owner shall establish compliance with such special standards. These may not apply depending on which district the development takes place in.

Use this page or another sheet of paper for your responses to the Special Use Standards.

(a) The proposed special use complies with the applicable district regulations. It is a commercial use for a veterinary clinic and future use for dog grooming/boarding.

(b) The proposed business will not be detrimental to the value of other property in the neighborhood.

The proposed use will enhance the commercial properties surrounding it and will also provide nearby residential properties with a veterinary clinic in their neighborhood. This is exactly the type of business needed in the downtown commercial district of Gilberts.

(c) The proposed site plan for this development will have no adverse effects on neighboring properties. The main buildings are located along Route 72 (Higgins) and the entrance is along Center Dr., which is not near any other developments. A detention facility will be installed to comply with Kane County Stormwater Ordinances and significant open space is being maintained for use as a dog park and exercise area for veterinary clinic patients/clients. Farm wetland areas will be maintained and landscaping will be installed to complement the development. The dog park area will be fenced in.

(d) Adequate utility, drainage and other necessary facilities will be provided. The property will comply with the Kane County Stormwater Ordinances. The lighting will comply with Village ordinances and all utilities necessary for the operation of the veterinary clinic will be provided.

(d) This development will greatly enhance the Gilberts commercial district. It will be constructed as a barn like structure which is consistent with the rural history of the area. The business already operates in Gilberts and has been an exemplary business in the community. This facility will be visually compatible with the developments in the area and conforms to the applicable regulations of the commercial district in which it is located. The business is desirable to preserve and promote the public health, safety and general welfare of the Village of Gilberts by providing a business for the health, safety and well being of the pets of the Village residents.

RED BARN HOLDINGS, LLC PROJECT NARRATIVE

Red Barn Holdings, LLC is the contract purchaser for the real property located at the northwest corner of Higgins Road and Center Drive in the Village of Gilberts. This property is roughly 13.37 acres in size.

Red Barn Holdings, LLC intends to use approximately 50% of the property on its eastern half of the overall lot along Center Drive and Higgins Road to construct a Barn style veterinary clinic known as Red Barn Animal Hospital. Red Barn Animal Hospital currently operates its facility at 141 E. Higgins Road, Gilberts, IL and will relocate to this new facility upon completion. The remainder of the lot will remain vacant for future development.

Red Barn Animal Hospital will operate with the same hours of operation as its current facility and will be able to enhance its practice with the new facility and additional space created. In addition, in the future after constructing the animal hospital, the facility may add a boarding and grooming facility to provide additional services to its clients. The boarding/grooming facility will not be constructed initially, but is designed to be located next to the animal hospital. In addition, there will be a private dog park for the staff and clients of Red Barn Animal Hospital to exercise their dogs. This area will be fenced in for private use by the facility.

The Red Barn Animal Hospital has been an integral part of the Gilberts community, and Dr. Katie Stover and her staff of veterinarians have established themselves as assets to the community. This project will allow Red Barn Animal Hospital to have a larger, more modern facility and will greatly benefit the citizens of Gilberts and surrounding communities.



Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

To: Ken Just, RWE Design Build
Dr. Katie Stover, Red Barn Animal Hospital

Date: March 15, 2022

Re: Red Barn Animal Hospital
Preliminary Plan Submission
Review #1

We received the following items for the above referenced project on February 16, 2022:

- Preliminary Site Improvement Plans, prepared by Advantage Consulting Engineers dated February 9, 2022;
- Preliminary Landscape Plans prepared by Linden Group Inc. dated February 7, 2022
- Preliminary Architectural Site Plans prepared by RWE Design Build dated February 9, 2022
- Boundary and Topographic Survey prepared by Regional Land Services dated October 30, 2021
- Project Narrative and Zoning Submittal received February 16, 2022

Based upon the information provided by the applicant, we offer the following comments and recommendations related to the land use and zoning items. Reference documents for the review include, but are not limited to, the Village's Code, inclusive of the Unified Development Ordinance (UDO) and the Gilberts Town Center Annexation Agreement (Recorder Document 2005K066197) [referenced as GTC AA].

1. Please provide calculations to verify the landscape standards for off-street parking: *"A minimum of 720 square feet of landscaped area shall be provided for each 24 required parking spaces. Any landscaped areas outside the minimum required setbacks may be counted toward this minimum square footage standard. A minimum of three canopy trees, two understory trees and six shrubs must be provided for each 720 square feet of landscaped area..."* (Gilberts Town Center Annexation Agreement, Exhibit G).
2. Exhibit G of the GTC AA, also calls for *"a rolling, earthen berm no greater than three feet in effective height as measured from the edge of pavement of the adjacent roadway and the adjacent parking lot is request. No more than 20% of any one street frontage may be utilized for storm water management purposes."* Can you please confirm that this requirement is addressed?
3. Exhibit G of the GTC AA, also calls for specific landscaping standards along Higgins, Center, Turner (a.k.a. Rollyn Anderson Ln. east of Galligan). Please verify the submitted landscape plan complies with these requirements.
4. The submitted plans show a loading dock and garbage enclosure as part of the future board facility. Please provide information on the loading dock space and garbage enclosure for the animal hospital building.
5. What type of fencing, including material type, is proposed for the various enclosures (dog run, relief area etc.) shown on the site plan?
6. How does Red Barn intend to ensure the cleanliness of the dog run areas?
7. What type of fencing/material is proposed for the outdoor comfort garden?

8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a special use for the boarding facility concurrently with the animal hospital use, please provide a more detailed description of the facility and its scope of operations. Also, if proposed architectural renderings are available can you please provide those for review as well.
9. From the submitted documents it appears that the future boarding facility is not connected to the primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red Barn to seek two principal structures on a single lot?
10. There is a large open space contained on the northeastern corner of the property. What is the intended use of that area?
11. Please provide a lighting plan and photometric analysis for review pursuant to the GTC AA, Exhibit G and Village UDO 10-9-5.
12. Please provide a calculation of total lot coverage on the site plan.
13. Please provide additional details regarding the freestanding sign that is proposed to be located along IL Route 72. The sign should be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
14. Please provide the square footage of the proposed building signage to confirm conformance with the GTC AA, Exhibit G.
15. Please review and confirm the quantity and dimensions of the provided off-street parking to ensure compliance with the Village UDO 10-9-1(B).
16. Are there proposed to be any freestanding signage on the property?
17. Please review and ensure the General Standards table on the site plan to ensure it reflects the proper site regulations – GTC AA and/or Village UDO.
18. It is understood that Red Barn Animal Hospital is not seeking subdivision of the parcel at this time. There are several site development requirements, including but not limited to sidewalks, that are outlined in the Village's subdivision code. Can you please confirm that Red Barn Animal Hospital has reviewed and is aware of these requirements that will be required at the future point of subdivision?
19. GTC AA Sections 11, 12, 14 and Exhibit I address recapture. In coordination with Village staff, please confirm the applicability, if any, of these sections to the subject parcel.
20. Additional comments may be provided upon review of applicant responses and/or revised application materials, including site plans and engineering.

Cc: Riley Lynch, Village of Gilberts
Kurt Asprooth, Village Attorney
Scott Richmond, Attorney for the Applicant



Municipal Expertise. Community Commitment.

TO: Brian Bourdeau, Village Administrator
FROM: Kevin J. Biscan, PE, PLS, Consulting Engineer
DATE: March 3, 2022
RE: Red Barn Animal Hospital
Preliminary Plan
REL #22-R0333
Review #1

We have received the following items for the above referenced project:

- Preliminary site Improvement Plans prepared by Advantage Consulting Engineers dated 2/09/22.
- Preliminary Landscape Plan prepared by Linden Group Inc. dated 2/07/22.
- Boundary and Topographic Survey prepared by Regional Land Services dated 10/30/21.

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items. The information submitted is preliminary in nature and detailed engineering data was not included.

1. Submit detailed Final Engineering Plans meeting the requirements of the Village of Gilberts Engineering and Development Guide (copy can be provided upon request). Include all applicable Village of Gilberts details and specifications as well as all existing and proposed utilities and lighting.
2. Provide a Storm Water Management report and calculations that support the conclusion that storm water management has been provided for this site and complies with the Kane County Storm Water Management requirements. Include storm sewer sizing calculations and overland flow analysis.
3. Provide a completed Kane County Stormwater Management Permit Worksheet and Permit Application.
4. Provide parking analysis to show required and proposed parking spaces. Include the required and proposed ADA spaces. Note: each ADA space must have its own dedicated loading/unloading area.
5. Provide population equivalent calculations for water usage. If the site will use more than 15 PE, IEPA Water Pollution Control Permit will be required.
6. Provide turning templates for emergency vehicle routes throughout the site.
7. Include all existing and proposed utilities on the Final Landscaping Plan to review conflicts.
8. Clearly show all existing fire hydrants on all sheets of the improvement plans. Two fire hydrants within 300' of all portions of the building will be required.
9. Show the location of the fire department connection on the building, there must be a fire hydrant within 75' of the connection.
10. Show the existing parkway trees on all sheets in the improvement plans.
11. Provide dimensions for all radii in the parking lot and entrance drive.
12. Provide more detailed grading for all of the proposed improvement areas.
13. Submit and Engineer's Opinion of Probable Construction Cost separating private and public improvements.

14. The project construction will disturb an area greater than one (1) acre and an ILR10 permit will be required from the IEPA (via USEPA CDX). No construction activities shall begin prior to notification receipt status of an IEPA approval (i.e., active status) per the USEPA CDX website.
15. Additional comments may be provided upon review of the Final Plans and supporting documents.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.

Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

Should you have any questions or require additional information, contact me at 815-464-2694 or kbiscan@reltd.com.

Cc: Aaron Grosskopf, Director of Public Works
Albert Stefan
Jonathan Flowers

Robinson Engineering Comments

1. Submit detailed Final Engineering Plans meeting the requirements of the Village of Gilberts Engineering and Development Guide (copy can be provided upon request). Include all applicable Village of Gilberts details and specifications as well as all existing and proposed utilities and lighting.
2. Provide a Storm Water Management report and calculations that support the conclusion that storm water management has been provided for this site and complies with the Kane County Storm Water Management requirements. Include storm sewer sizing calculations and overland flow analysis.
3. Provide a completed Kane County Stormwater Management Permit Worksheet and Permit Application.
4. Provide parking analysis to show required and proposed parking spaces. Include the required and proposed ADA spaces. Note: each ADA space must have its own dedicated loading/unloading area.
 - Response: The parking analysis is shown on PD-1
5. Provide population equivalent calculations for water usage. If the site will use more than 15 PE, IEPA Water Pollution Control Permit will be required.
6. Provide turning templates for emergency vehicle routes throughout the site.
7. Include all existing and proposed utilities on the Final Landscaping Plan to review conflicts.
 - Response: The proposed utilities have been shown on the landscape plan background.
8. Clearly show all existing fire hydrants on all sheets of the improvement plans. Two fire hydrants within 300' of all portions of the building will be required.
 - Hydrants shown on utility plan U1 & U2
9. Show the location of the fire department connection on the building, there must be a fire hydrant within 75' of the connection.
10. Show the existing parkway trees on all sheets in the improvement plans.
 - Existing parkway trees shown on L-1.0
11. Provide dimensions for all radii in the parking lot and entrance drive.
 - Shown on L-1
12. Provide more detailed grading for all of the proposed improvement areas.
 - Detailed grading on G1
13. Submit and Engineer's Opinion of Probable Construction Cost separating private and public improvements.
14. The project construction will disturb an area greater than one (1) acre and an ILR10 permit will be required from the IEPA (via USEPA CDX). No construction activities shall begin prior to notification receipt status of an IEPA approval (i.e., active status) per the USEPA CDX website.
15. Additional comments may be provided upon review of the Final Plans and supporting documents.

Village of Gilberts Comments

1. Please provide calculations to verify the landscape standards for off-street parking: "A minimum of 720 square feet of landscaped area shall be provided for each 24 required parking spaces. Any landscaped areas outside the minimum required setbacks may be counted toward this minimum square footage standard. A minimum of three canopy trees, two understory trees and six shrubs must be provided for each 720 square feet of landscaped area..." (Gilberts Town Center Annexation Agreement, Exhibit G).

- Response: The calculation for the required parking lot landscape materials has been added to the landscape plan. We are in excess of the required minimum landscape area.
2. Exhibit G of the GTC AA, also calls for “a rolling, earthen berm no greater than three feet in effective height as measured from the edge of pavement of the adjacent roadway and the adjacent parking lot is request. No more than 20% of any one street frontage may be utilized for storm water management purposes.” Can you please confirm that this requirement is addressed?
 - Response: An undulating 2' berm has been indicated on the landscape plan. No stormwater detention is proposed along any of the frontages of this project. The proposed stormwater basin is internal to the subject site.
 3. Exhibit G of the GTC AA, also calls for specific landscaping standards along Higgins, Center, Turner (a.k.a. Rollyn Anderson Ln. east of Galligan). Please verify the submitted landscape plan complies with these requirements.
 - Response: Landscape material and a 2' berm have been added to meet the perimeter landscape requirements along Higgins Road. Additionally landscape material and 2' berm have been added along the Central Drive portion of the project that is immediately adjacent to the development activities of this proposed site improvement.
 4. The submitted plans show a loading dock and garbage enclosure as part of the future board facility. Please provide information on the loading dock space and garbage enclosure for the animal hospital building.
 - Response: A loading space is shown on PD-1 and L1. No dock is proposed. A 6' vinyl fence is proposed at the garbage enclosure.
 5. What type of fencing, including material type, is proposed for the various enclosures (dog run, relief area etc.) shown on the site plan?
 - Response: Six-foot vinyl fence is proposed for the dog run/relief area enclosure.
 6. How does Red Barn intend to ensure the cleanliness of the dog run areas?
 - Response: Refer to owner letter
 7. What type of fencing/material is proposed for the outdoor comfort garden?
 - Response: Six-foot vinyl fence is proposed for the dog run/relief area enclosure.
 8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a special use for the boarding facility concurrently with the animal hospital use, please provide a more detailed description of the facility and its scope of operations. Also, if proposed architectural renderings are available can you please provide those for review as well.
 - Response: Anticipated boarding capacity of the future facility is roughly 80 kennels. In addition to boarding, the future facility will provide food prep, indoor play areas, bathing, and grooming. Refer to owner letter for more information.
 9. From the submitted documents it appears that the future boarding facility is not connected to the primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red Barn to seek two principal structures on a single lot?
 - Response: The future boarding facility will be connected to the North elevation bump-out of the primary structure (animal hospital).
 10. There is a large open space contained on the northeastern corner of the property. What is the intended use of that area?
 - Response: The large open space contained on the northeastern corner of the property is a proposed future dog park.
 11. Please provide a lighting plan and photometric analysis for review pursuant to the GTC AA, Exhibit G and Village UDO 10-9-5.
 - Response: Lighting plan and photometric analysis provided.
 12. Please provide a calculation of total lot coverage on the site plan.

- Response: The total lot coverage for the proposed animal clinic and future boarding facility is 3.3%. The calculation breakdown has been added to the Architectural site plan.
13. Please provide additional details regarding the freestanding sign that is proposed to be located along IL Route 72. The sign should be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
- Response: The freestanding monument sign along IL Route 72 (Higgins Road) will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
14. Please provide the square footage of the proposed building signage to confirm conformance with the GTC AA, Exhibit G.
- Response: The building signage will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit G.
15. Please review and confirm the quantity and dimensions of the provided off-street parking to ensure compliance with the Village UDO 10-9-1 (B).
- Response: Required off-street parking is provided.
16. Are there proposed to be any freestanding signage on the property?
- Response: There is one freestanding directional way-finding sign at property entrance on Center Drive. This sign will be submitted separately and will be in conformance with the sign requirements of the GTC AA, Exhibit G and the Village UDO 10-9-2 et. seq.
17. Please review and ensure the General Standards table on the site plan to ensure it reflects the proper site regulations – GTC AA and/or Village UDO.
- Response: Zoning data has been updated on Architectural site plan to reflect proper site regulations.
18. It is understood that Red Barn Animal Hospital is not seeking subdivision of the parcel at this time. There are several site development requirements, including but not limited to sidewalks, that are outlined in the Village's subdivision code. Can you please confirm that Red Barn Animal Hospital has reviewed and is aware of these requirements that will be required at the future point of subdivision?
- Response: Future subdivision development requirements per the Village's subdivision code have been reviewed and noted.
19. GTC AA Sections 11, 12, 14 and Exhibit I address recapture. In coordination with Village staff, please confirm the applicability, if any, of these sections to the subject parcel.
- Response: TBD
20. Additional comments may be provided upon review of applicant responses and/or revised application materials, including site plans and engineering.
- Response: Noted

8. What is the anticipated or target capacity of the boarding facility? If Red Barn intends to seek a special use for the boarding facility concurrently with the animal hospital use, please provide a more detailed description of the facility and its scope of operations. Also, if proposed architectural renderings are available can you please provide those for review as well.

9. From the submitted documents it appears that the future boarding facility is not connected to the primary structure (animal hospital). Can you confirm if that is the case and was it the intent of Red Barn to seek two principal structures on a single lot?

When designing the layout of the Red Barn campus, I envisioned a possible addition of about 6,000 square feet to house a boarding and grooming facility to service our clients and the surrounding communities. The animal hospital has been designed to allow for this addition to be built directly off the north end of the building. A structure this size is anticipated to hold up to 80 animals for boarding purposes in a variety of enclosures including kennels, runs and suites. Appropriate sound proofing will be utilized to control noise within the building, along with noises that might be heard outside of the building. The grooming area is anticipated to hold 4-5 tables along with the bathing and drying areas. I envision 2-3 indoor play yards with at least 2-3 outdoor play yards to allow appropriate exercise and enrichment in a safe and controlled environment. In addition, the large open area to the north and east of the animal hospital is planned to hold a large private dog park to be used by Red Barn clientele, boarders and employees. I plan to have set hours that boarders are allowed in the outdoor enclosures to ensure dog barking does not disrupt the surrounding community. No animal will be let outdoors without direct supervision.

In addition to boarding and grooming, other potential operations might include day boarding (or day care) services along with training programs. A retail area would be included to promote products recommended by Red Barn including, but not limited to, collars, leashes, harness, toys, treats, and pet food.

6. How does Red Barn intend to ensure the cleanliness of the dog run areas?

A step-by-step protocol will be created to ensure the cleanliness of the runs and cages inside both the animal hospital and the boarding facility. While an animal is staying within the hospital or boarding facility, any messes will be spot cleaned to avoid exposure to harsh chemicals or unpleasant odors while the animal remains in Red Barn's care. Between each animal, the cage or run will be fully sanitized. The facilities will be cleaned on a regular basis and kept to the highest standards of care.

If utilizing an outdoor play yard or the private dog park, the staff member or client who is directly supervising the pet(s) will be instructed to pick up waste immediately. There will be poop bag and receptacle stations placed within each play yard and throughout the dog park area to accommodate these protocols. Staff members will also walk the dog park no less frequently than once weekly to ensure all waste and garbage is removed from the premises.

ZONING DATA

PER THE VILLAGE OF GILBERTS, ILLINOIS ZONING MAP and LOCAL ORDINANCES

ZONING: PROPOSED: C-1 - GENERAL COMMERCIAL

10-4-3: SPECIAL USES - VETERINARY CLINIC (PROPOSED)

BULK SPACE AND YARD REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE (43560 SF)	7.1 ACRES (335,760 S.F. - LOT 2)
LOT WIDTH	150'-0" (MIN)	445'-0" (MIN)
LOT COVERAGE FOR ALL BUILDINGS	30% OF LOT AREA (MAX)	4,993 SF + 6,000 SF = 10,993 SF OR 3.3% OF LOT AREA
FLOOR AREA RATIO FOR ALL BUILDINGS	35% OF LOT AREA (MAX)	
MINIMUM GREEN AREA	15%	187% GREEN AREA
BUILDING HEIGHT	35' MAX (PRINCIPAL)	31'-0"
MINIMUM YARDS		
PERIMETER - ABUTTING IL 72	25' (BUILDING + PARKING)	
PERIMETER - ABUTTING CENTER STREET	20' (BUILDING + PARKING)	
PERIMETER - ABUTTING CENTER STREET	15' (BUILDING + PARKING)	
PERIMETER - OTHER	10' (BUILDING + PARKING)	
INTERIOR - SIDE YARD	10' BUILDING	
	5' PARKING	

PROPOSED ANIMAL HOSPITAL

1ST FLOOR	= 4,993 SF
2ND FLOOR	= 485 SF
TOTAL AREA - PROPOSED ANIMAL HOSPITAL	= 5,478 SF
TOTAL AREA - FUTURE BOARDING FACILITY	= 16,000 SF

PARKING REQUIREMENTS

OFFICE & PROFESSIONAL USES - PROFESSIONAL OFFICES LESS THAN 50,000 SF NET FLOOR AREA:

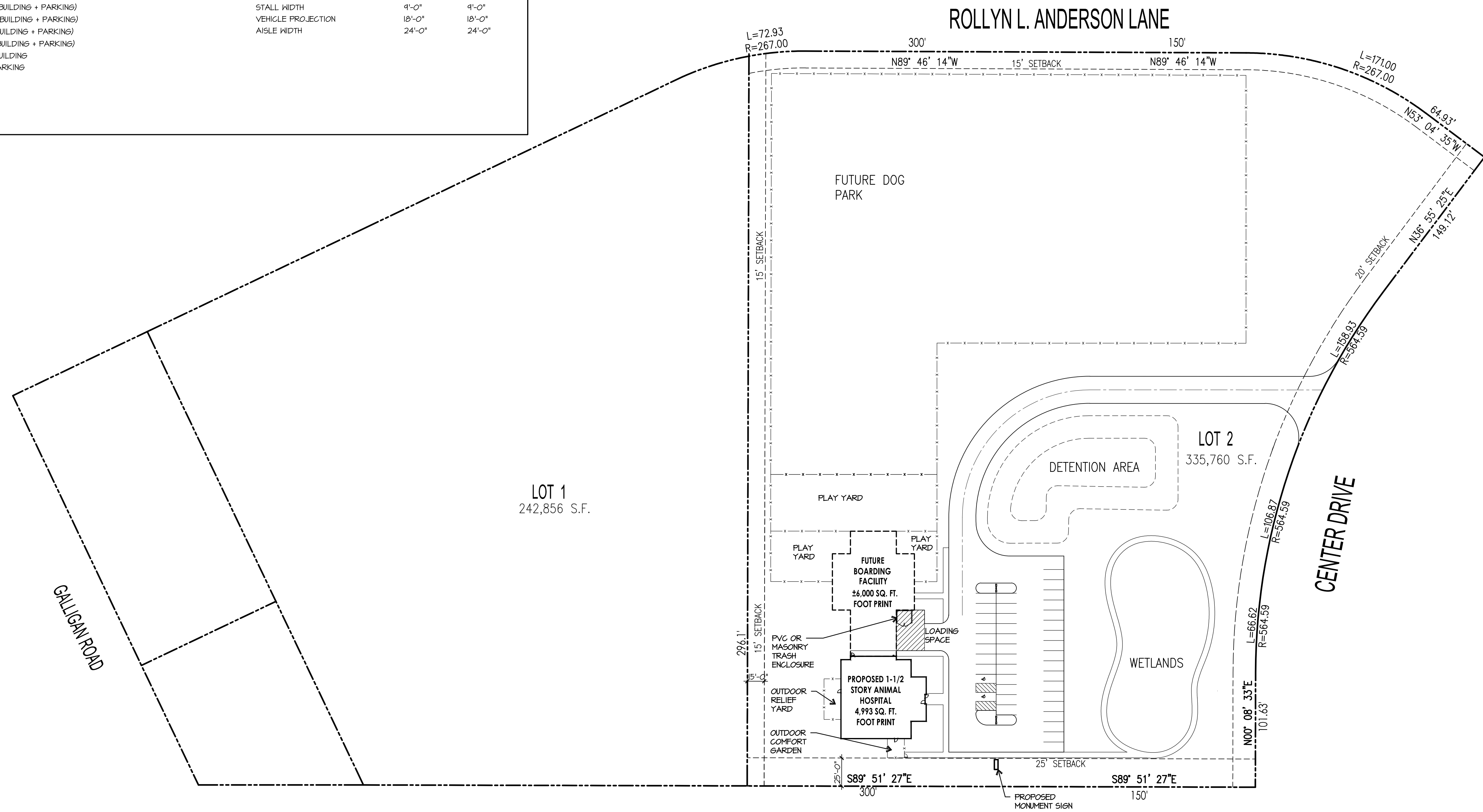
6 PARKING SPACES FOR EACH 1,000 SF OF NET FLOOR AREA FOR THE FIRST 4,000 SF, AND 4 SPACES FOR EACH 1,000 SF NET THEREAFTER.

PROPOSED VETERINARY HOSPITAL = 4,000 SF NET FLOOR AREA
 FUTURE BOARDING FACILITY = 16,000 SF NET FLOOR AREA
 TOTAL = 20,000 SF NET FLOOR AREA

4,000 SF / 1,000 = 4 * 6 SPACES = 24 SPACES
 16,000 SF / 1,000 = 16 * 4 SPACES = 64 SPACES
 SPACES REQUIRED = 88 SPACES

SPACES PROVIDED = 40 STANDARD + 2 H.C. SPACES
 TOTAL PARKING PROVIDED = 42 TOTAL PARKING SPACES

PARKING MODULAR DIMENSIONS	REQUIRED	PROVIDED
STALL WIDTH	9'-0"	9'-0"
VEHICLE PROJECTION	18'-0"	18'-0"
AISLE WIDTH	24'-0"	24'-0"



ROLLYN L. ANDERSON LANE

LOT 1
242,856 S.F.

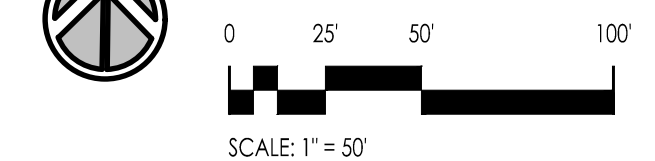
LOT 2
335,760 S.F.

HIGGINS ROAD (IL-72)

CENTER DRIVE

GALLIGAN ROAD

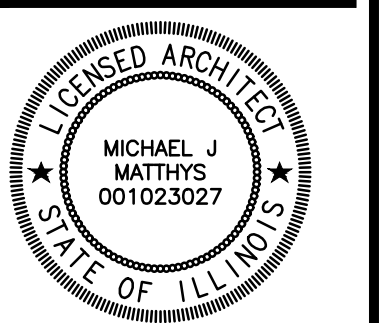
ARCHITECTURAL SITE PLAN



ARCHITECTURE
 LAND PLANNING
 INTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 10100 ORLAND PARKWAY SUITE 110
 ORLAND PARK, ILLINOIS 60467
 (708) 799-4400
 WWW.LINDENGROUPINC.COM



RED BARN ANIMAL HOSPITAL
 GILBERTS, ILLINOIS



Michael J. Matthews

DATE	DESCRIPTION
02-07-2022	MP ZONING REVIEW
03-24-2022	MP ZONING REVIEW - REVISION 1

2021-0095

PROJECT NUMBER

03-24-2022

DATE

MP DRAWN BY

MM FINAL REVIEW

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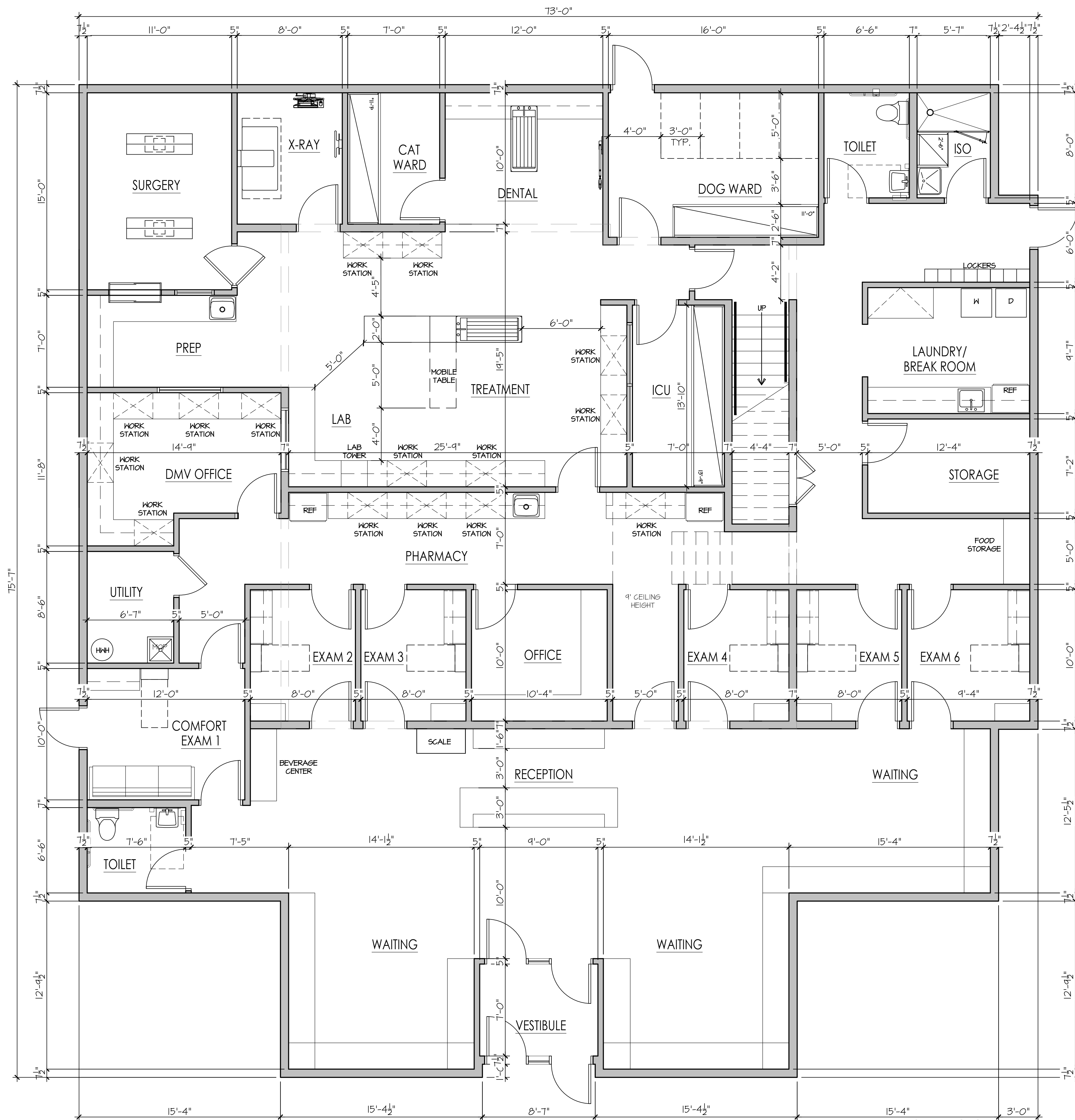
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

PD-1

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PRELIMINARY 1ST FLOOR
4,993 SQFT FOOT PRINT

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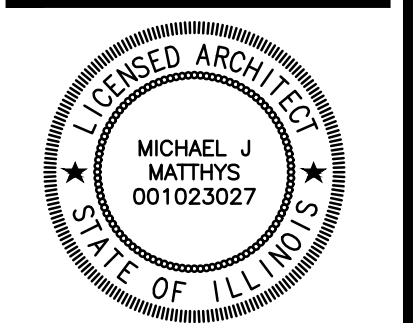


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**RED BARN
 ANIMAL HOSPITAL**
 GILBERT, ILLINOIS



Michael J. Matthews

DATE: 02-09-2022
 DRAWN: MP
 DESCRIPTION: ZONING REVIEW

2021-0095
 PROJECT NUMBER

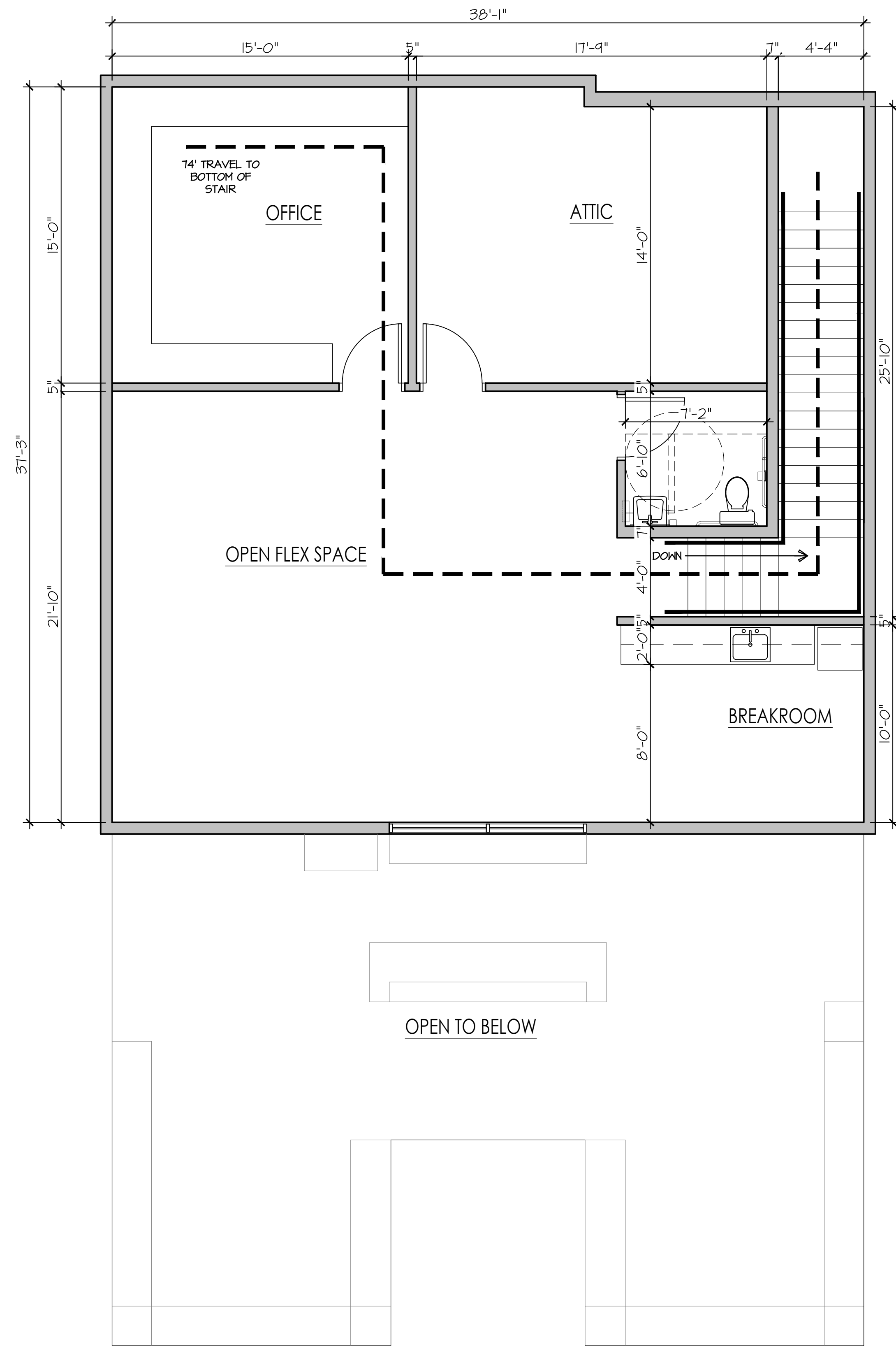
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SHEET TITLE
**PRELIMINARY
 FIRST FLOOR PLAN**

SHEET NUMBER
PD-2.1



PRELIMINARY MEZZANINE FLOOR
985 SQFT FOOT PRINT

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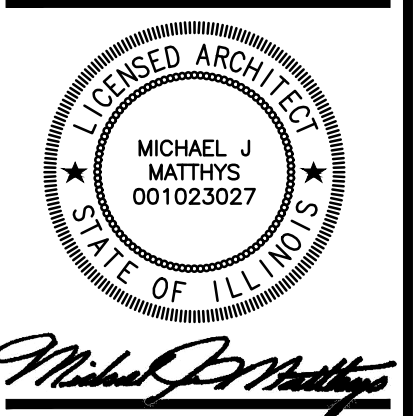


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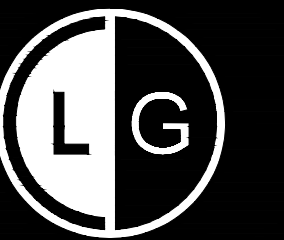
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2021-0095
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SHEET TITLE
**PRELIMINARY
MEZZ. FLOOR PLAN**

SHEET NUMBER
PD-2.2

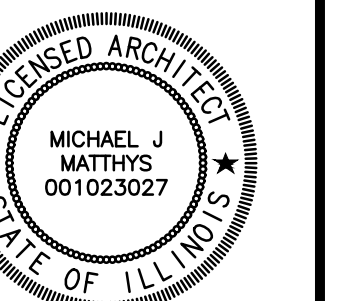


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2021-0095

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SHEET TITLE
PRELIMINARY
MEZZ. FLOOR PLAN

SHEET NUMBER

PD-3

T/ROOF
EL.: 31'-0" AFF.

B/TRUSSES
EL.: 12'-0" AFF.

SIDING

STONE

FINISHED FLOOR
EL.: 0'-0" AFF.



PRELIMINARY FRONT ELEVATION

T/ROOF
EL.: 31'-0" AFF.

B/TRUSSES
EL.: 12'-0" AFF.

LOW SLOPE
FLAT ROOF

STANDING SEAM
METAL ROOF

SIDING

STONE

FINISHED FLOOR
EL.: 0'-0" AFF.



PRELIMINARY REAR ELEVATION

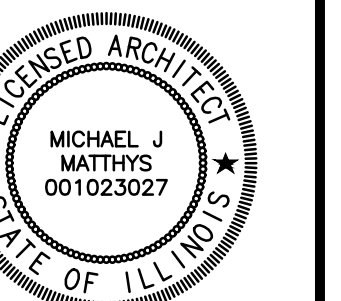


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ANIMAL HOSPITAL
GILBERTS, ILLINOIS



Michael J. Matthews

DATE: 02-09-2022
DRAWN: MP
DESCRIPTION: ZONING REVIEW

2021-0095

PROJECT NUMBER

02-09-2022

DATE

MP MM

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SHEET TITLE
PRELIMINARY
MEZZ. FLOOR PLAN

SHEET NUMBER

PD-4



PRELIMINARY SIDE ELEVATION



PRELIMINARY SIDE ELEVATION

NOT FOR CONSTRUCTION

FINAL SITE IMPROVEMENT PLANS

FOR RED BARN ANIMAL HOSPITAL

ADDRESS
GILBERT, ILLINOIS

ACE

21-052
RED BARN
MAR 25, 2022

ADVANTAGE CONSULTING ENGINEERS

80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-260-4758 www.aceng.us

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CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY KANE
CITY, TOWNSHIP GILBERT
SEC. & SEC. NO. SEC 13, T42N, R7E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DEVELOPER

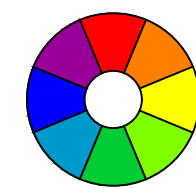


1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

ADVANTAGE NOTE

ADVANTAGE CONSULTING ENGINEERS IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION. STAKING REQUESTS FIVE (5) DAYS NOTICE BETWEEN SEPTEMBER 15th AND DECEMBER 15th AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

THESE PLANS ARE COLOR CODED. CONTRACTOR/REVIEWER WILL NEED TO PRINT IN COLOR OR VIEW PDF.

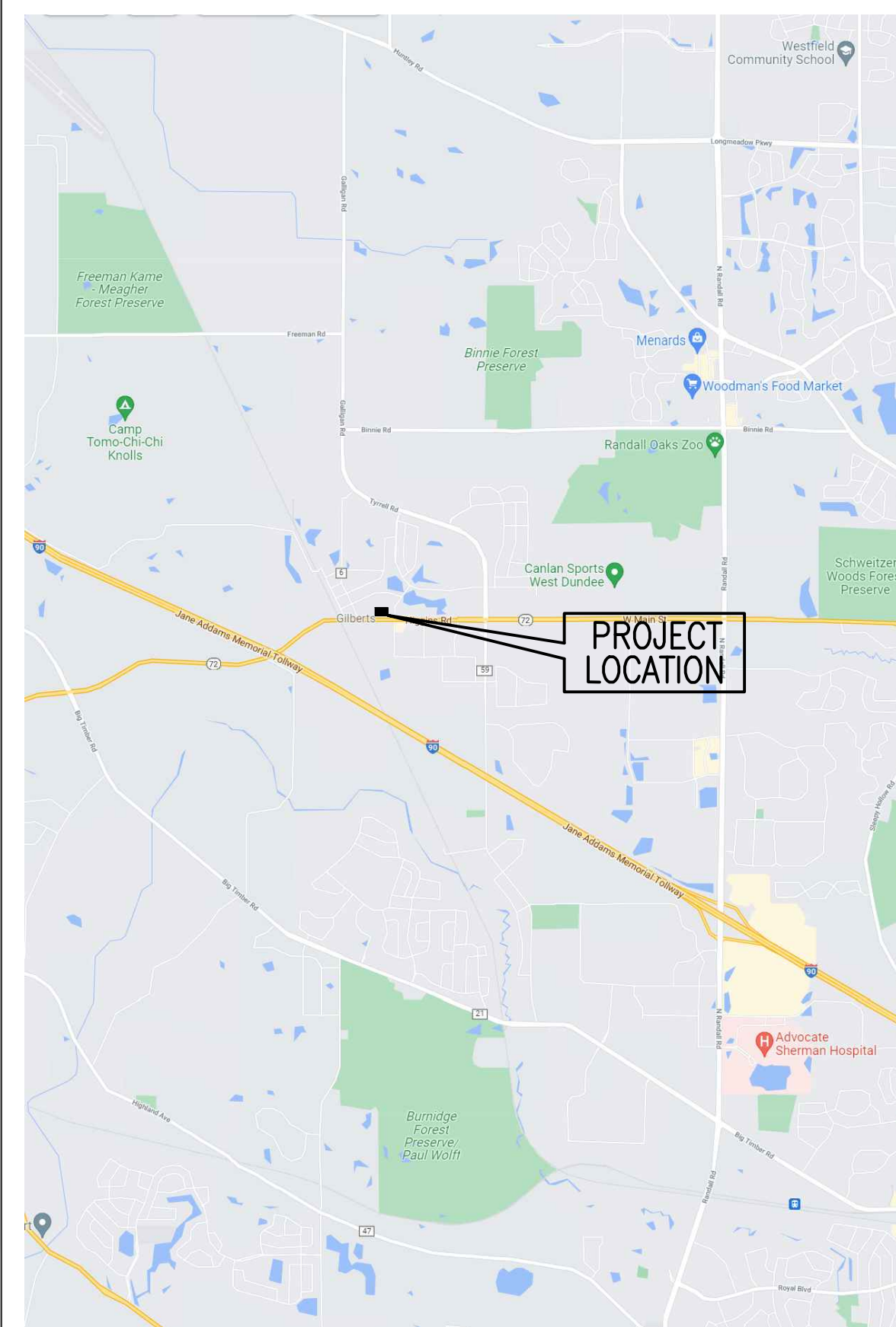


BENCHMARK

ELEVATION:
DESCRIPTION: SEE SHEET EX1 FOR BENCHMARK INFORMATION

EXISTING TOTAL SITE AREA: 7.7 ACRES
PROPOSED PROJECT AREA: 2.6 ACRES

LOCATION MAP



N.T.S.

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	GENERAL NOTES AND TYPICAL SECTIONS
3	EX1	EXISTING CONDITIONS PLAN
4	L1	GEOMETRIC PLAN
5	G1	GRADING PLAN
6-7	U1-U2	UTILITY PLAN
8-9	SE1-SE2	STORM WATER POLLUTION PREVENTION PLAN
10	SE3	SOIL EROSION AND SEDIMENT CONTROL PLAN
11	S1	SPECIFICATIONS
12-14	D1-D3	DETAILS

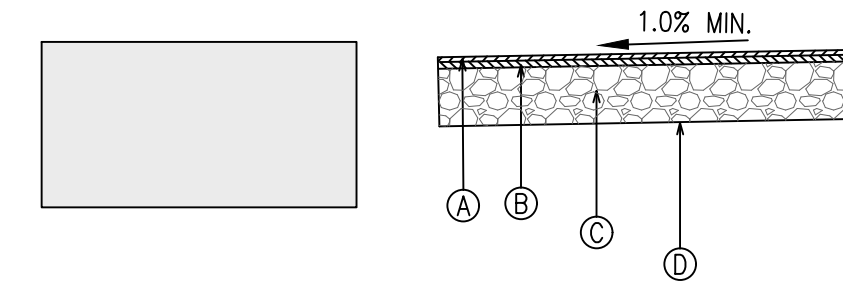
REVISIONS

ORIGINAL PLAN DATE:		MARCH 25, 2022	
#	SHEET #	REMARKS	DATE

William J. Zaleski 03/25/2022
 ENGINEER WILLIAM J. ZALESKI, P.E. DATE
 BILLZ@ACENG.US
 ILLINOIS REGISTRATION NO.: 062-046121 EXPIRATION DATE: 11/30/2023
 PROFESSIONAL DESIGN FIRM NO.: 184-007386 EXPIRATION DATE: 4/30/2023
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

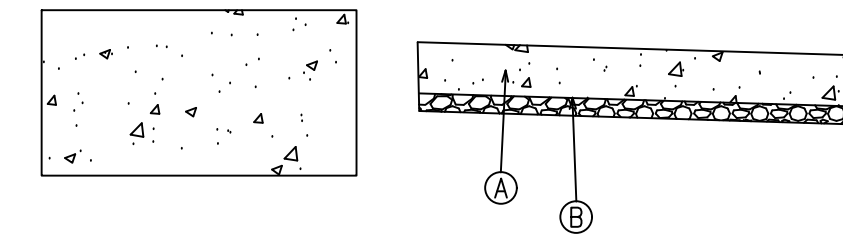
GENERAL NOTES

- ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, MUNICIPALITY CODE SHALL TAKE PRECEDENCE.
- ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.L.E. AT 800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NOTIFICATION OF COMMENCING CONSTRUCTION
 - THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.
- ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLOCATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.
- ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER & MUNICIPALITY.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHILE CONSTRUCTING THE NEW CONSTRUCTION, ADVANTAGE CONSULTING ENGINEERS IS RESPONSIBLE TO RESOLVE THE CONFLICT. ADVANTAGE CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.
- OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.
- NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
- CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND BEDDING MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO DOT GRADATION CA-11.
- WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SEWERS CONSTRUCTED AS PART OF THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADE. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.
- THE OWNER SHALL PROVIDE RECORD DRAWINGS PER MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREA WITHIN MUNICIPALITY ROW SHALL BE RESTORED WITH 4" TOP SOIL & SOD.



- (A) 2" HOT MIX ASPHALT SURFACE COURSE, MIX. C, N50
- (B) 2.5" HOT MIX ASPHALT BINDER COURSE, MIX. C, N50
- (C) 10" MIN. CRUSHED AGGREGATE SUB-BASE, TY. B. (SEE SPECIAL PROVISIONS)
- (D) COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING

PARKING LOT FULL DEPTH PAVEMENT SECTION



- A 8" PORTLAND CEMENT CONCRETE PAVEMENT W/6X6 WWF
- B 4" CRUSHED AGGREGATE SUB-BASE, CA-11, GRADE B

P.C.C. PAVEMENT, DUMPSTER PAD, HEAVY DUTY SIDEWALK

CONTACTS

ENGINEER
 ADVANTAGE CONSULTING ENGINEERS
 80 MAIN STREET, SUITE 17
 LEMONT, ILLINOIS 60439
 PHONE: (630) 520-2467
 CONTACT: WILLIAM J. ZALEWSKI

CLIENT
 RWE DESIGN BUILD
 16W361 SOUTH FRONTAGE ROAD, SUITE 106
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 PHONE: (630) 734-0883
 CONTACT: JASON SANDERSON

ARCHITECT
 LINDEN GROUP ARCHITECTS
 10100 ORLAND PARKWAY, SUITE 110
 ORLAND PARK, ILLINOIS 60467
 PHONE: (708) 799-4400
 CONTACT: MICHAEL J. MATTHYS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	VALVE BOX	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	SILT FENCE	
	FENCE	
	CONSTRUCTION FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	OVERHEAD WIRES	
	UTILITY POLE	
	DOWNSPOUT (TO UNDERGROUND)	
	DOWNSPOUT (TO SURFACE)	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, GROUND AT BOTTOM OF WALL RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	AUTOMATIC SPRINKLER	
	MAIL BOX	
	TRAFFIC SIGNAL	
	TRAFFIC SIGNAL VAULT	
	TRAFFIC BOX	
	PEDESTAL	
	AIR CONDITIONER	
	WETLAND FLAG	
	TELEPHONE MANHOLE	
	ELECTRIC TOWER	
	ELECTRIC TRANSFORMER	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	GAS METER	
	GAS MANHOLE	
	WATER METER	
	HANDHOLE	
	IRON PIPE	

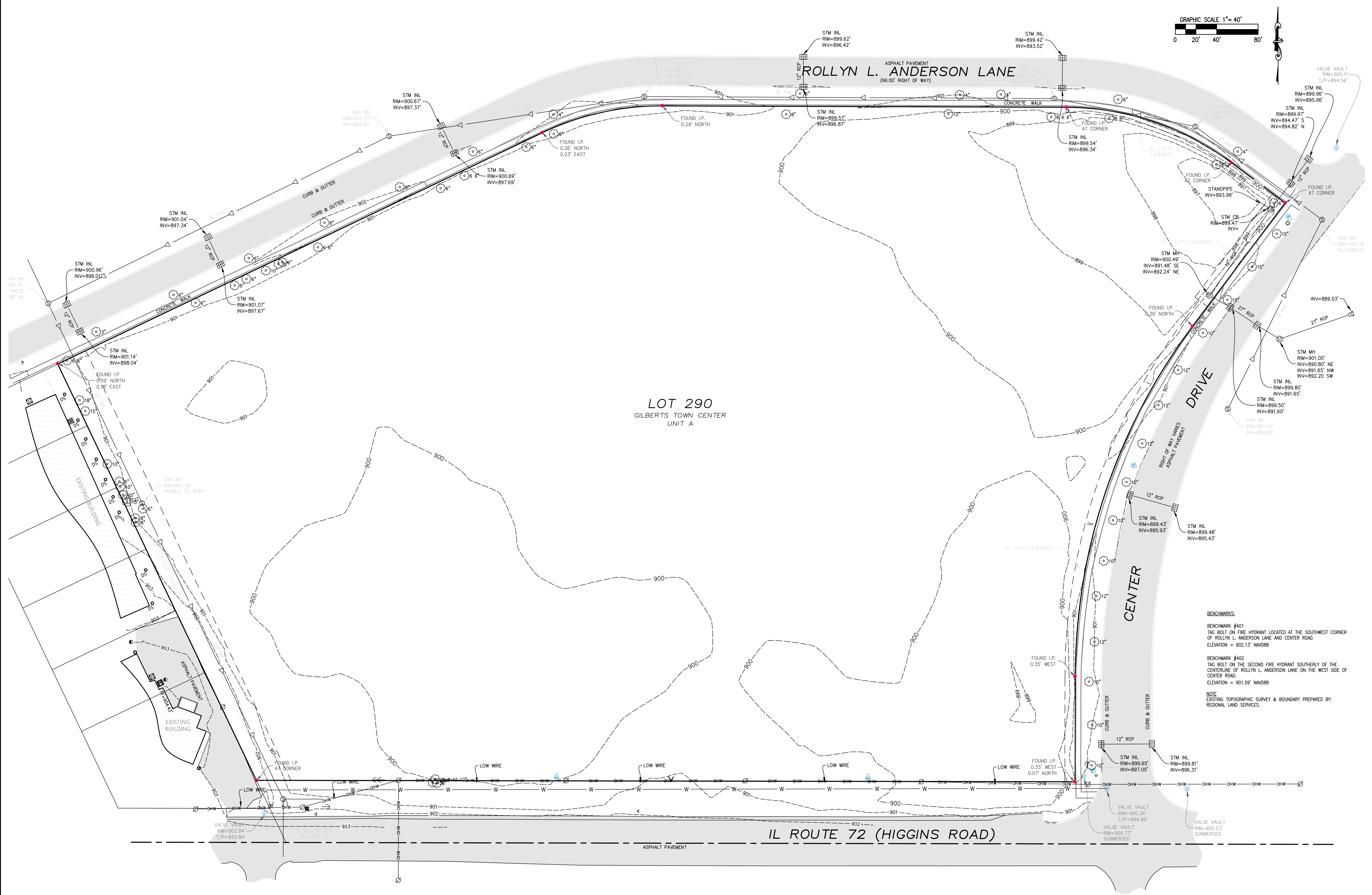
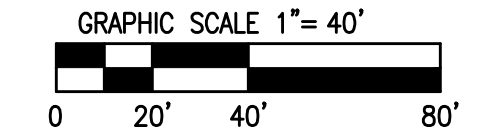
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RED BARN ANIMAL HOSPITAL
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MARCH 25, 2022
 JOB: 21-052

SHEET:
TS1



BENCHMARKS:

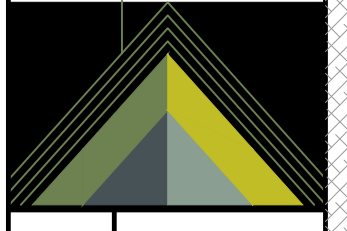
BENCHMARK #401
TAG BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF ROLLYN L. ANDERSON LANE AND CENTER ROAD.
ELEVATION = 902.13' NAVD88

BENCHMARK #402
TAG BOLT ON THE SECOND FIRE HYDRANT SOUTHERLY OF THE CENTERLINE OF ROLLYN L. ANDERSON LANE ON THE WEST SIDE OF CENTER ROAD.
ELEVATION = 901.59' NAVD88

NOTE:
EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY: REGIONAL LAND SERVICES.

NO.	DATE	REMARKS

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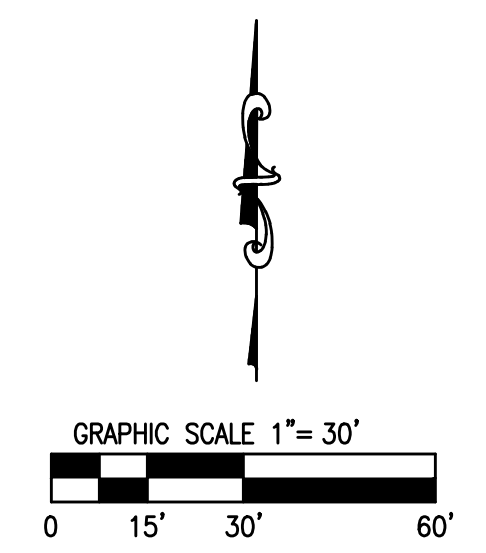
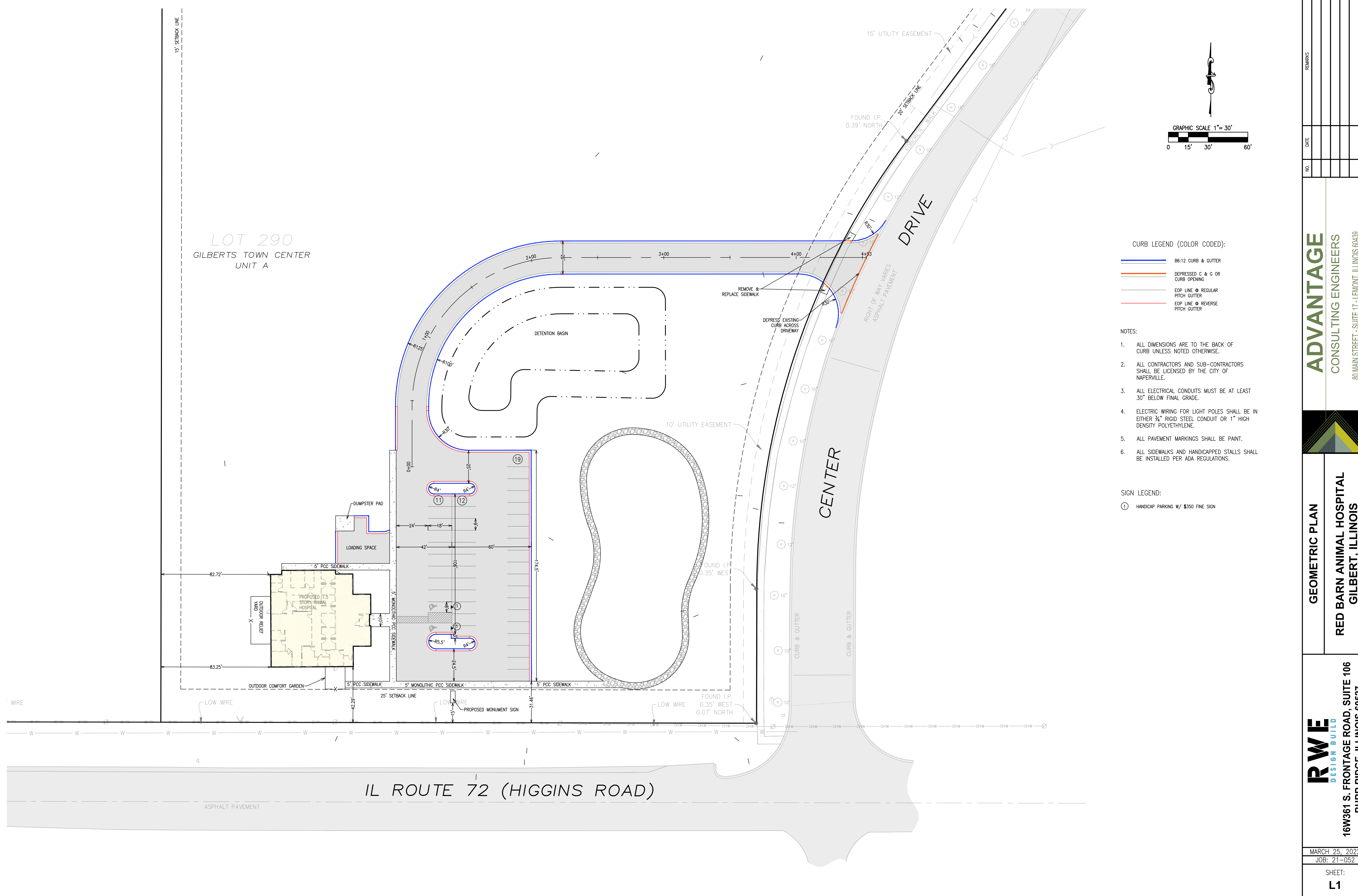
EXISTING CONDITIONS
RED BARN ANIMAL HOSPITAL
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MARCH 25, 2022
JOB: 21-052

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EX1
3 OF 12

LOT 290
GILBERTS TOWN CENTER
UNIT A



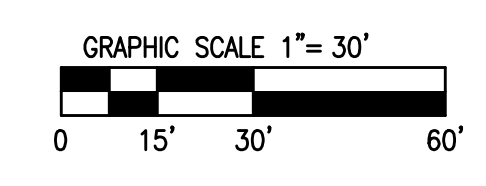
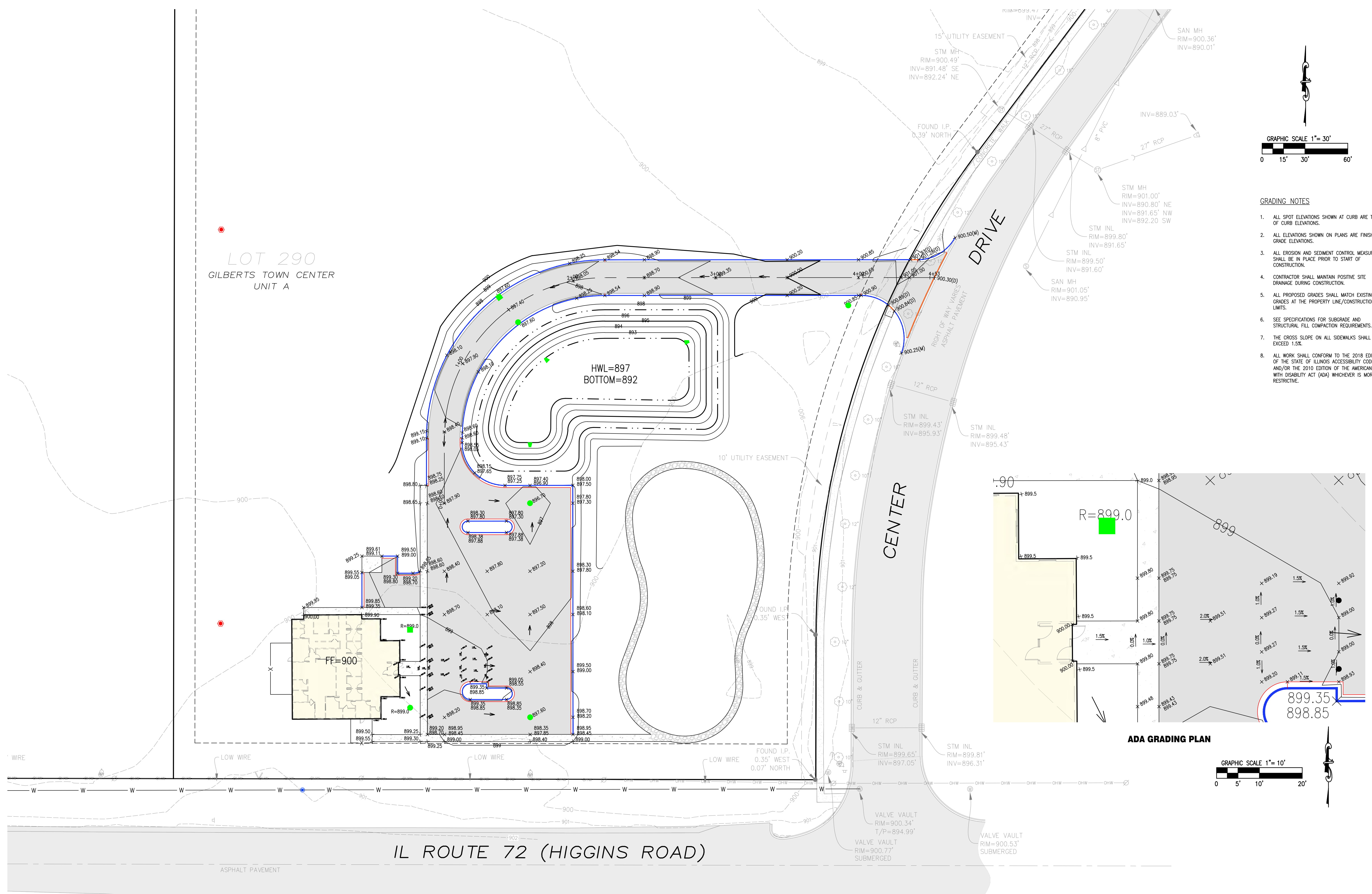
- CURB LEGEND (COLOR CODED):**
- 06:12 CURB & GUTTER
 - DEPRESSED C & G OR CURB OPENING
 - EOP LINE ◉ REGULAR PITCH GUTTER
 - EOP LINE ◉ REVERSE PITCH GUTTER

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE CITY OF NAPERVILLE.
 3. ALL ELECTRICAL CONDUITS MUST BE AT LEAST 30" BELOW FINAL GRADE.
 4. ELECTRIC WIRING FOR LIGHT POLES SHALL BE IN EITHER 3/4" RIGID STEEL CONDUIT OR 1" HIGH DENSITY POLYETHYLENE.
 5. ALL PAVEMENT MARKINGS SHALL BE PAINT.
 6. ALL SIDEWALKS AND HANDICAPPED STALLS SHALL BE INSTALLED PER ADA REGULATIONS.

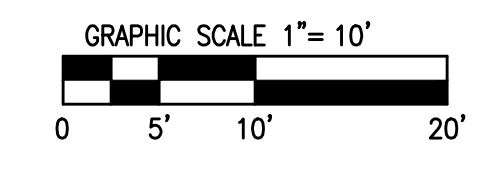
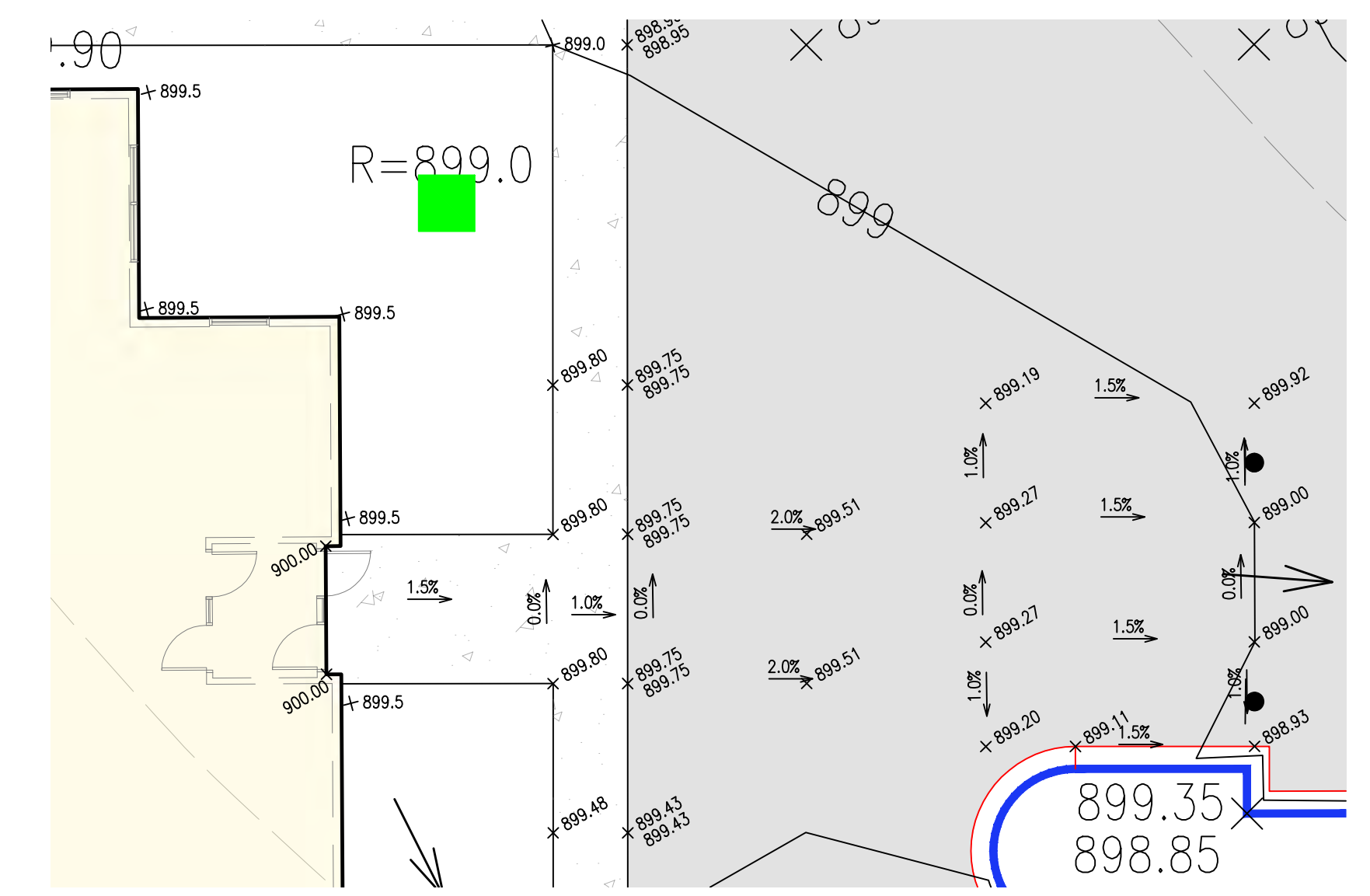
- SIGN LEGEND:**
- ① HANDICAP PARKING W/ \$350 FINE SIGN

REMARKS	
DATE	
NO.	
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<p>GEOMETRIC PLAN</p> <p>RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS</p>	
<p>RWE DESIGN BUILD</p> <p>16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527</p>	
<p>MARCH 25, 2022 JOB: 21-052</p>	
<p>SHEET: L1</p>	
<p>4 OF 12</p>	

LOT 290
GILBERTS TOWN CENTER
UNIT A



- GRADING NOTES**
1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF CURB ELEVATIONS.
 2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
 5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE/CONSTRUCTION LIMITS.
 6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
 7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.



REMARKS	
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GRADING PLAN

**RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS**

RWE
DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

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MATCHLINE SEE SHEET U2

LOT 290
GILBERTS TOWN CENTER
UNIT A

275'-6" @ 1.18%

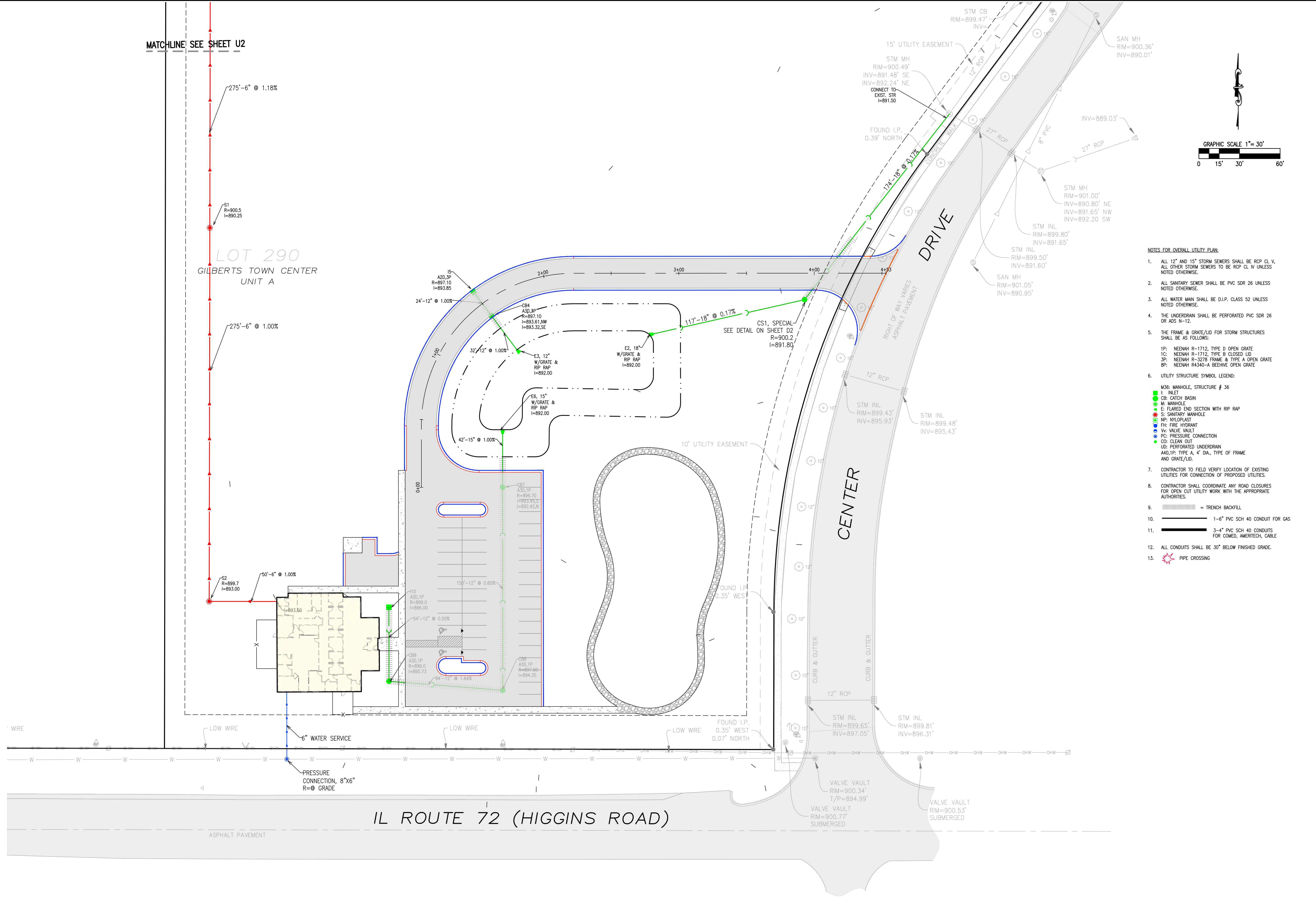
275'-6" @ 1.00%

50'-6" @ 1.00%

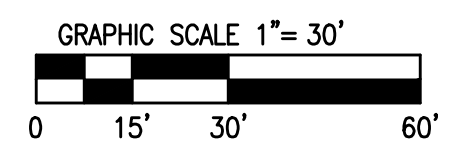
6" WATER SERVICE
PRESSURE CONNECTION, 8"x6"
R=@ GRADE

IL ROUTE 72 (HIGGINS ROAD)

ASPHALT PAVEMENT



- NOTES FOR OVERALL UTILITY PLAN:**
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V, ALL OTHER STORM SEWERS TO BE RCP CL IV UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
 - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
 - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1P: NEENAH R-1712, TYPE D OPEN GRATE
 1C: NEENAH R-1712, TYPE B CLOSED LID
 3P: NEENAH R-3278 FRAME & TYPE A OPEN GRATE
 8P: NEENAH R4340-A BEEHIVE OPEN GRATE
 - UTILITY STRUCTURE SYMBOL LEGEND:
 M36: MANHOLE, STRUCTURE # 36
 I: INLET
 CB: CATCH BASIN
 M: MANHOLE
 E: FLARED END SECTION WITH RIP RAP
 S: SANITARY MANHOLE
 NP: NYLOPLAST
 FH: FIRE HYDRANT
 V: VALVE VAULT
 PC: PRESSURE CONNECTION
 CO: CLEAN OUT
 UD: PERFORATED UNDERDRAIN
 A4D,1P: TYPE A, 4" DIA. TYPE OF FRAME AND GRATE/LID.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - ===== TRENCH BACKFILL
 - 1-6" PVC SCH 40 CONDUIT FOR GAS
 - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
 - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
 - PIPE CROSSING



REMARKS	
DATE	
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UTILITY PLAN

**RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS**

RWE
DESIGN BUILD

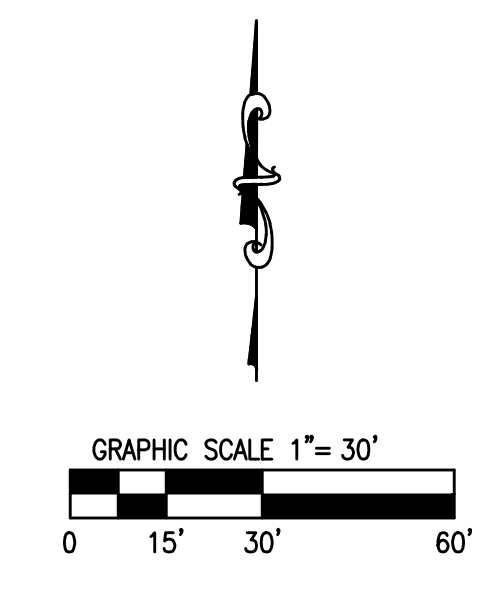
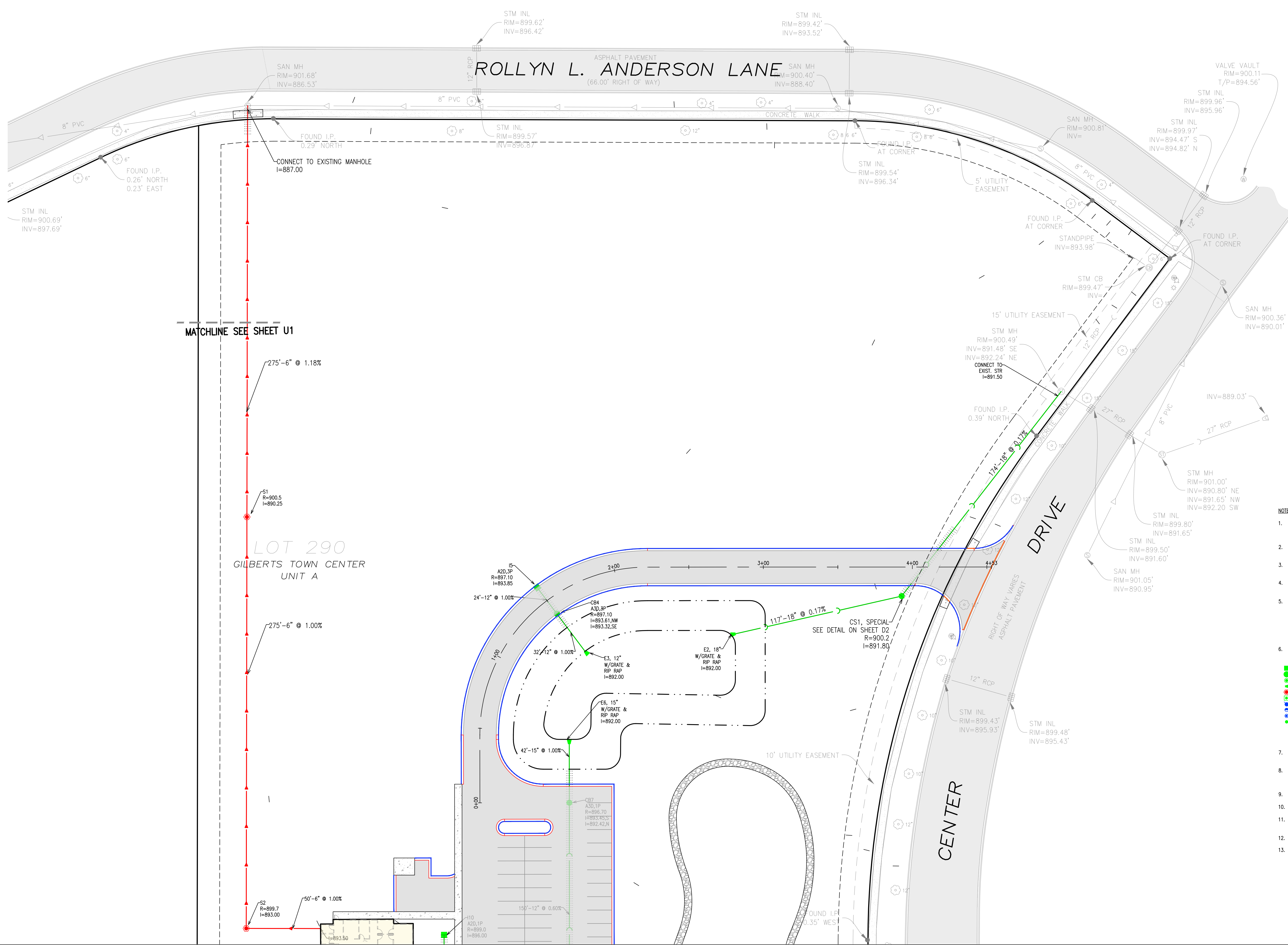
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MARCH 25, 2022
JOB: 21-052

SHEET:
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MATCHLINE SEE SHEET U1

LOT 290
GILBERTS TOWN CENTER
UNIT A

- NOTES FOR OVERALL UTILITY PLAN:**
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL V. ALL OTHER STORM SEWERS TO BE PVC CL W UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
 - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
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 S: SANITARY MANHOLE
 NP: NIPOLAST
 FH: FIRE HYDRANT
 V: VALVE VAULT
 PC: PRESSURE CONNECTION
 CO: CLEAN OUT
 UD: PERFORATED UNDERDRAIN
 A40, I.P.: TYPE A, 4" DIA., TYPE OF FRAME AND GRATE/LID.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - TRENCH BACKFILL
 - 1-6" PVC SCH 40 CONDUIT FOR GAS
 - 3-4" PVC SCH 40 CONDUITS FOR COMED, AMERITECH, CABLE
 - ALL CONDUITS SHALL BE 30" BELOW FINISHED GRADE.
 - PIPE CROSSING

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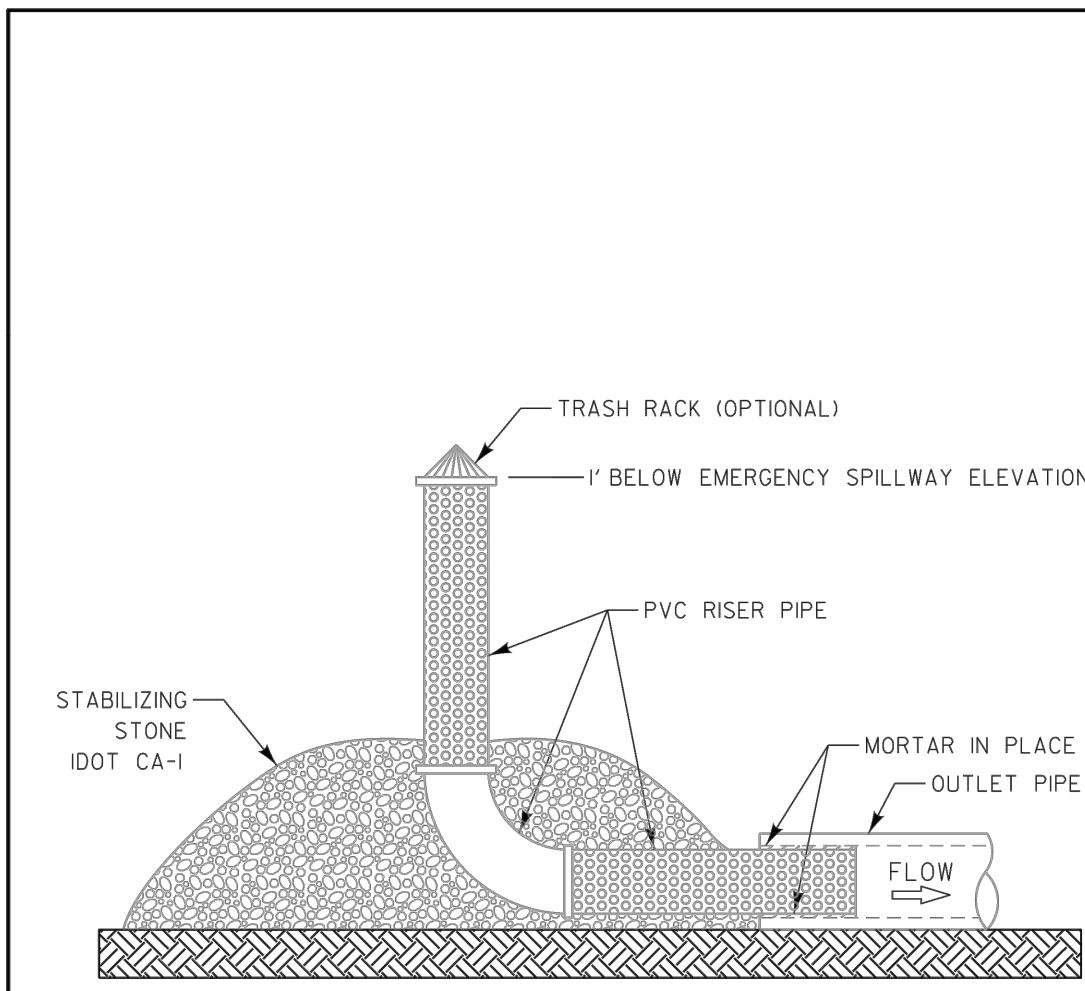
UTILITY PLAN

**RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS**

RWE
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BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022	
JOB: 21-052	
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PERFORATED PVC RISER PIPE
PERFORATED RISER PIPE DETAIL

DESIGN NOTES:
PVC RISER PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE AND SHALL BE SECURELY FIXED TO THE INSIDE OF THE OUTLET PIPE WITH MORTAR.

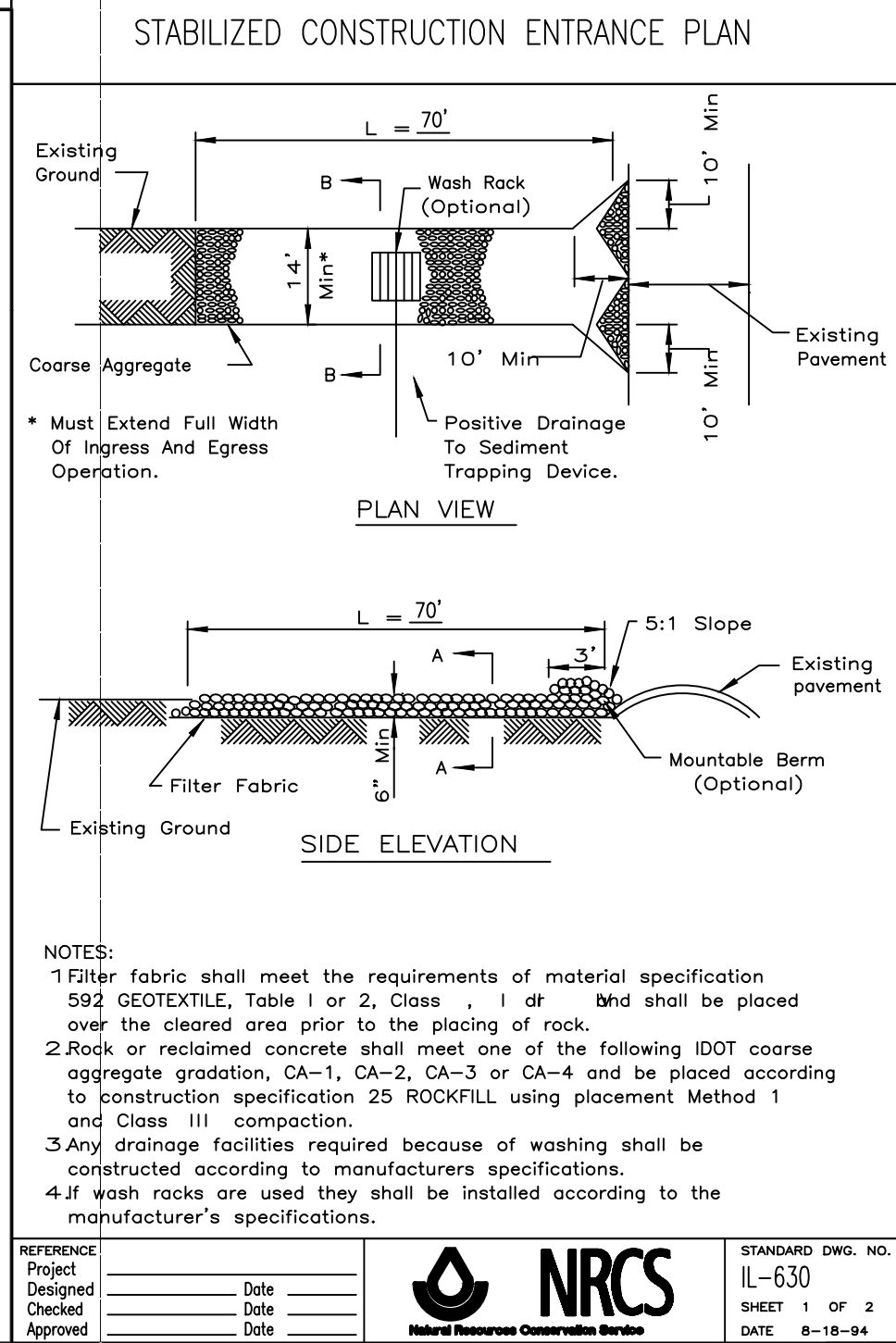
PVC RISER SHALL HAVE 1" HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE AS FOLLOWS:

PIPE DIA (IN)	NUMBER OF 1" HOLES PER LIN FT OF PIPE
5	25
6	30
8	40
10	50
12	60

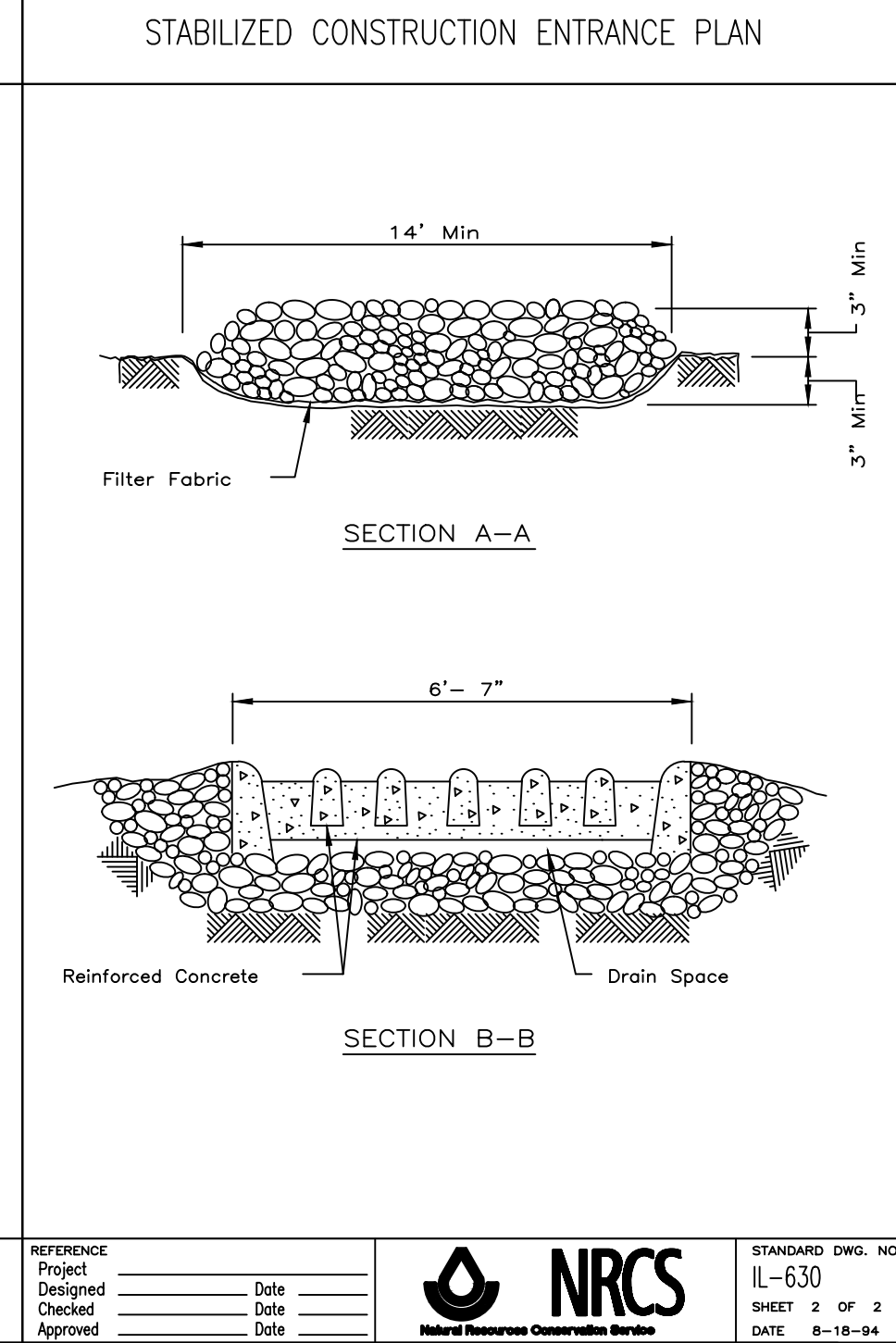
PVC RISER PIPE SHALL BE LOOSELY DOUBLE OR TRIPLE WRAPPED WITH CHICKEN WIRE OR 1/4" HARDWARE CLOTH AROUND BOTH MEMBERS AND WRAPPED ON THE OUTSIDE WITH A WOVEN MONOFILAMENT GEOTEXTILE.

PLACE SUFFICIENT CA-1 STONE TO HOLD THE RISER PIPE IN PLACE.

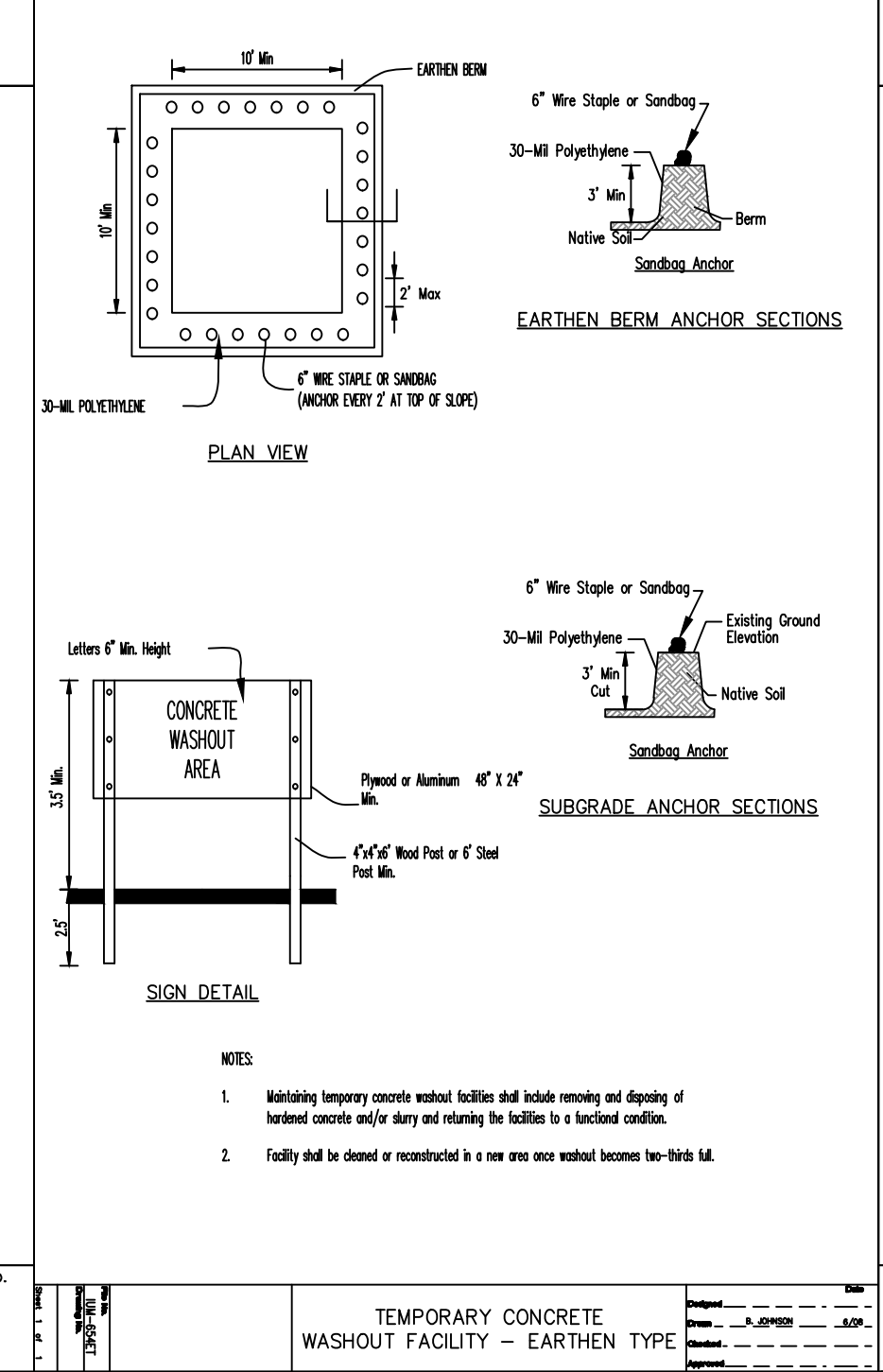
IF TRASH RACK IS PROVIDED, IT SHALL BE SECURELY FASTENED TO THE INLET. TRASH GUARD MAY BE FABRICATED FROM METAL RODS 1/4" DIA MIN OR GALVANIZED WELDED WIRE FABRIC (16 GAGE MIN). THE SPACING BETWEEN VERTICAL MEMBERS SHOULD BE 1 INCH.



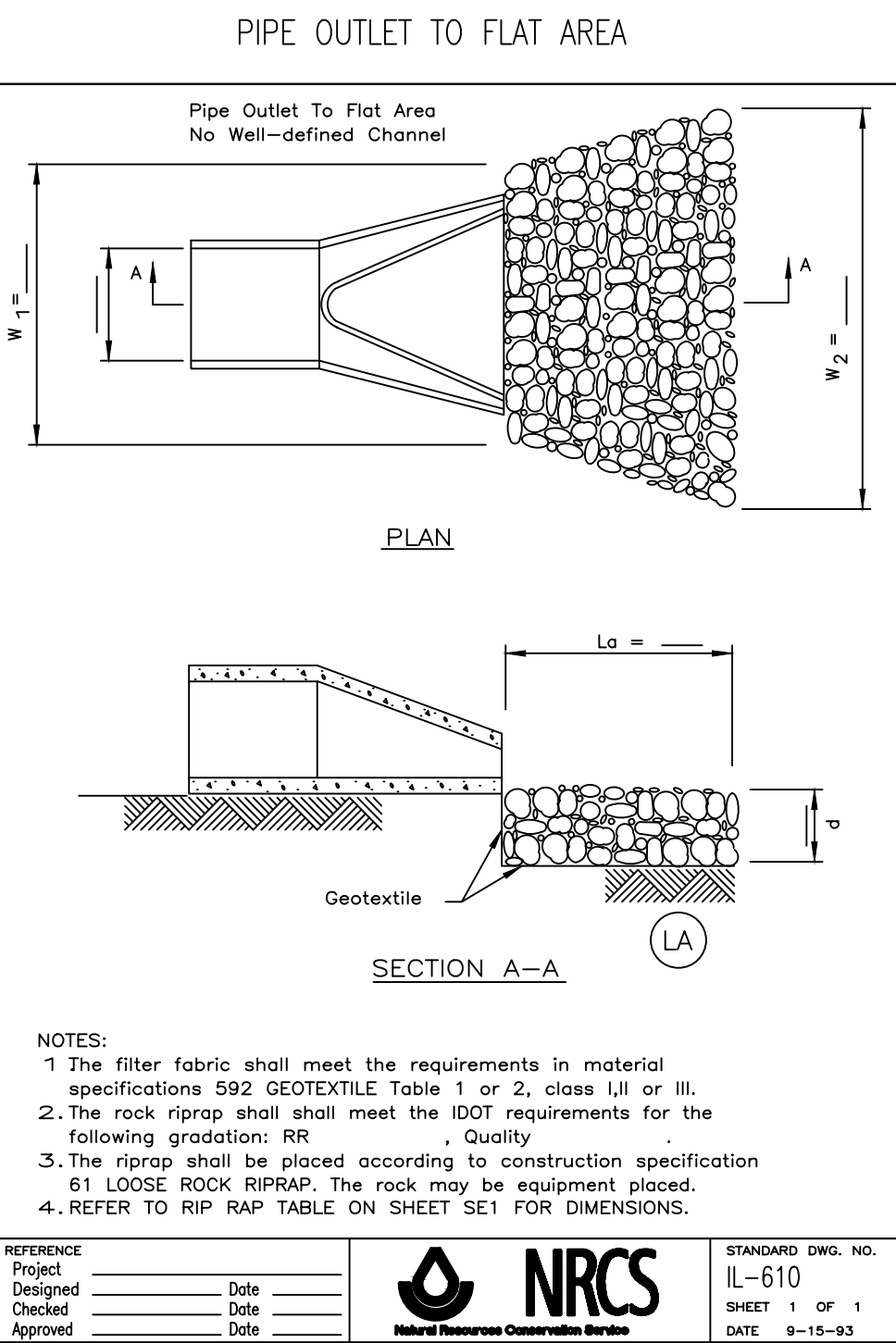
REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-630	SHEET 1 OF 2	DATE: 8-18-94	



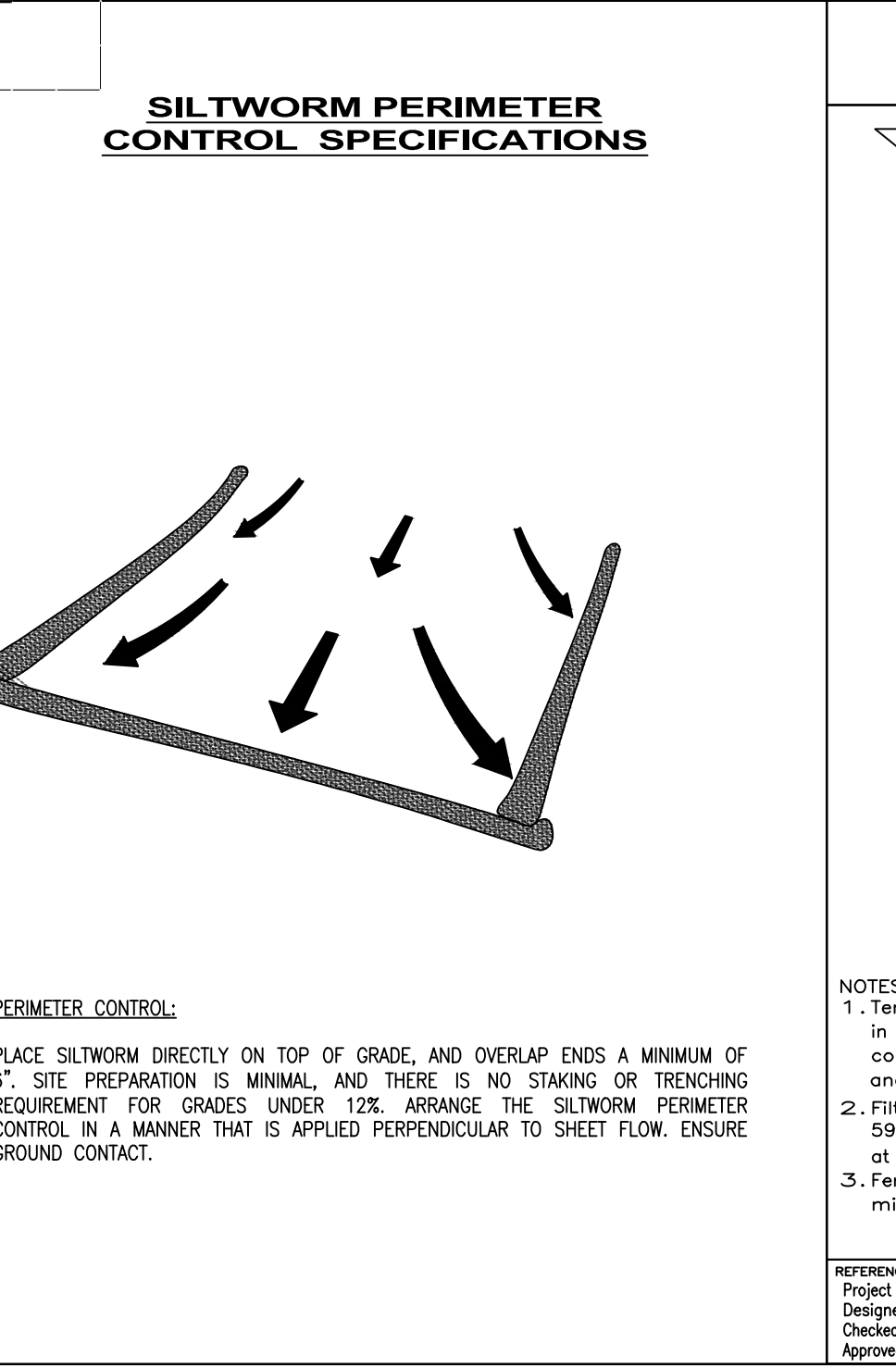
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NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-630	SHEET 2 OF 2	DATE: 8-18-94	



REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-630	SHEET 2 OF 2	DATE: 8-18-94	

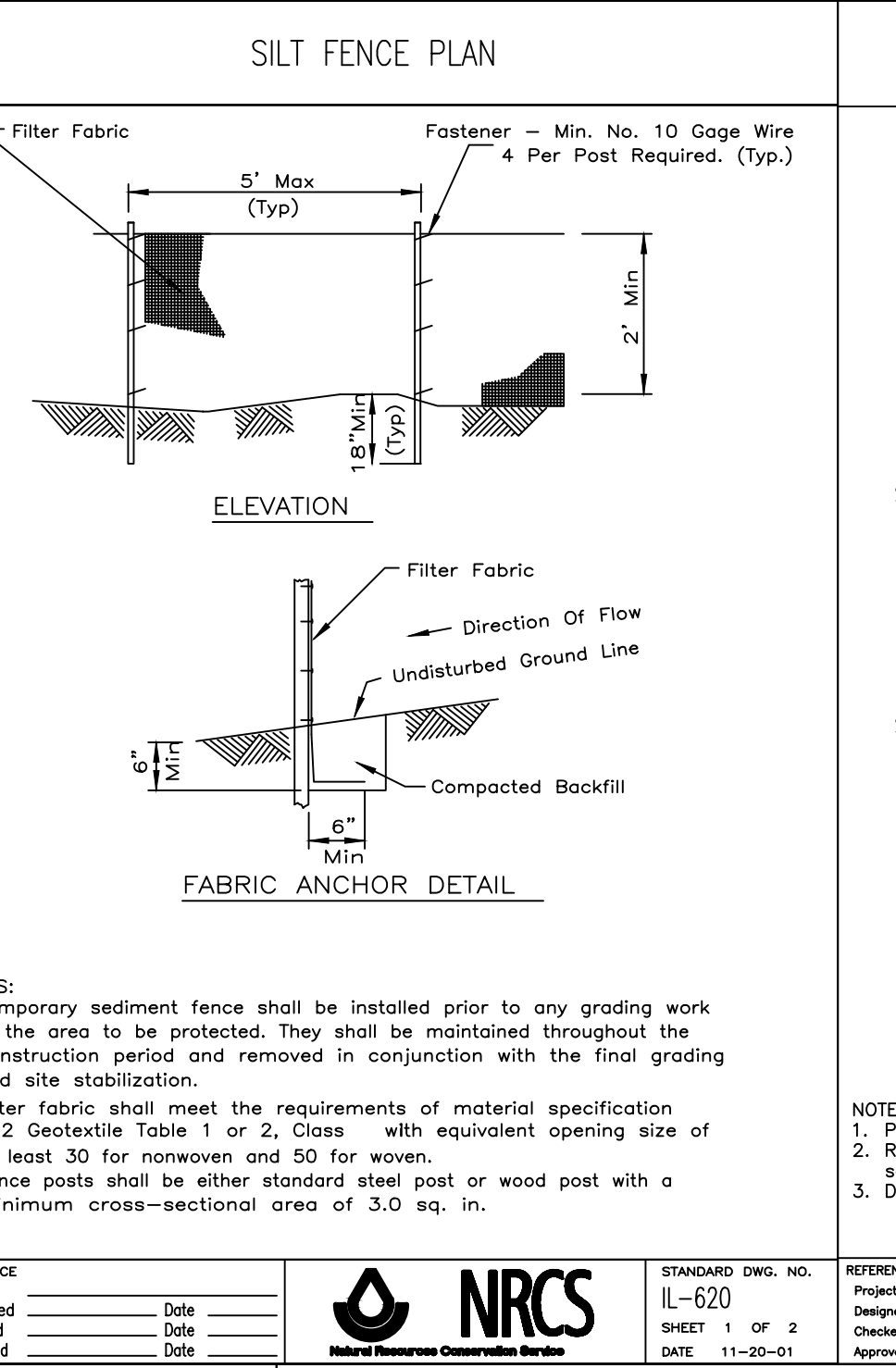


REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-610	SHEET 1 OF 1	DATE: 9-13-93	



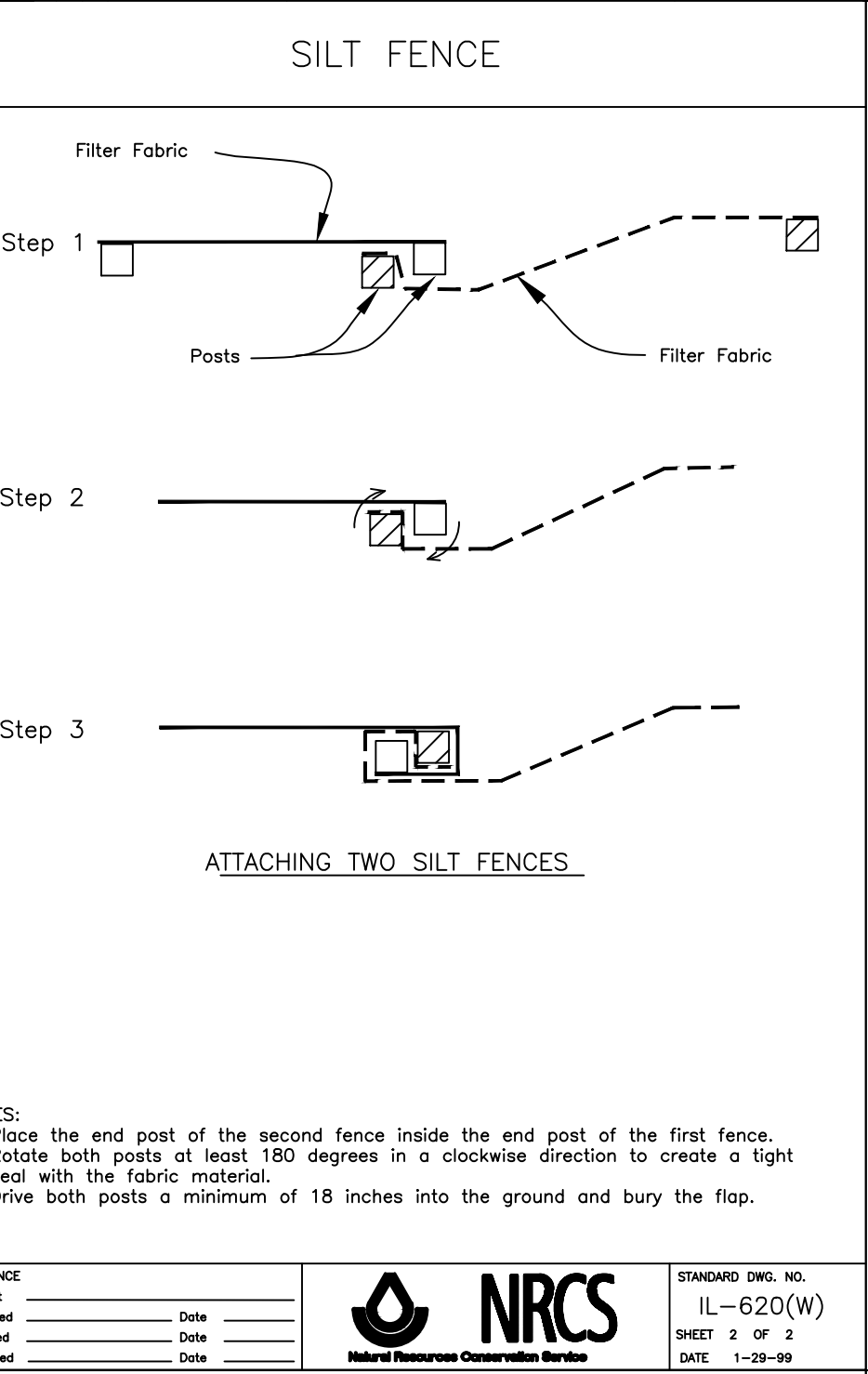
PERIMETER CONTROL:
PLACE SILTWORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTWORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW. ENSURE GROUND CONTACT.

REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-620	SHEET 1 OF 2	DATE: 11-20-01	



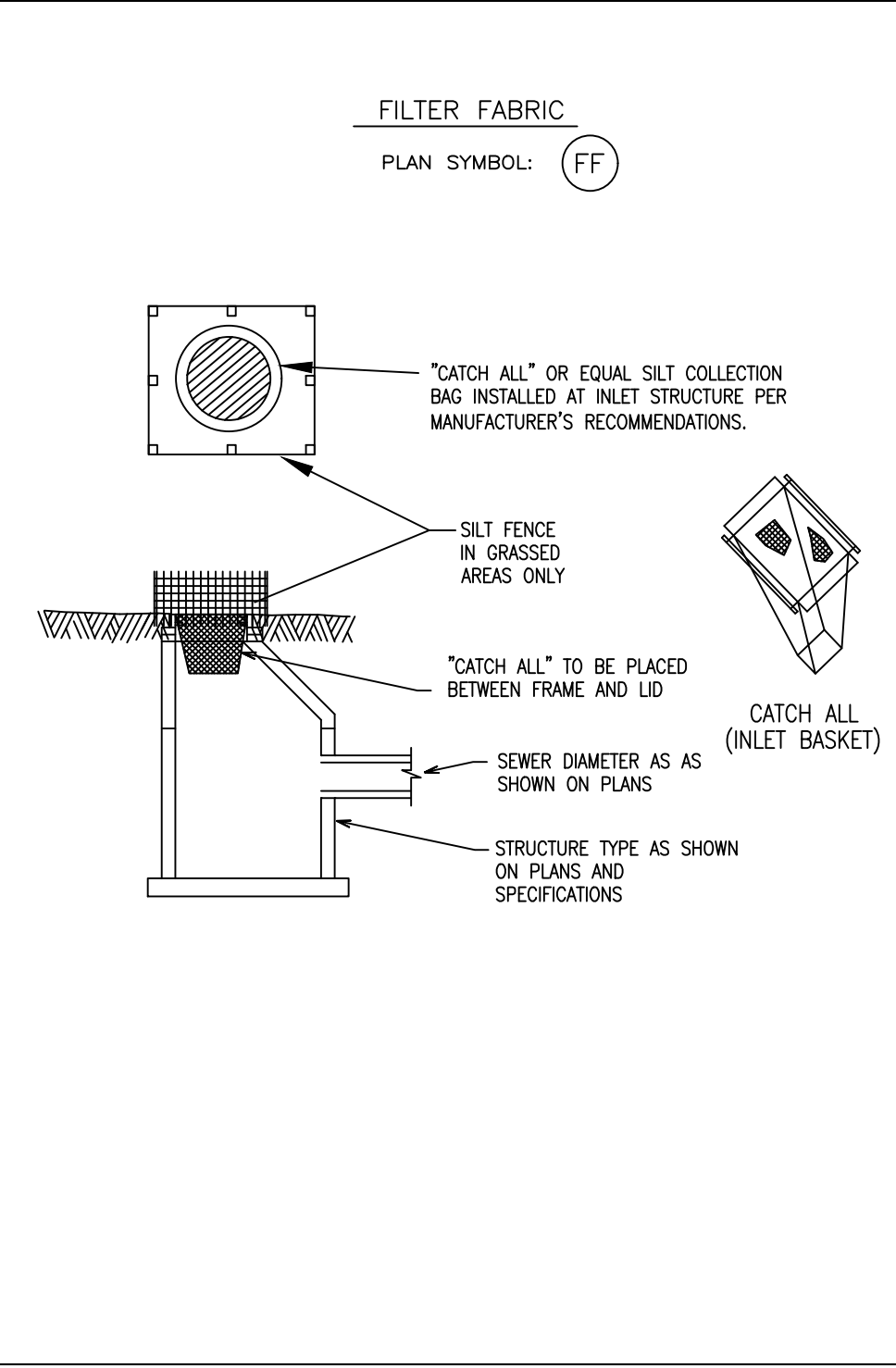
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least .30 for nonwoven and .50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-620(W)	SHEET 2 OF 2	DATE: 1-29-99	



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the top.

REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-620(W)	SHEET 2 OF 2	DATE: 1-29-99	



NOTES:
1. "CATCH ALL" OR EQUAL SILT COLLECTION BAG INSTALLED AT INLET STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE IN GRASSED AREAS ONLY.
3. "CATCH ALL" TO BE PLACED BETWEEN FRAME AND LID.
4. SEWER DIAMETER AS SHOWN ON PLANS.
5. STRUCTURE TYPE AS SHOWN ON PLANS AND SPECIFICATIONS.

REFERENCE Project: _____ Date: _____	DESIGNED: _____ Date: _____	CHECKED: _____ Date: _____	APPROVED: _____ Date: _____
NRCS NATURAL RESOURCES CONSERVATION SERVICE			
STANDARD DWG. NO. IL-620(W)	SHEET 2 OF 2	DATE: 1-29-99	

SILTWORM INSTALLATION SPECIFICATIONS

SILTWORM HEIGHTS INSTALLED		
NOMINAL DIAMETER, D	INSTALLED HEIGHT OF SINGLE SILTWORM	INSTALLED HEIGHT OF STACKED SILTWORM
9"	7.5"	15"
12"	9.5"	19"
18"	14.5"	29"
24"	19"	38"

MINIMUM SPECIFICATION FOR SILTWORM		
PROPERTY	UNITS	RANGE
PH	PH	5.0-8.5
MOISTURE CONTENT	% WET WEIGHT BASIS	<20
PARTICLE SIZE	% PASSING SELECTED MESH SIZE, DRY WEIGHT BASIS	1 1/2"-2" - 90% FINES = 10% MAX. PARTICLE SIZE 2"

SILTWORM CAN BE PLACED IN DITCHES OR AT THE TOP, ON THE FACE, OR AT THE TOE OF A SLOPE AS SEDIMENT TRAPPING DEVICE. SILTWORM CAN ALSO SERVE TO REMOVE SEDIMENT FROM RUNOFF AND RELEASE FILTERED WATER AS SHEET FLOW.

SILTWORM INSTALLATION ON A SLOPE SHALL BE PLACED ALONG OR ON THE GROUND CONTOUR, WHERE POSSIBLE SILTWORM APPLIED TO THE TOE OF A SLOPE SHOULD BE PLACED 10 FEET AWAY FROM THE TOE IN ORDER TO PROVIDE SPACE FOR SEDIMENT STORAGE. MAXIMUM DRAINAGE AREA SHALL BE 1/4 ACRE PER 100 LF OF SILTWORM.

FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 15 ACRES, AT SITES WHICH OUTFALL TO EXCEPTIONAL WATER OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM DRAINAGE AREA SHALL BE LIMITED TO 10 ACRES.

SILTWORM SHALL BE PLACED PERPENDICULAR TO THE FLOW OF WATER. SILTWORM SHALL CONTINUE UP THE SIDE SLOPES TO THE UP OF BANK OR A MAXIMUM OF 3 FEET ABOVE THE INSTALLED HEIGHT. SILTWORM SHALL REMAIN IN PLACE UNTIL ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

SILTWORM IS SUPPLIED AND INSTALLED IN DIAMETERS OF 9", 12", 18" OR 24" DIAMETER TOLERANCES ARE 2". SILTWORM WILL FLATTEN OUT TO AN OVAL WHEN IN PLACE, THUS THE INSTALLED HEIGHT WILL BE LESS THAN NOMINAL DIAMETER.

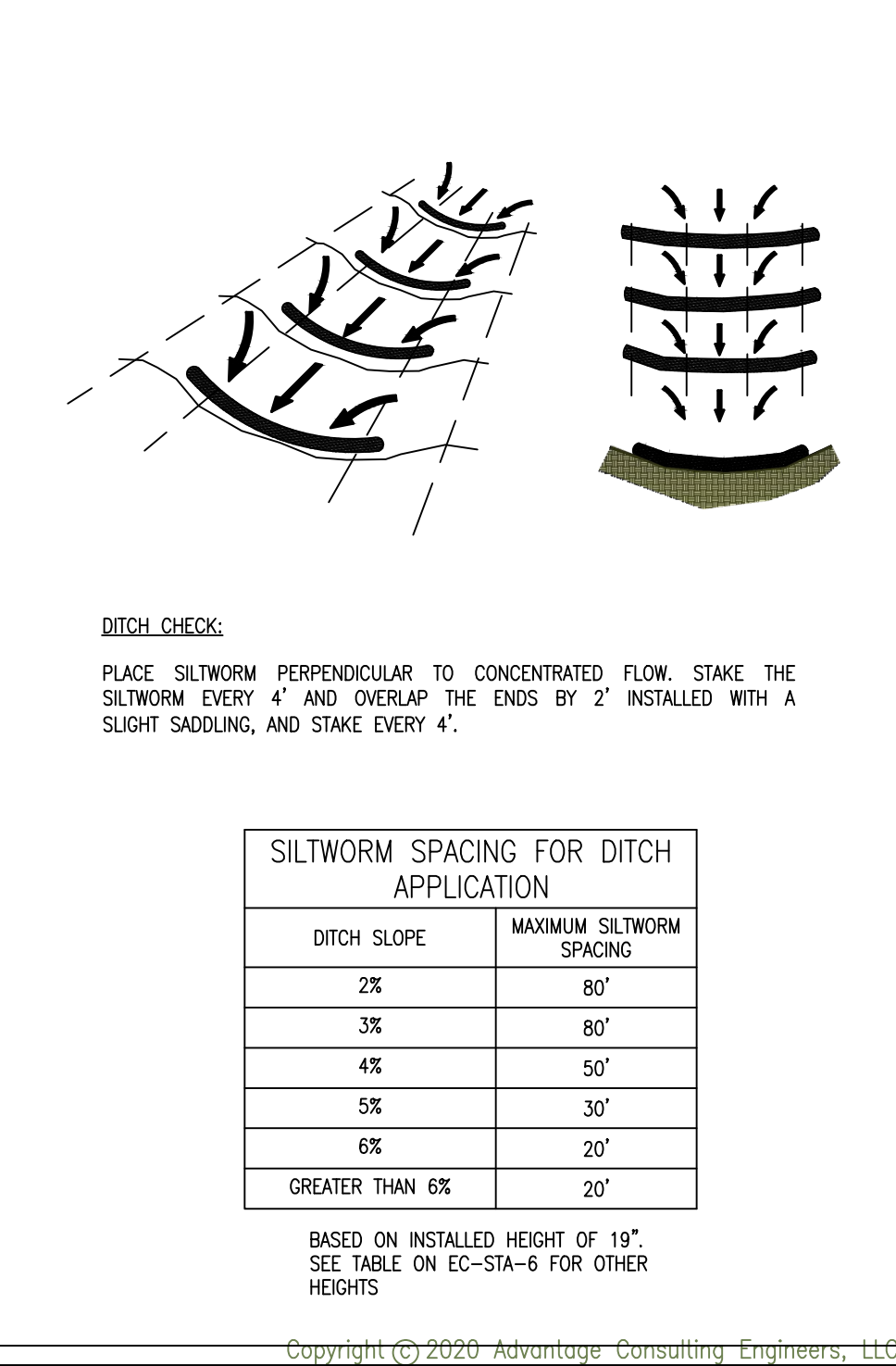
SILTWORM SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND SHALL BE REMOVED AND REPLACED IF SIGNS OF UNDERCUTTING OR DOWNSTREAM SPACING RILLS ARE OBSERVED.

SILTWORM SHOULD BE REMOVED FROM SLOPES AFTER STABILIZATION IS COMPLETE. THIS MAY BE ACCOMPLISHED BY CUTTING THE SILTWORM OPEN AND SPREADING THE FILL MATERIAL ON THE SITE. SILTWORM APPLIED IN DITCH SHALL BE COMPLETELY REMOVED.

SILTWORM DITCH CHECK DAM ESTIMATED QUANTITIES

LENGTH (FT)	V - DITCH (1)			TRAPEZOIDAL DITCH (2)		
	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")	24" SILTWORM (INSTALLED HEIGHT 19")	12" SILTWORM (INSTALLED HEIGHT 19")	18" SILTWORM (INSTALLED HEIGHT 29")
20	20	60	48	24	72	60

(1) ESTIMATED QUANTITIES BASED ON A 4:1 SIDE SLOPE. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION
(2) ESTIMATED QUANTITIES BASED ON A 4 FT BOTTOM WIDTH, 4 FT DEPTH, AND 4:1 SIDE SLOPES. QUANTITIES WILL VARY BASED ON ACTUAL DITCH CONFIGURATION



DITCH CHECK:
PLACE SILTWORM PERPENDICULAR TO CONCENTRATED FLOW. STAKE THE SILTWORM EVERY 4' AND OVERLAP THE ENDS BY 2" INSTALLED WITH A SLIGHT SADDLING, AND STAKE EVERY 4'.

SILTWORM SPACING FOR DITCH APPLICATION

DITCH SLOPE	MAXIMUM SILTWORM SPACING
2%	80'
3%	80'
4%	50'
5%	30'
6%	20'
GREATER THAN 6%	20'

BASED ON INSTALLED HEIGHT OF 19". SEE TABLE ON EC-STA-6 FOR OTHER HEIGHTS

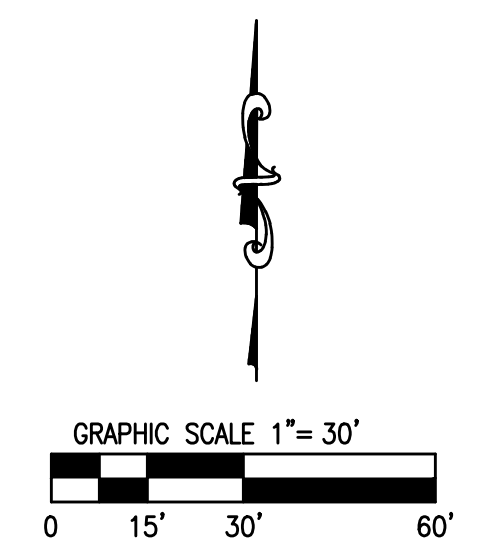
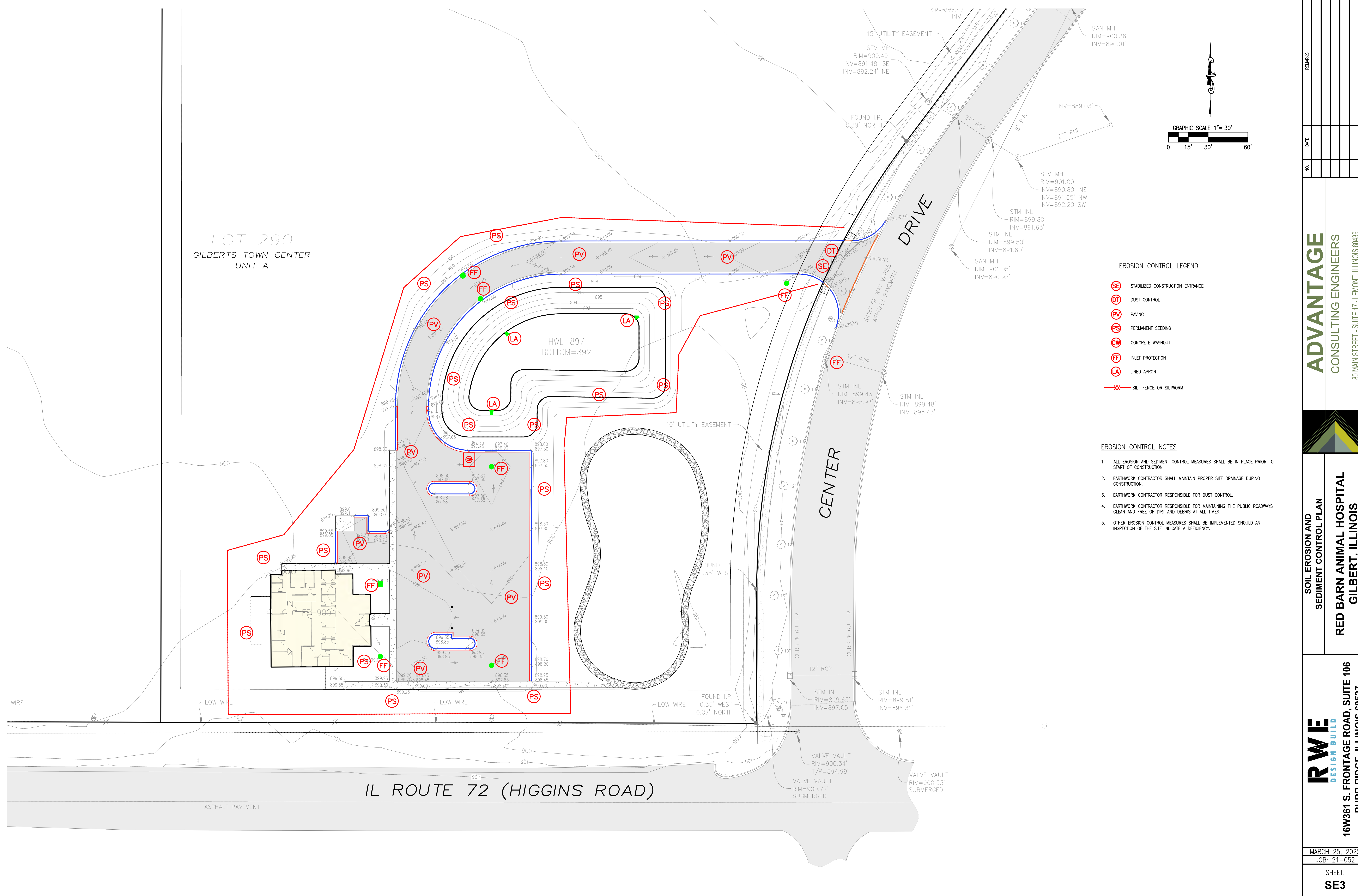
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 80 MAIN STREET - SUITE 17 - LEWISTON, ILLINOIS 60439
 630-520-2467
 WWW.ADVANTAGE-ILL.COM

STORM WATER POLLUTION PREVENTION PLAN
RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS

RWE DESIGN BUILD
 16W361 S. FRONTAGE ROAD, SUITE 106 BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
 JOB: 21-052
 SHEET: **SE2**
 9 OF 12

LOT 290
GILBERTS TOWN CENTER
UNIT A



EROSION CONTROL LEGEND

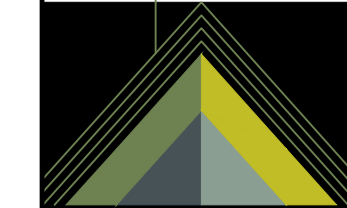
- SE STABILIZED CONSTRUCTION ENTRANCE
- DT DUST CONTROL
- PV PAVING
- PS PERMANENT SEEDING
- CW CONCRETE WASHOUT
- FF INLET PROTECTION
- LA LINED APRON
- XX SILT FENCE OR SILTWORM

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
2. EARTHWORK CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION.
3. EARTHWORK CONTRACTOR RESPONSIBLE FOR DUST CONTROL.
4. EARTHWORK CONTRACTOR RESPONSIBLE FOR MAINTAINING THE PUBLIC ROADWAYS CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
5. OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.

NO.	DATE	REMARKS

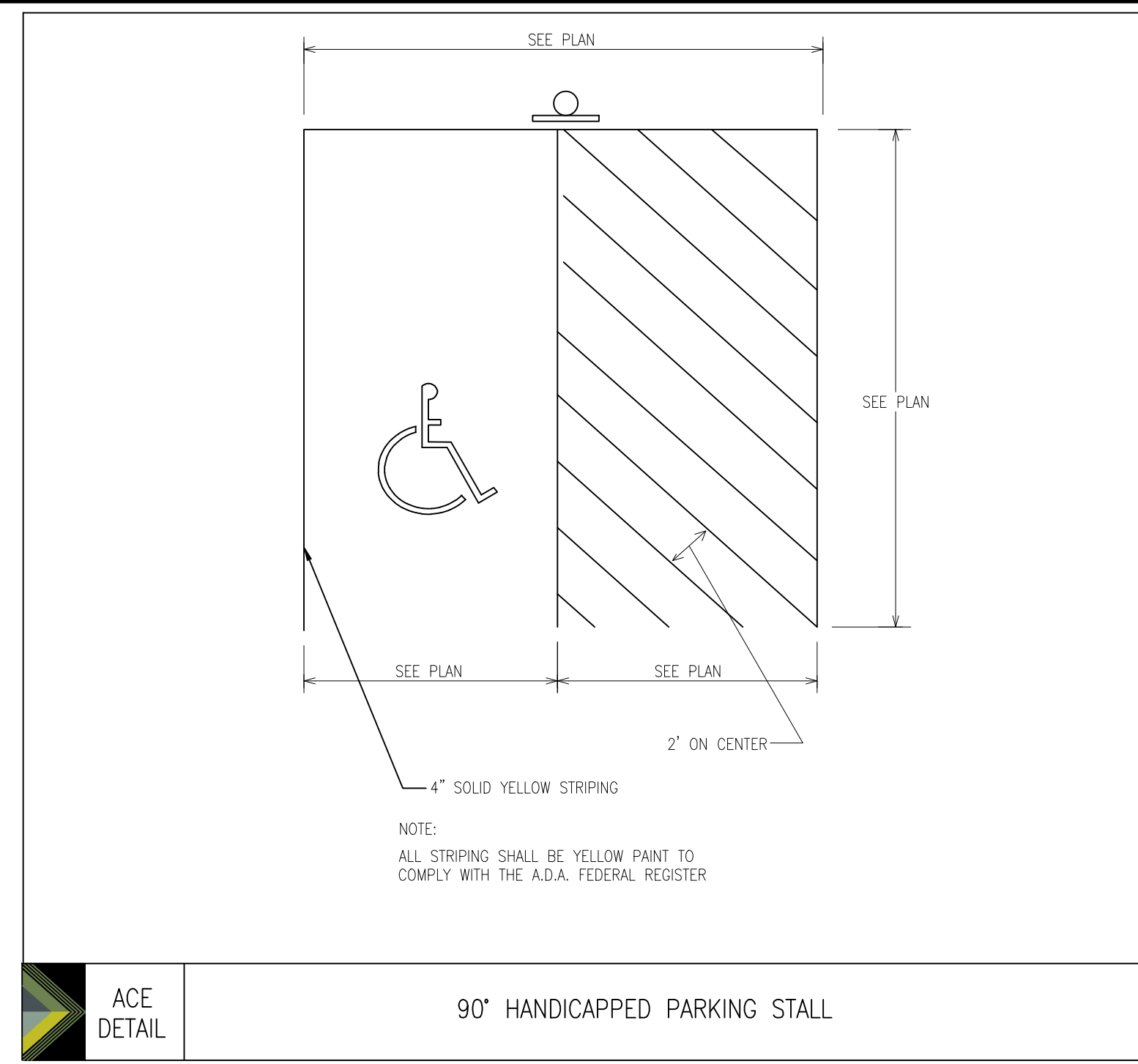
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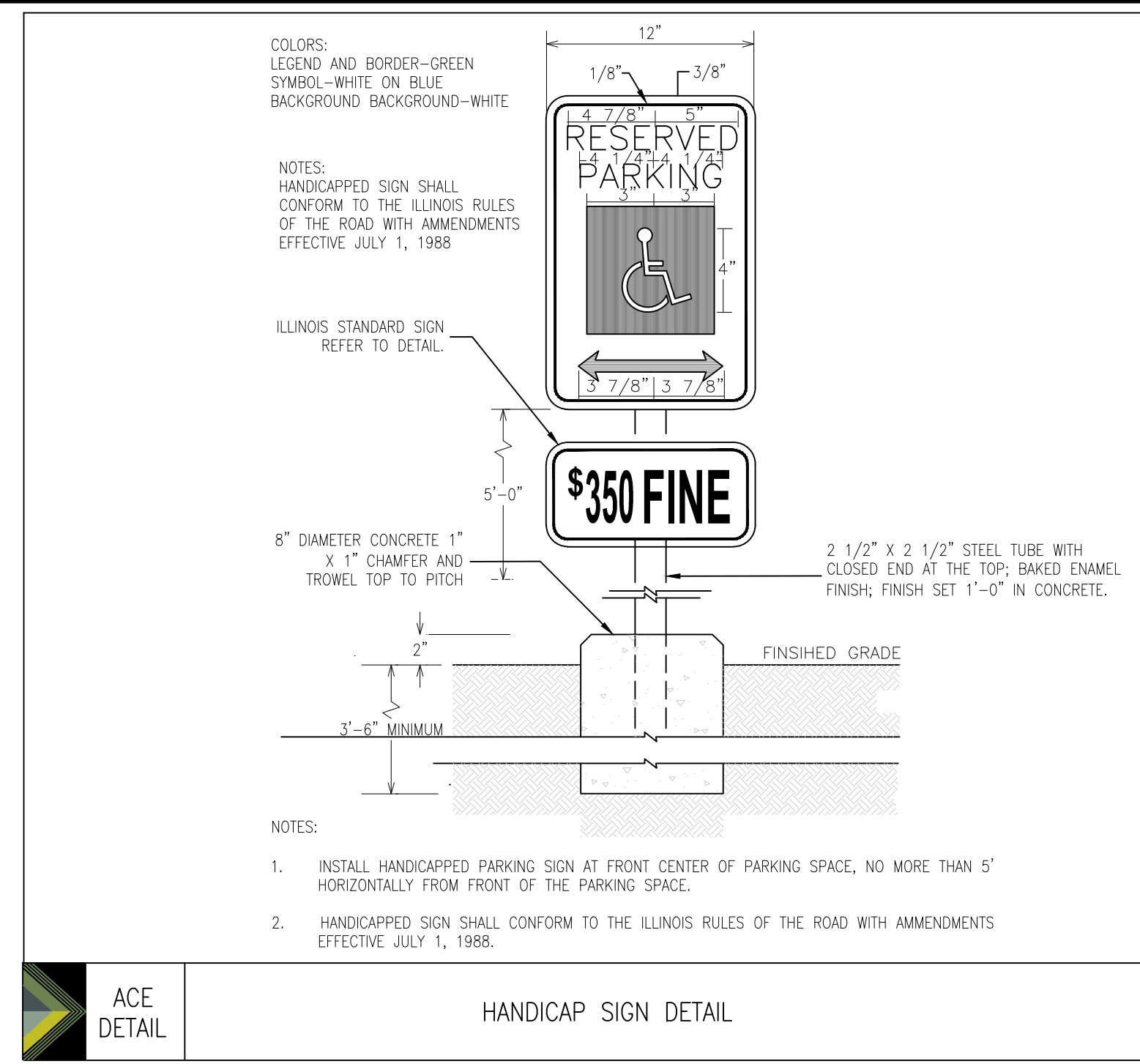
SOIL EROSION AND
SEDIMENT CONTROL PLAN
RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS

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DESIGN BUILD
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

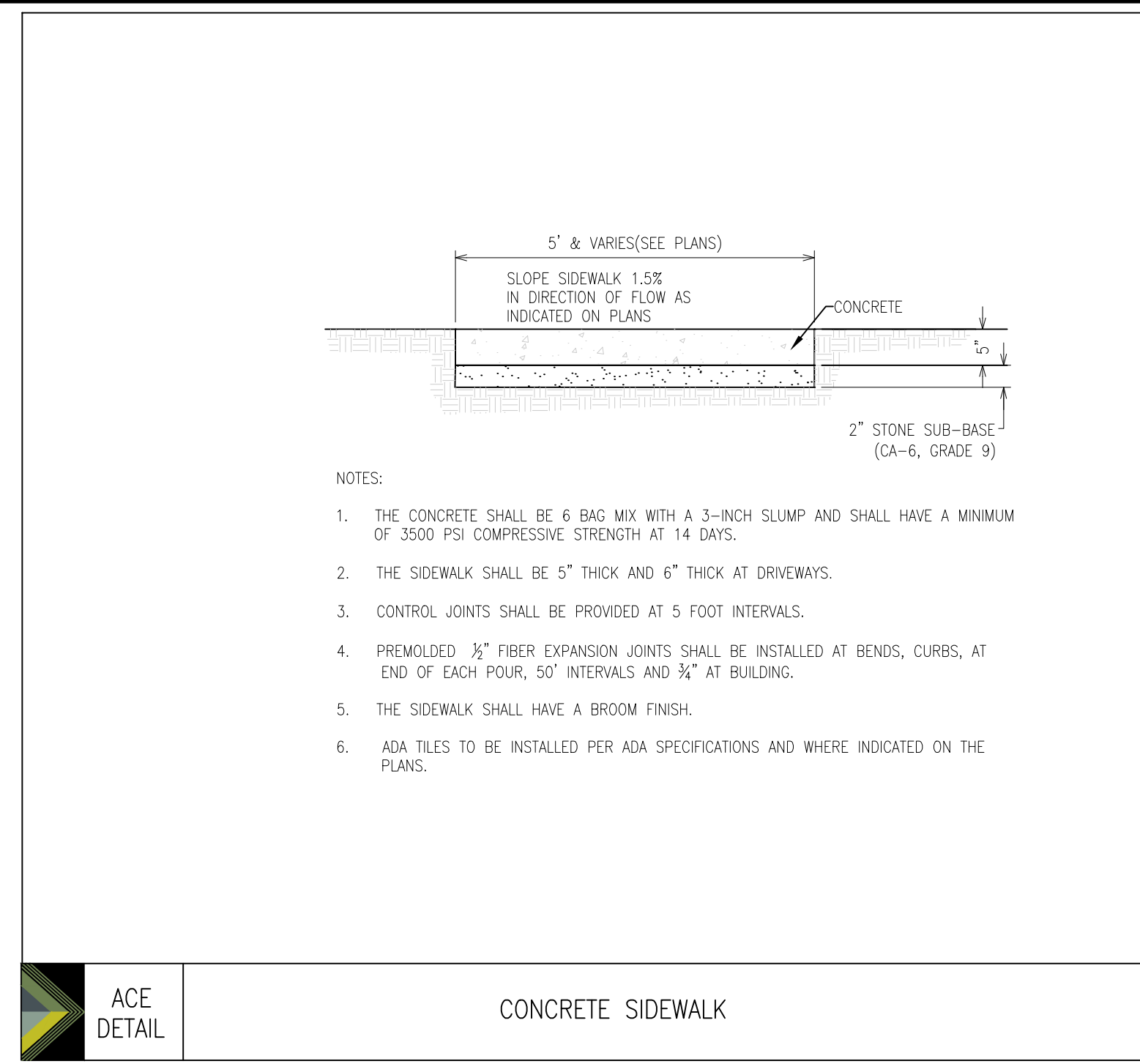
MARCH 25, 2022
JOB: 21-052
SHEET:
SE3
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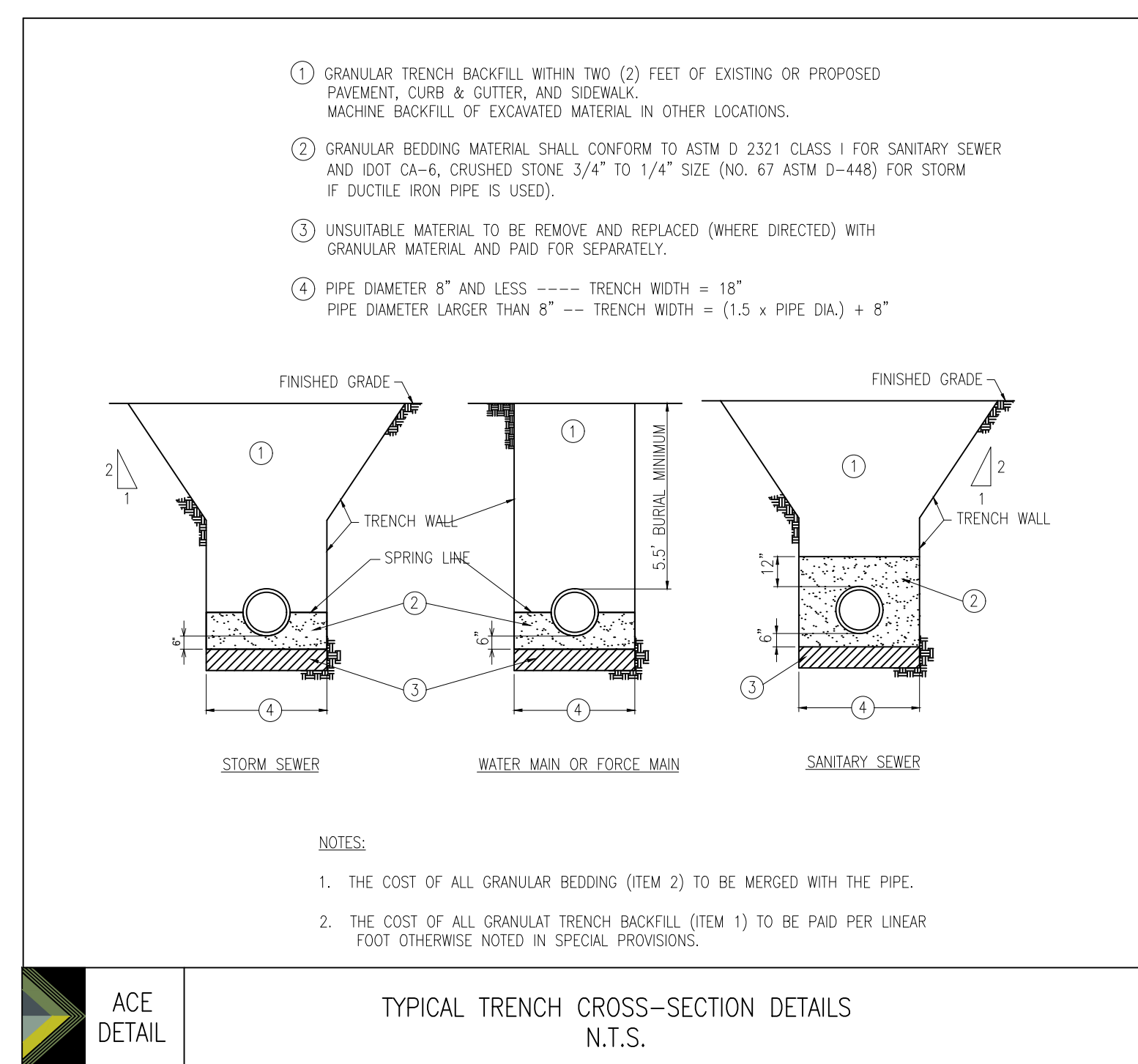
ACE DETAIL 90° HANDICAPPED PARKING STALL



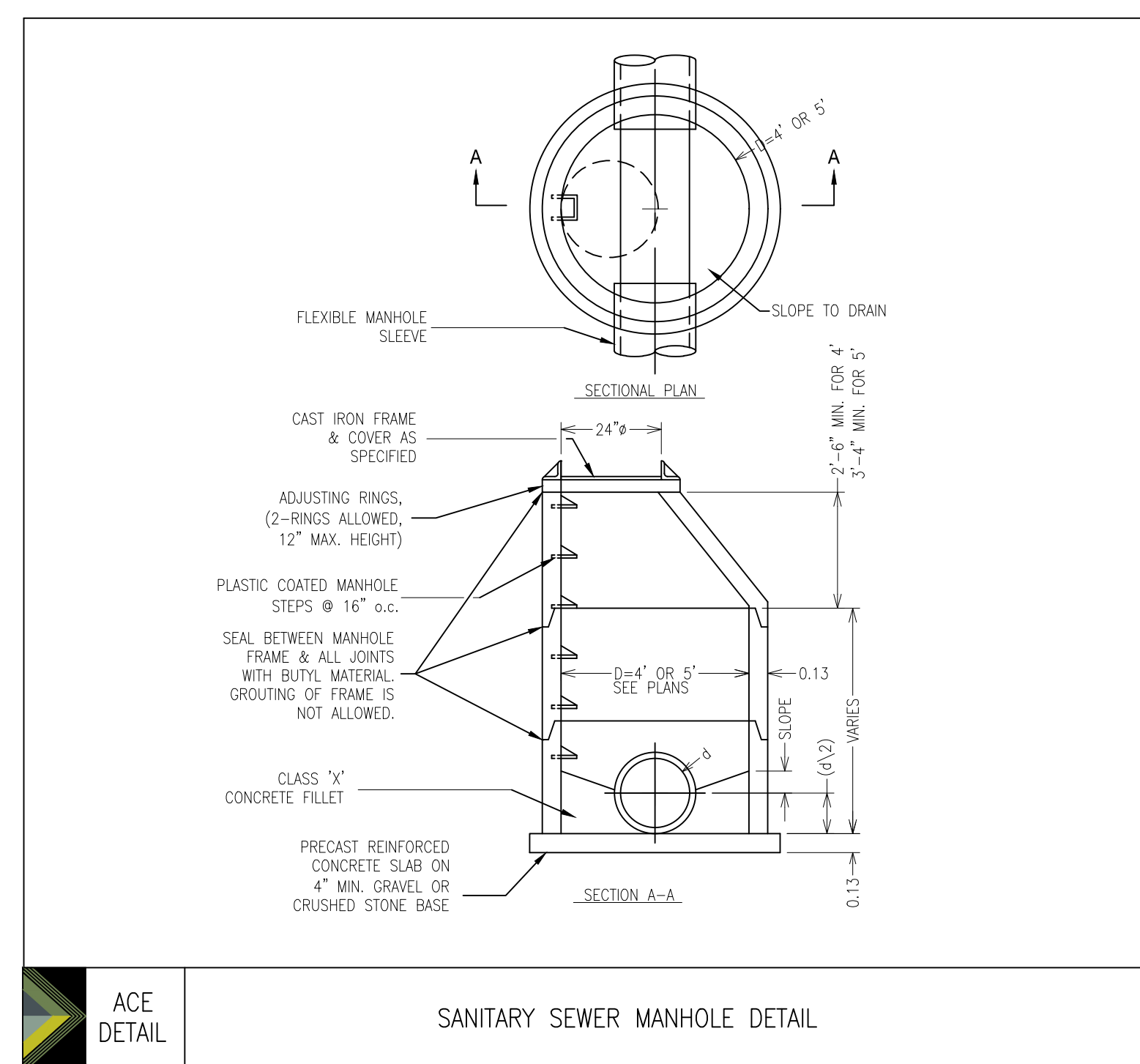
ACE DETAIL HANDICAP SIGN DETAIL



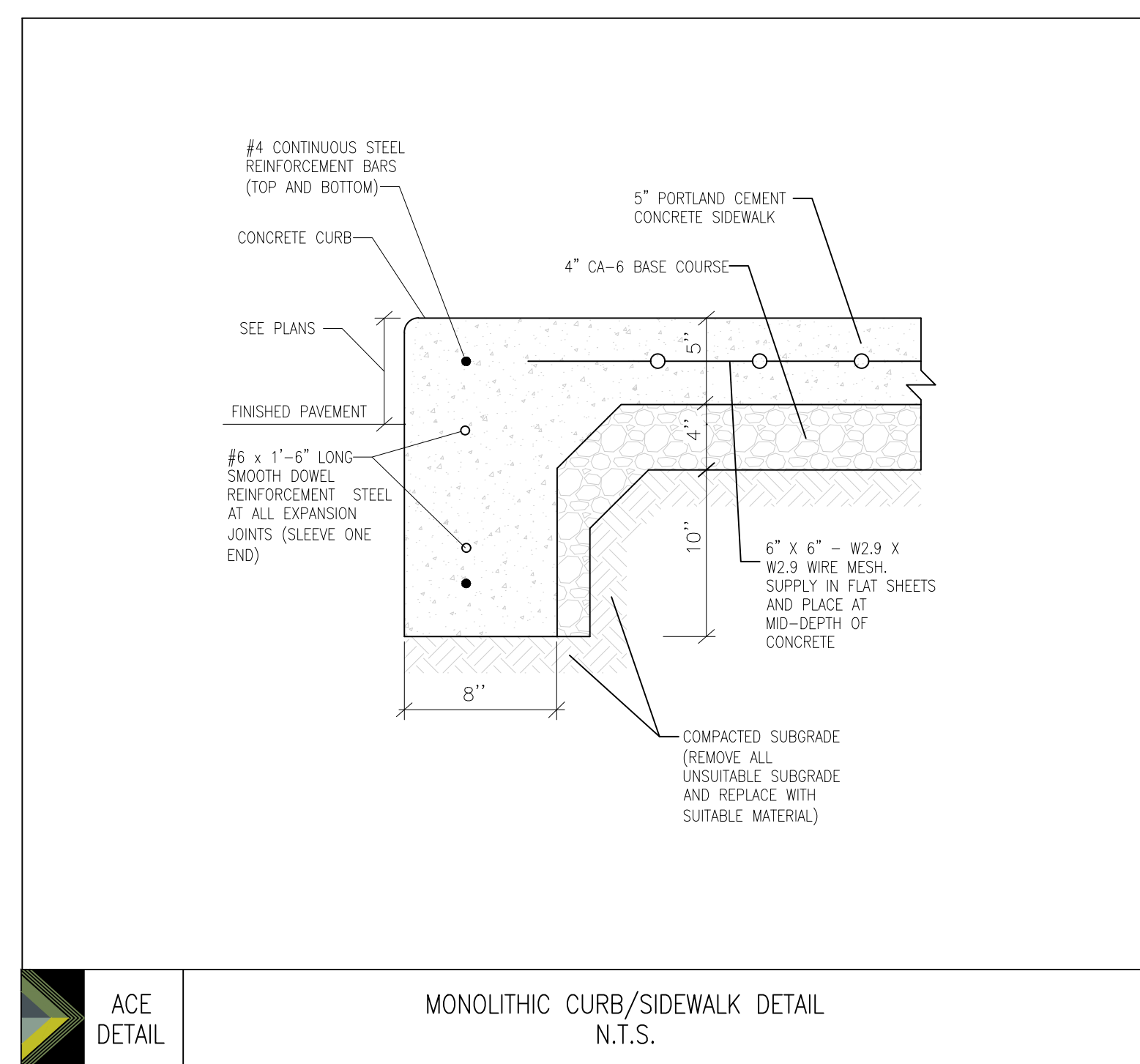
ACE DETAIL CONCRETE SIDEWALK



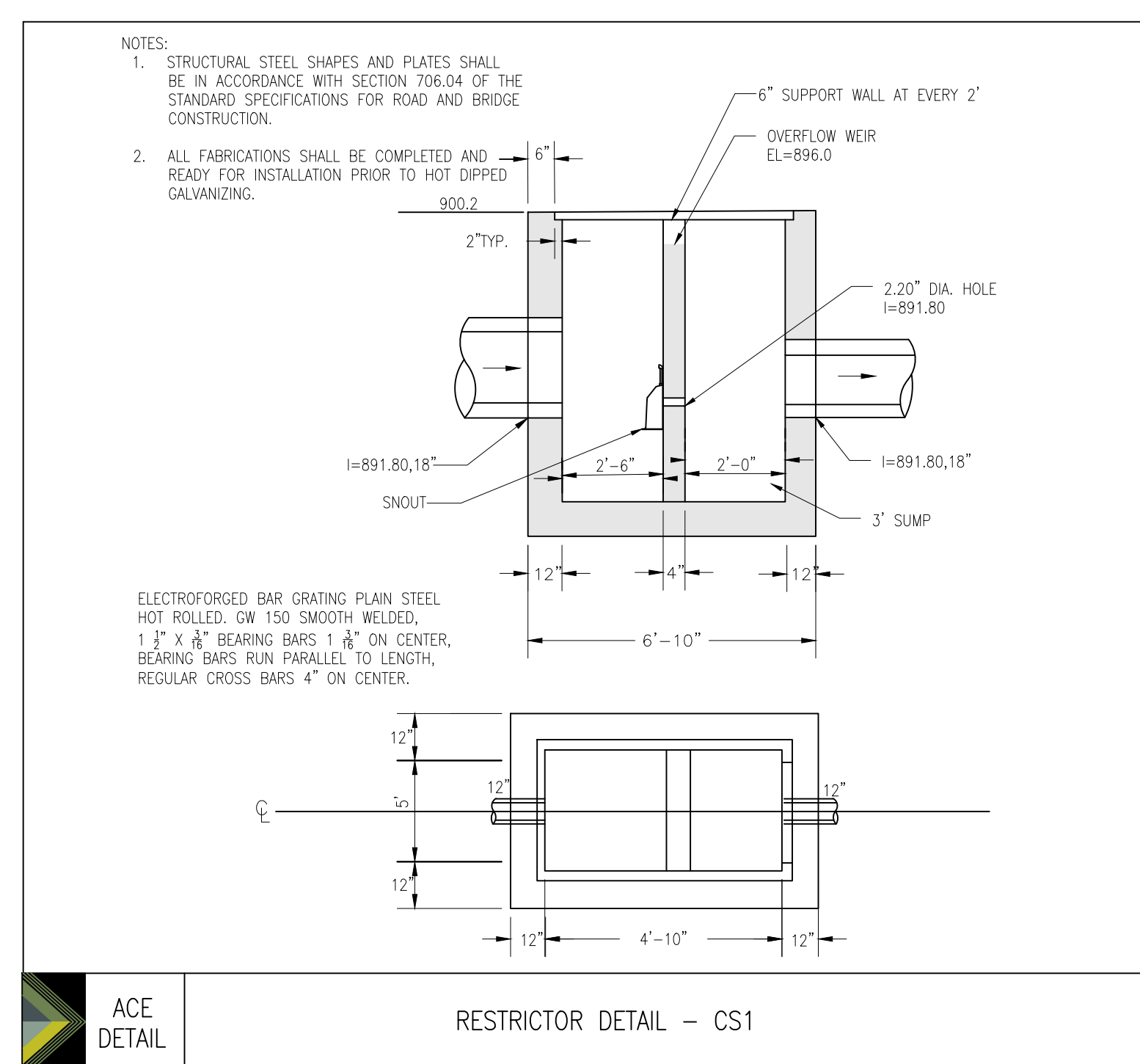
ACE DETAIL TYPICAL TRENCH CROSS-SECTION DETAILS N.T.S.



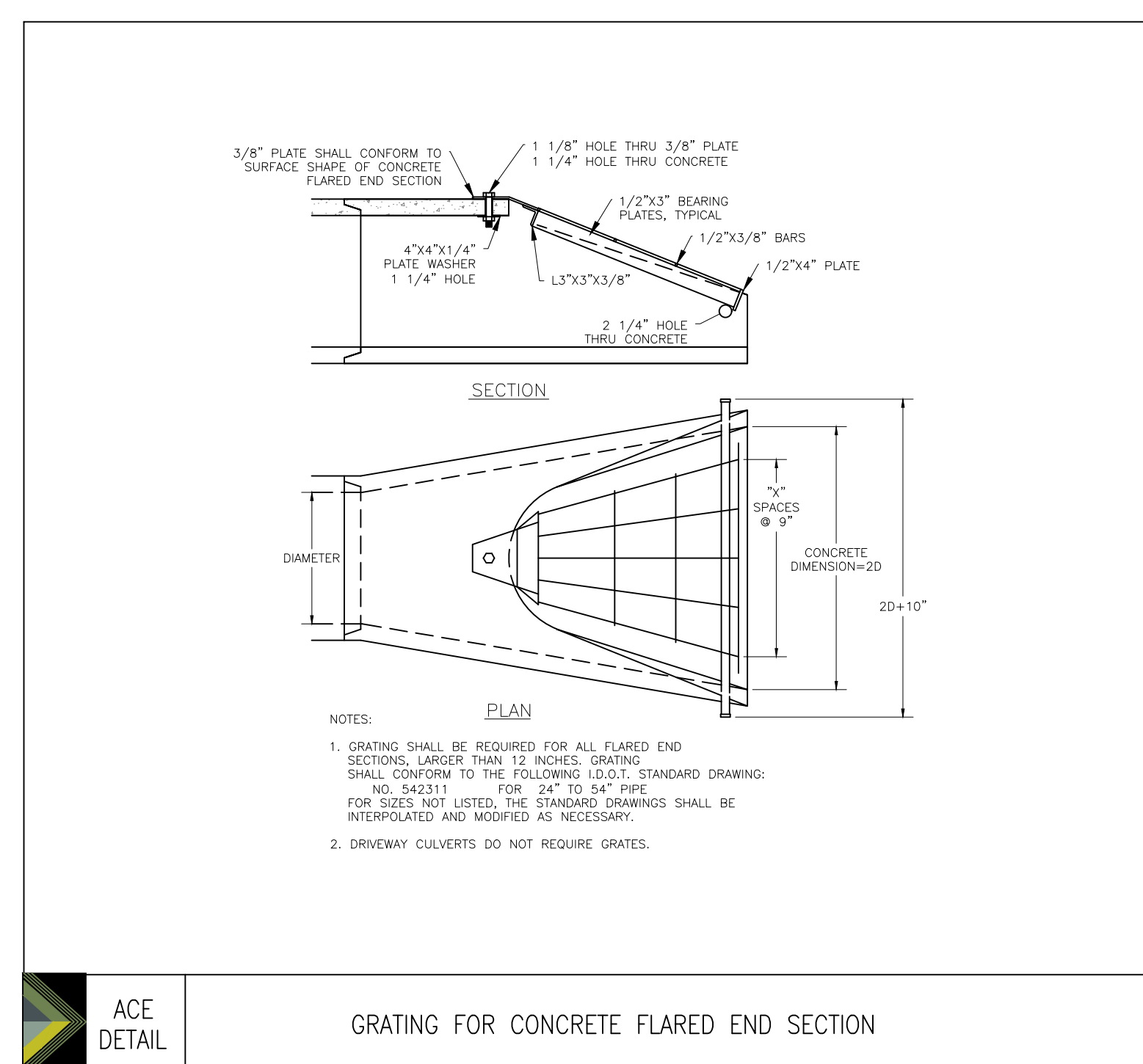
ACE DETAIL SANITARY SEWER MANHOLE DETAIL



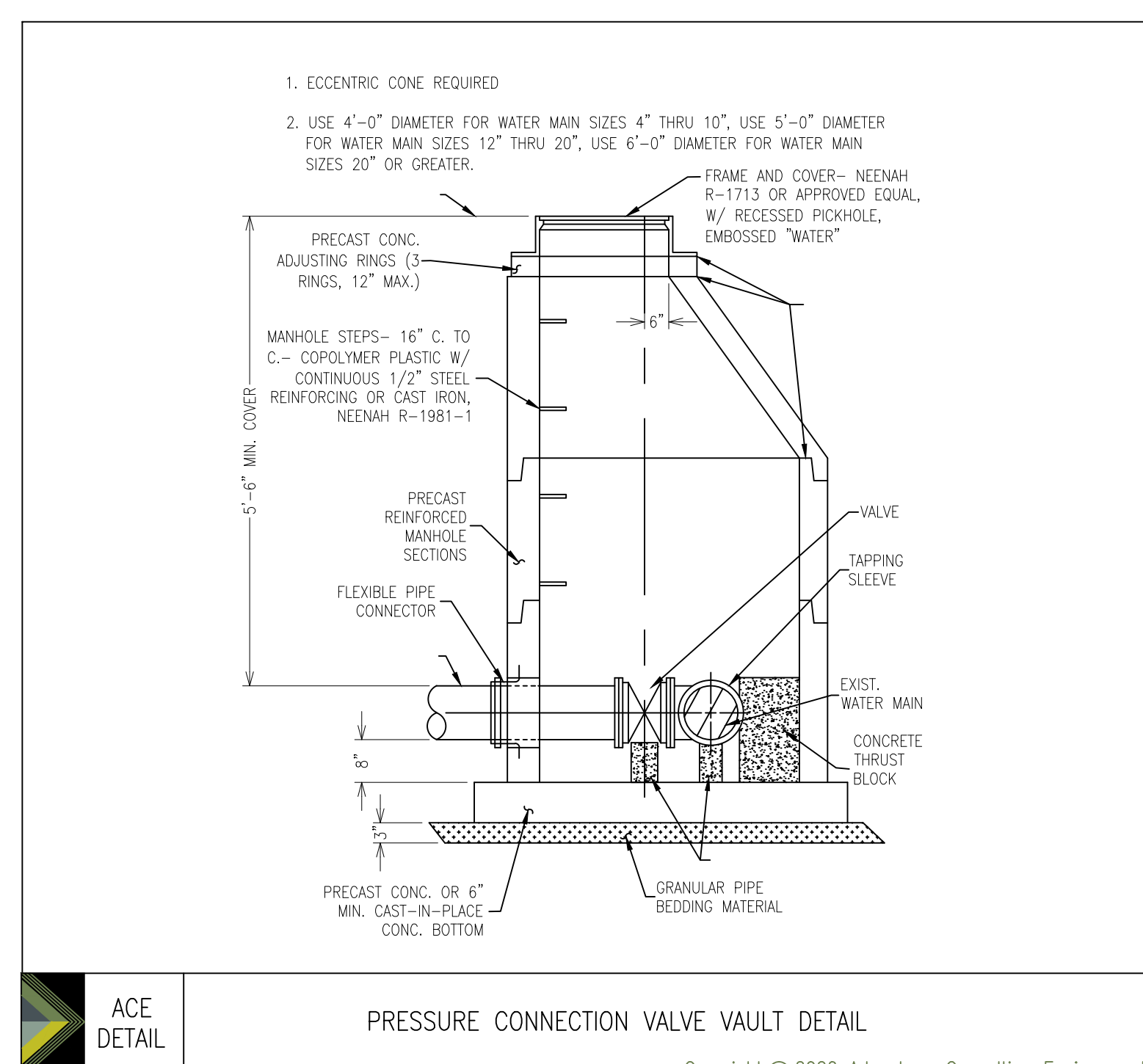
ACE DETAIL MONOLITHIC CURB/SIDEWALK DETAIL N.T.S.



ACE DETAIL RESTRICTOR DETAIL - CS1



ACE DETAIL GRATING FOR CONCRETE FLARED END SECTION



ACE DETAIL PRESSURE CONNECTION VALVE VAULT DETAIL

REMARKS

DATE

NO.

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DETAILS

**RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS**

RWE
DESIGN BUILD

16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

SHEET:
D1

12 OF 12

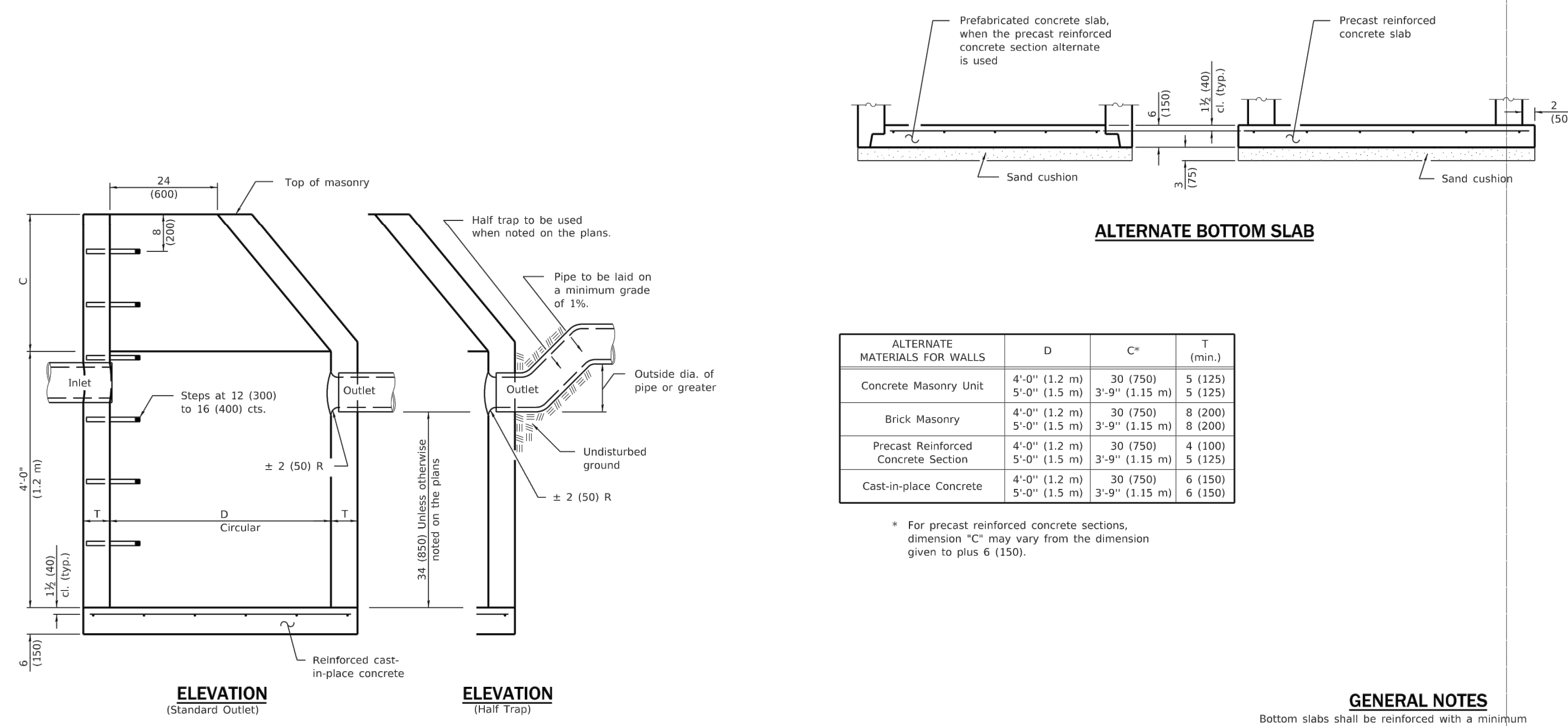
PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	(51)	4	24 (610)	4'-0 1/2" (1.241 m)	6'-0 1/2" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (333)	(57)	6	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2 (51)	11 (280)	1:2.4
18 (450)	990 (450)	(64)	9	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	12 (305)	1:2.4
21 (525)	1280 (580)	(70)	12	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	13 (330)	1:2.4
24 (600)	1520 (690)	(76)	15	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2 (51)	14 (356)	1:2.5
27 (675)	1930 (875)	(83)	18	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	14 (356)	1:2.4
30 (750)	2190 (995)	(89)	21	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	15 (381)	1:2.5
33 (825)	2500 (1135)	(95)	24	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	17 (445)	1:2.5
36 (900)	2800 (1270)	(102)	27	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	18 (470)	1:2.5
42 (1050)	3300 (1500)	(114)	33	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	22 (559)	1:2.5
48 (1200)	3700 (1680)	(122)	36	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:2.5
54 (1350)	4200 (1900)	(130)	42	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:2.0
60 (1500)	4700 (2130)	(138)	48	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:1.9
66 (1650)	5200 (2350)	(146)	54	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:1.7
72 (1800)	5800 (2630)	(154)	60	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:1.8
78 (1950)	6400 (2910)	(162)	66	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:1.8
84 (2100)	7000 (3190)	(170)	72	27 (686)	4'-0" (1.219 m)	6'-1 1/2" (1.867 m)	40 (1016)	3 (76)	24 (610)	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES
All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V/H).
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION
STANDARD 542301-03



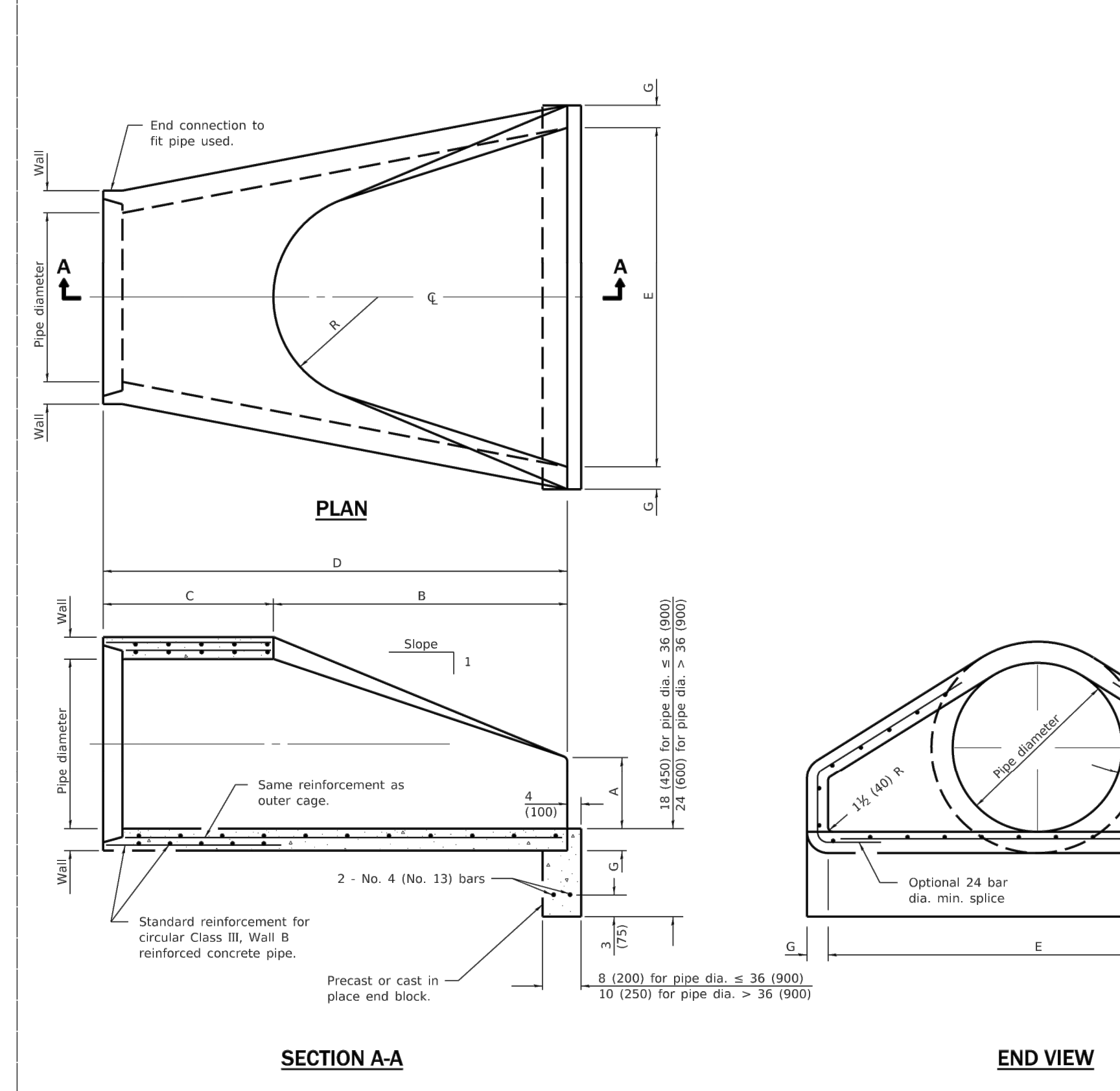
ALTERNATE MATERIALS FOR WALLS	D	C*	T
Concrete Masonry Unit	4'-0" (1.2 m)	30 (750)	5 (125)
Brick Masonry	4'-0" (1.2 m)	30 (750)	8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m)	30 (750)	4 (100)
Cast-in-place Concrete	4'-0" (1.2 m)	30 (750)	6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES
Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft. (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).
Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.
See Standard 602601 for optional precast reinforced concrete flat slab top.
See Standard 602701 for details of steps.
All dimensions are in inches (millimeters) unless otherwise shown.

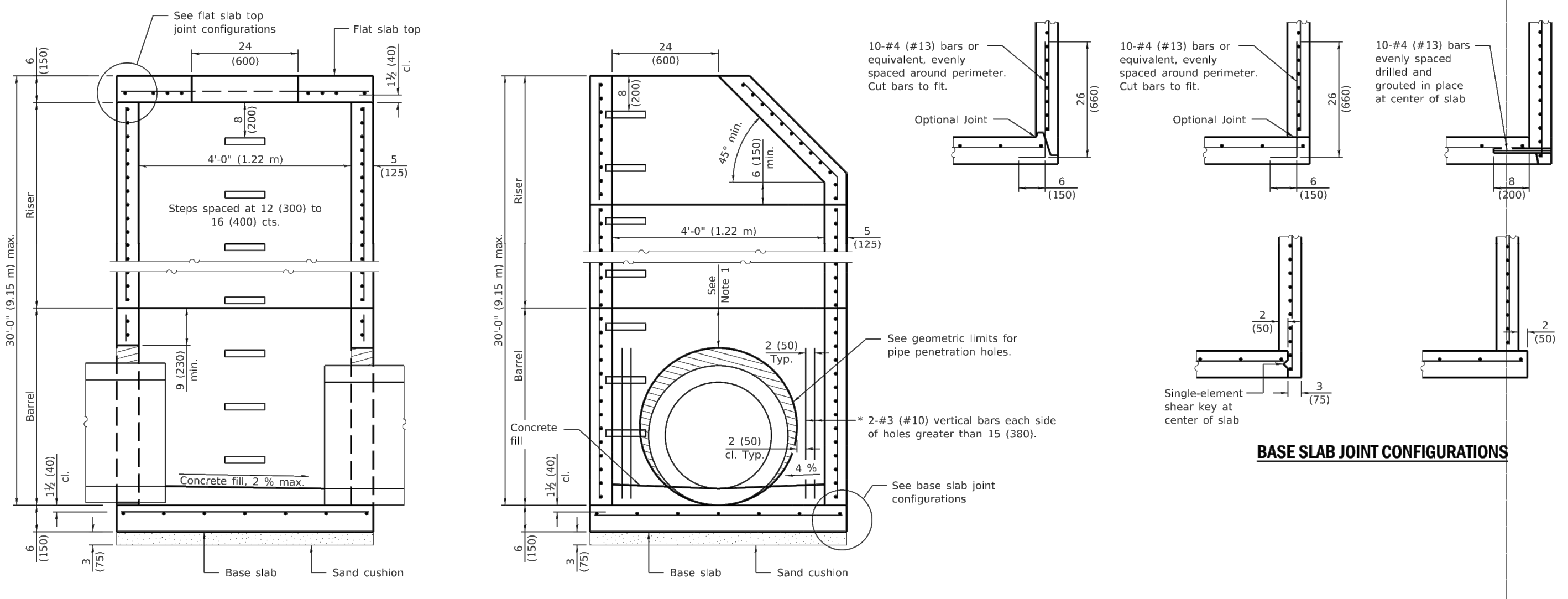
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A
STANDARD 602001-02



DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION
STANDARD 542301-03



GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

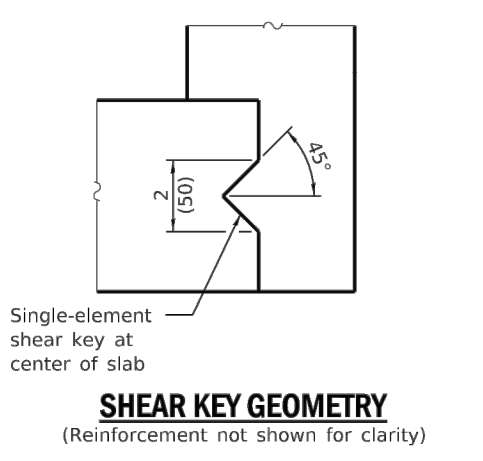
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

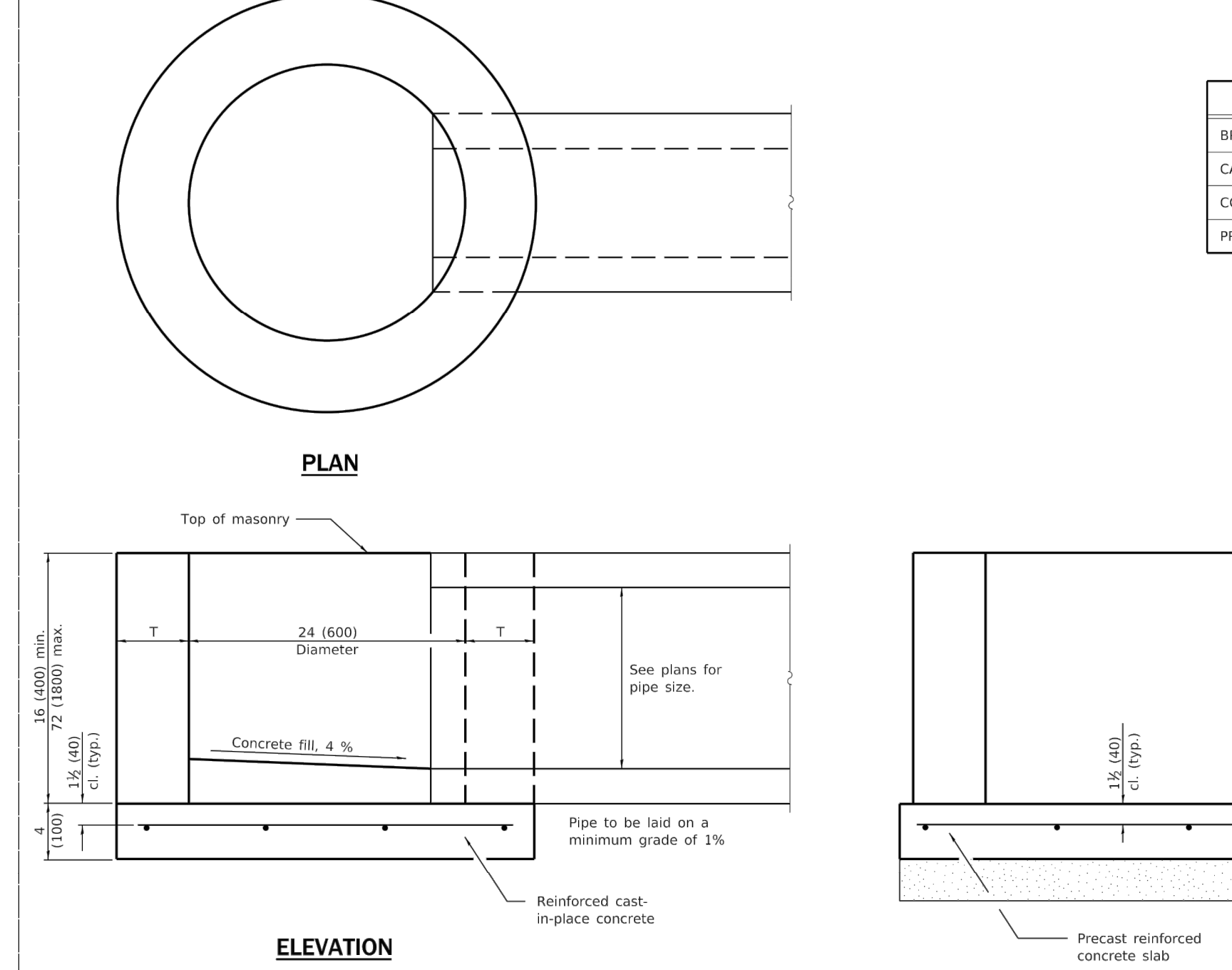
Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



GENERAL NOTES
The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.
Lifting holes shall be located in the sections as per the manufacturer's recommendations.
See Standard 602701 for details of manhole steps.
All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
1-1-21	Revised Note 1 and lifting hole general note.
3-1-19	Moved wall reinforcement from inside face to middle.

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 1 of 2)
STANDARD 602401-07



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

ALTERNATE METHODS
Precast reinforced concrete slab, when the precast reinforced concrete section alternate is used.

GENERAL NOTES
Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).
Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

INLET - TYPE A
STANDARD 602301-04

DATE	REVISIONS
1-1-11	Added general notes.

PRECAST MANHOLE TYPE A
4' (1.22 m) DIAMETER
(Sheet 2 of 2)
STANDARD 602401-07

Illinois Department of Transportation
PASSED: [Signature] January 1, 2011
ENGINEER OF POLICY AND PROCEDURES

Illinois Department of Transportation
APPROVED: [Signature] January 1, 2011
ENGINEER OF BRIDGES AND STRUCTURES

Illinois Department of Transportation
PASSED: [Signature] January 1, 2021
ENGINEER OF POLICY AND PROCEDURES

Illinois Department of Transportation
PASSED: [Signature] January 1, 2014
ENGINEER OF POLICY AND PROCEDURES

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DETAILS
RED BARN ANIMAL HOSPITAL
GILBERT, ILLINOIS

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DESIGN BUILD
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052
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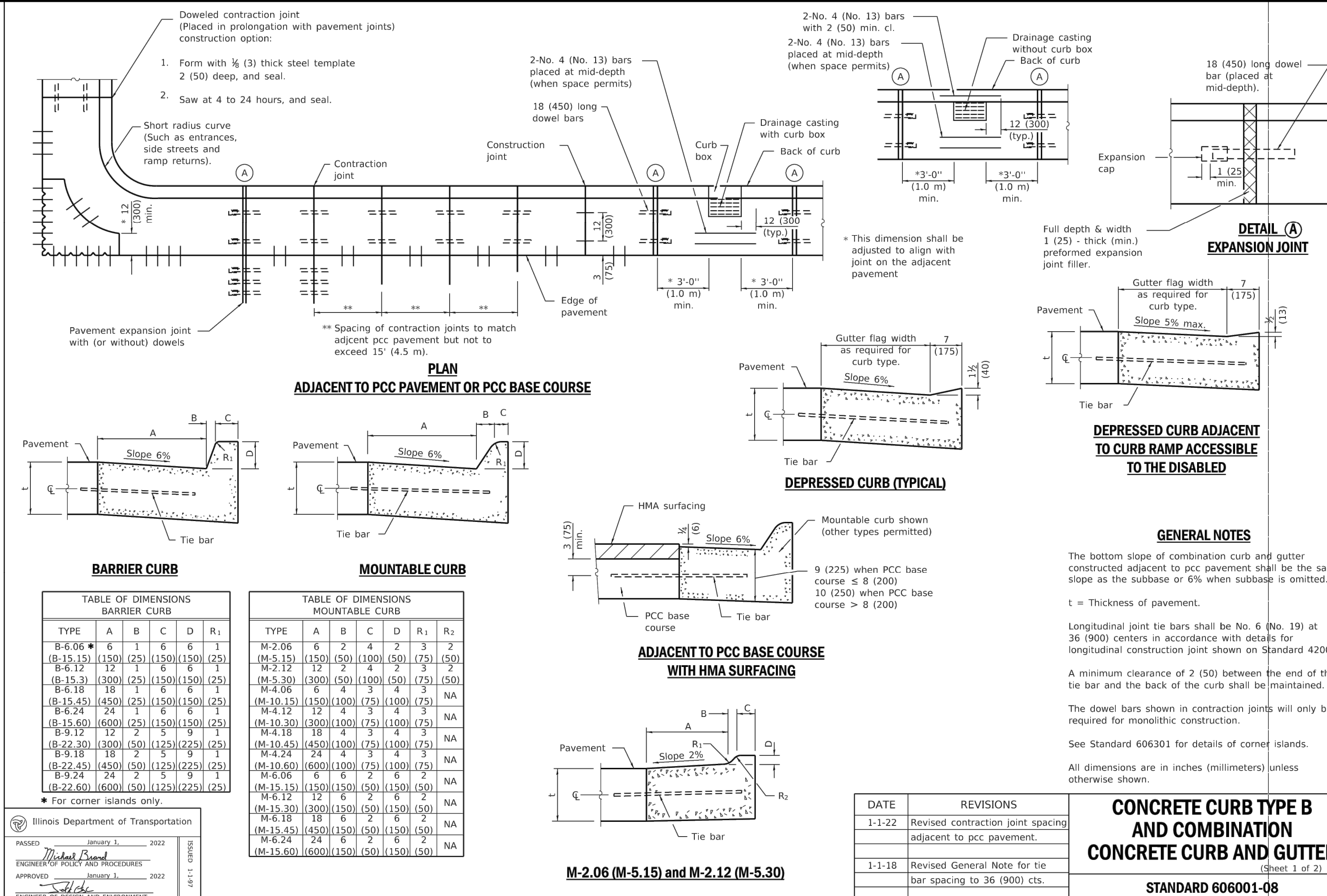


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R ₁
B-6.06	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	1	6	6	1
(B-15.3)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	1	6	6	1
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	9	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	9	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	9	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

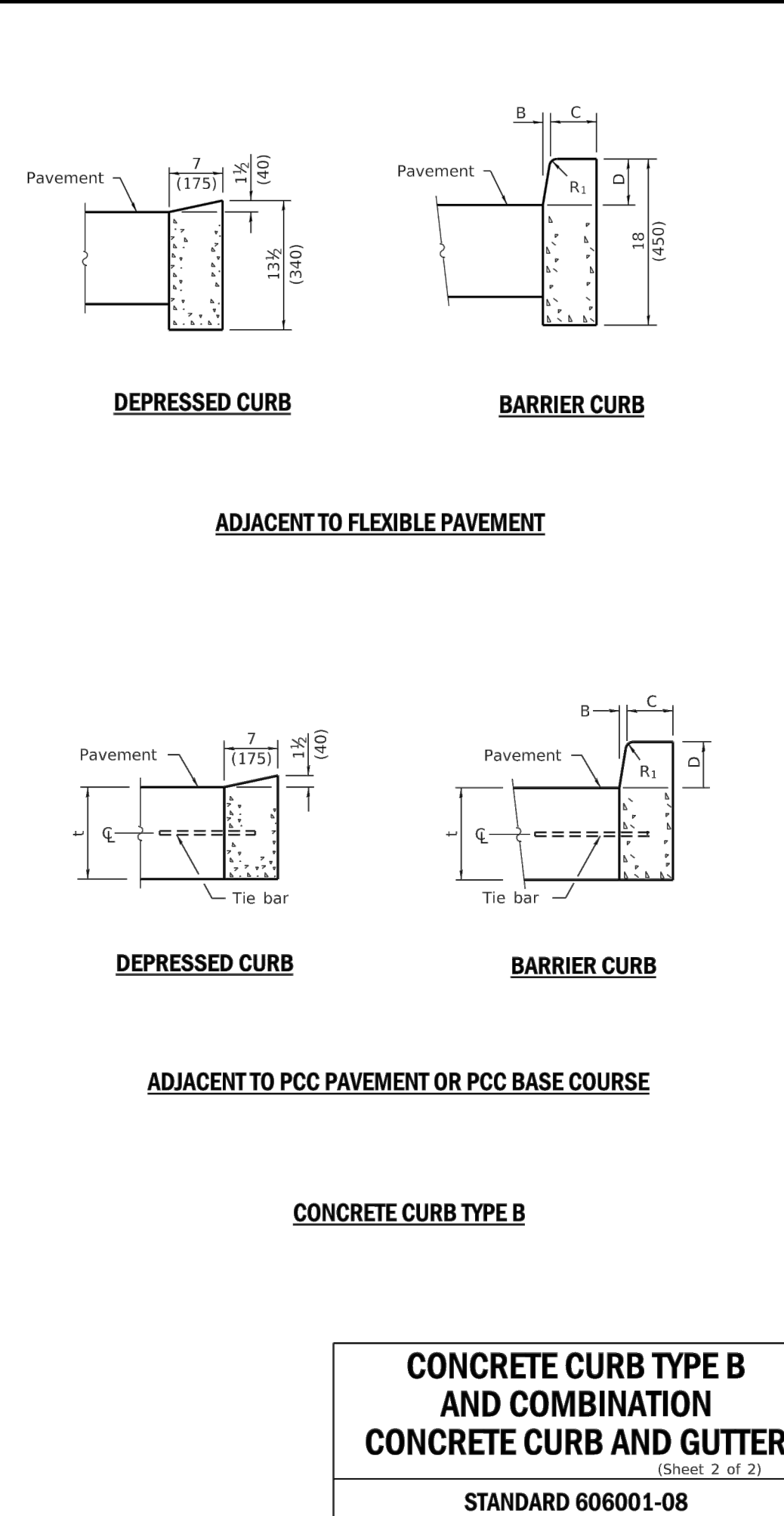
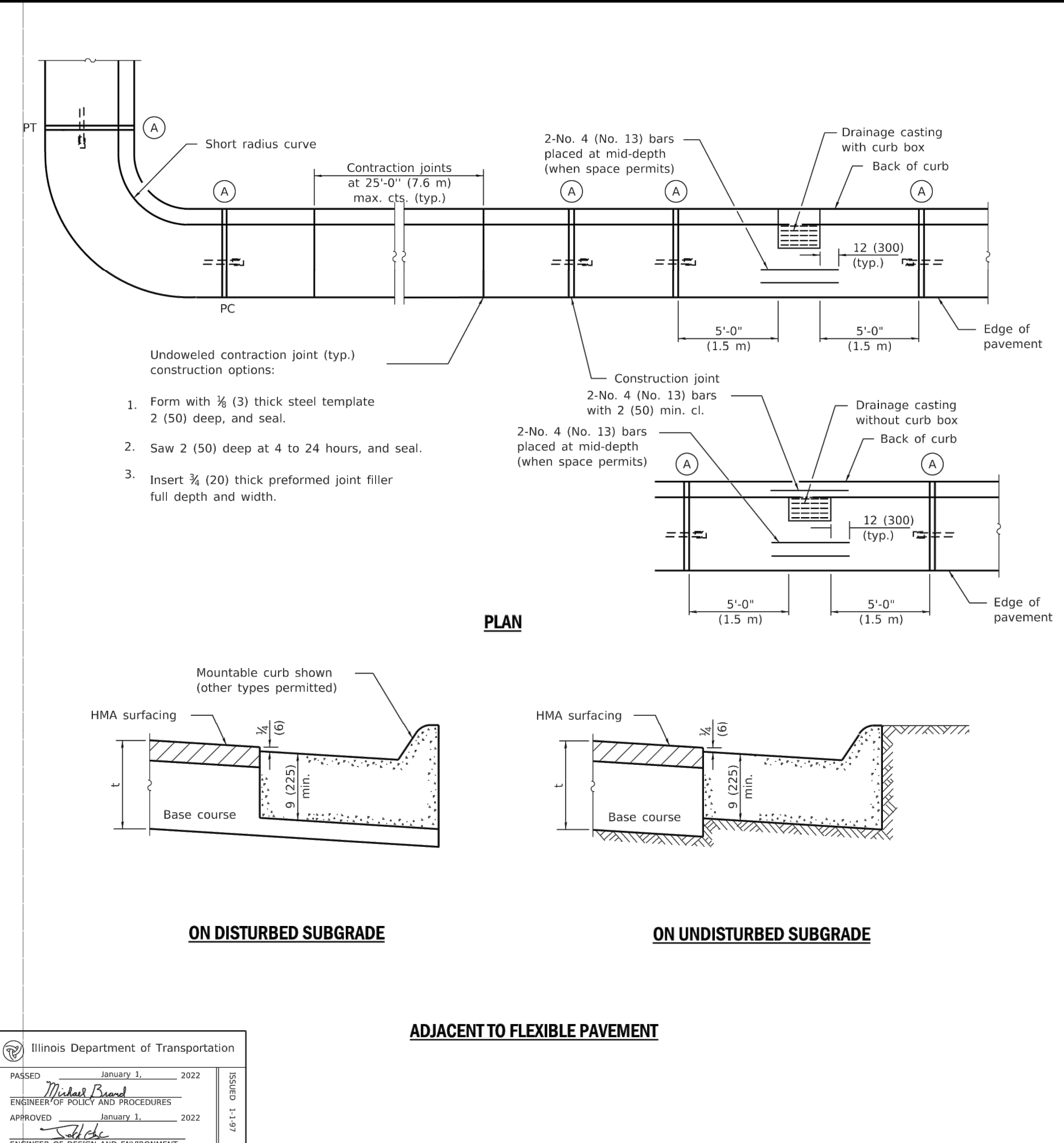
• For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R ₁	R ₂
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-2.12	12	2	4	2	3	2
(M-5.30)	(300)	(50)	(100)	(50)	(75)	(50)
M-4.06	6	4	3	4	3	NA
(M-10.15)	(150)	(100)	(75)	(100)	(75)	NA
M-4.12	12	4	3	4	3	NA
(M-10.30)	(300)	(100)	(75)	(100)	(75)	NA
M-4.18	18	4	3	4	3	NA
(M-10.45)	(450)	(100)	(75)	(100)	(75)	NA
M-4.24	24	4	3	4	3	NA
(M-10.60)	(600)	(100)	(75)	(100)	(75)	NA
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	NA
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	NA
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	NA
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	NA

REVISIONS

DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.



REVISIONS

NO.	DATE	REVISIONS

ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
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630-520-2467

Illinois Department of Transportation
PASSED: January 3, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED: Michael Beard
ENGINEER OF DESIGN AND ENVIRONMENT

Illinois Department of Transportation
PASSED: January 3, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED: Michael Beard
ENGINEER OF DESIGN AND ENVIRONMENT

ADVANTAGE CONSULTING ENGINEERS

DETAILS

RED BARN ANIMAL HOSPITAL GILBERT, ILLINOIS

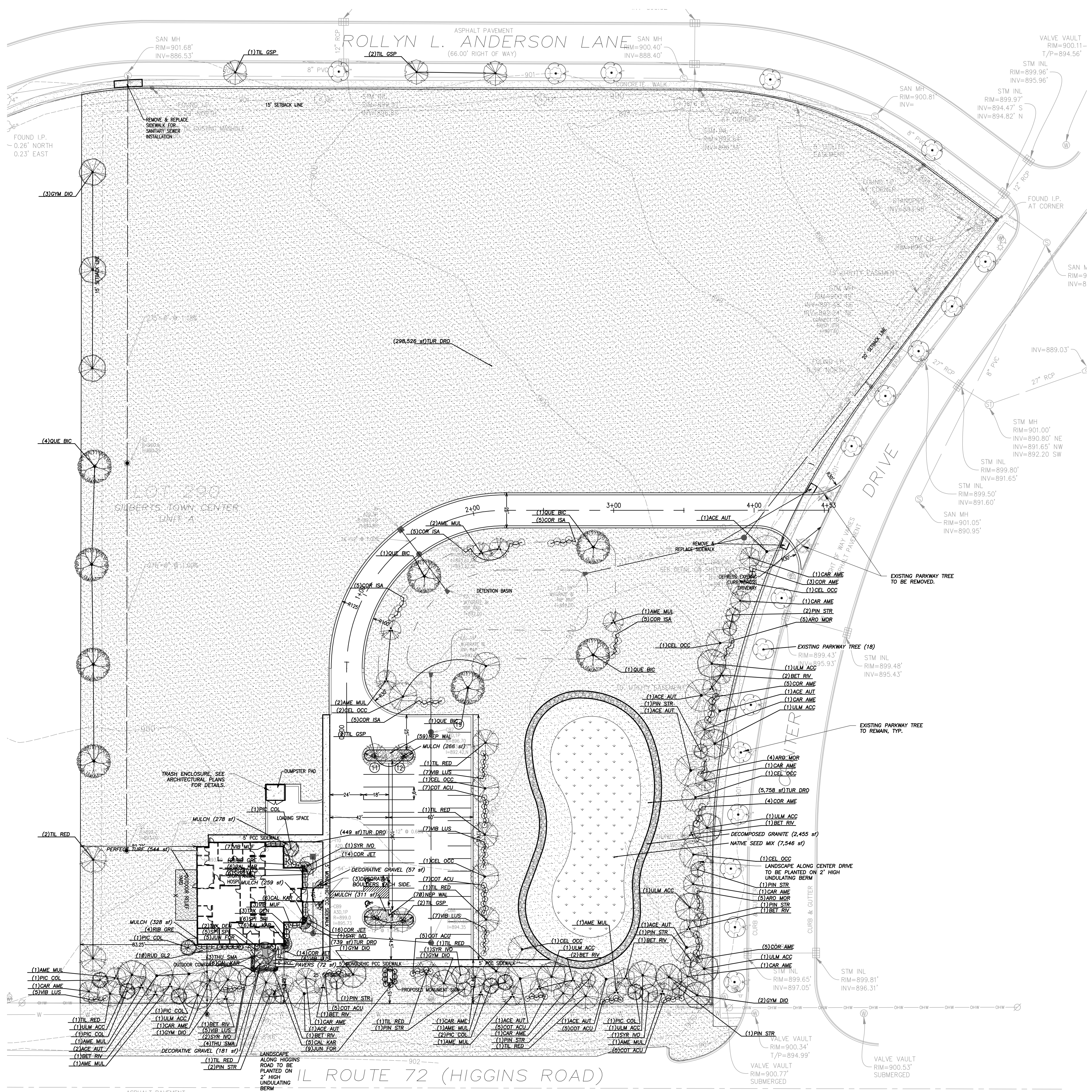
RWE DESIGN BUILD

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BURR RIDGE, ILLINOIS 60527

MARCH 25, 2022
JOB: 21-052

SHEET: **D3**

14 OF 12



PLANT SCHEDULE

COND	BOTANICAL / COMMON NAME	COND	SIZE	QTY	
CANOPY TREES	ACE AUT	ACER FRIBRUM 'AURUM FLAME' / AUTUMN FLAME MAPLE	B & B 3" CAL.	10	
	CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B 3" CAL.	9	
	GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B 3" CAL.	8	
	QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B 3" CAL.	8	
	TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B 3" CAL.	10	
	TIL CSP	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B 3" CAL.	7	
	ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B 3" CAL.	9	
	EVERGREEN TREES	PIC COL	PICEA PLUMBENS 'COLORADO GREEN' / COLORADO GREEN BLUE SPRUCE	B & B 6" HT.	8
		PIN STR	PINUS STROBUS / WHITE PINE	B & B 6" HT.	12
UNDERSTORY TREES		AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY	B & B 6" MULTI-TRUNK	12
	BET RV	BETULA NIGRA / RIVER BIRCH	B & B 8" CLUMP	11	
	CAR AME	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM	B & B 2" CAL.	11	
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B 2" CAL.	6	
	DECIDUOUS SHRUBS	ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	B & B 36" HT.	14
		COR ISA	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	B & B 36" HT.	25
COR AME		CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B 36" HT.	17	
COT ACU		COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B 36" HT.	39	
RIB GRE		RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B 24" HT.	6	
SPI SPI		SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B 18" HT.	11	
SYR MEY		SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B 30" HT.	6	
VIB MUF		VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B 30" HT.	10	
VIB LUS		VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B 36" HT.	37	
EVERGREEN SHRUBS		JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B 24" SPREAD.	14
	TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B 30" HT.	5	
	THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B & B 6" HT.	7	
GRASSES	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	
	PERENNIALS	COR JET	COREOPSIS GRANDIFLORA 'JETHRO TULL' / JETHRO TULL TICKSEED	CONT.	#1
NEP WAL		NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	
RUD GL2		RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN	CONT.	QUART	
TURF GRASS	TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	COND	SEED	
			SIZE	S.F.	
				305,472 SF	

SITE MATERIALS SCHEDULE

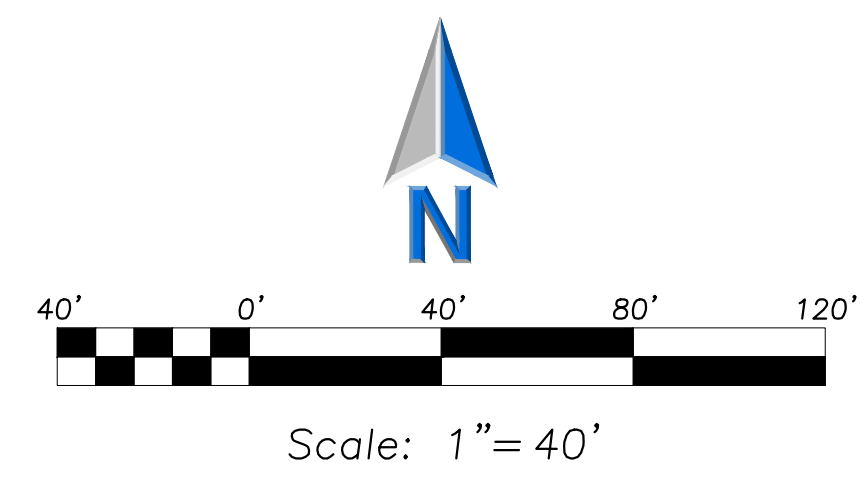
COND	BOTANICAL / COMMON NAME	COND	SIZE	QTY						
EXISTING PARKWAY TREE	18									
	NATIVE SEED MIX	7,546 SF								
		DECORATIVE GRAVEL	237 SF							
			MULCH	1,442 SF						
				DECOMPOSED GRANITE	2,455 SF					
					PERFECT TURF	544 SF				
						PAVERS	72 SF			

Landscape Data:
 720 S.F. landscape area per 24 parking spaces required.
 42 Parking Spaces Provided Requiring 1,350 S.F. of Landscape Area. Requires a minimum of (3) Canopy Trees, (2) Understory Trees, and (6) Shrubs per 720 S.F. of Landscape Area Required. These are only the landscaped areas in and immediately adjacent to the parking lot. This site is proposing significantly more open space but as such is proposing to keep it open not planted with trees as this time.

Parking Lot Landscape Area Provided:
 1,767 S.F. Area Provided
 (8) Canopy Trees Required
 (5) Understory Trees Required
 (15) Shrubs Required

LANDSCAPE NOTES:

- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND CUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL MAINTAINANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILL WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.



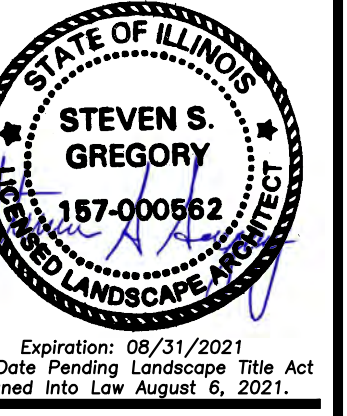
LINDEN GROUP
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 LAND PLANNING
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 10100 ORLAND PARKWAY SUITE 110
 ORLAND PARK, ILLINOIS 60467
 (708) 799-4400
 WWW.LINDENGROUPINC.COM



RWE DESIGN BUILD
 1303 OGDEN AVE.
 DOWNERS GROVE, IL 60515
 (630) 734-0883



ERIKSSON ENGINEERING ASSOCIATES, LTD.
 LANDSCAPE ARCHITECTS
 QUART
 129
 10
 305,472 SF



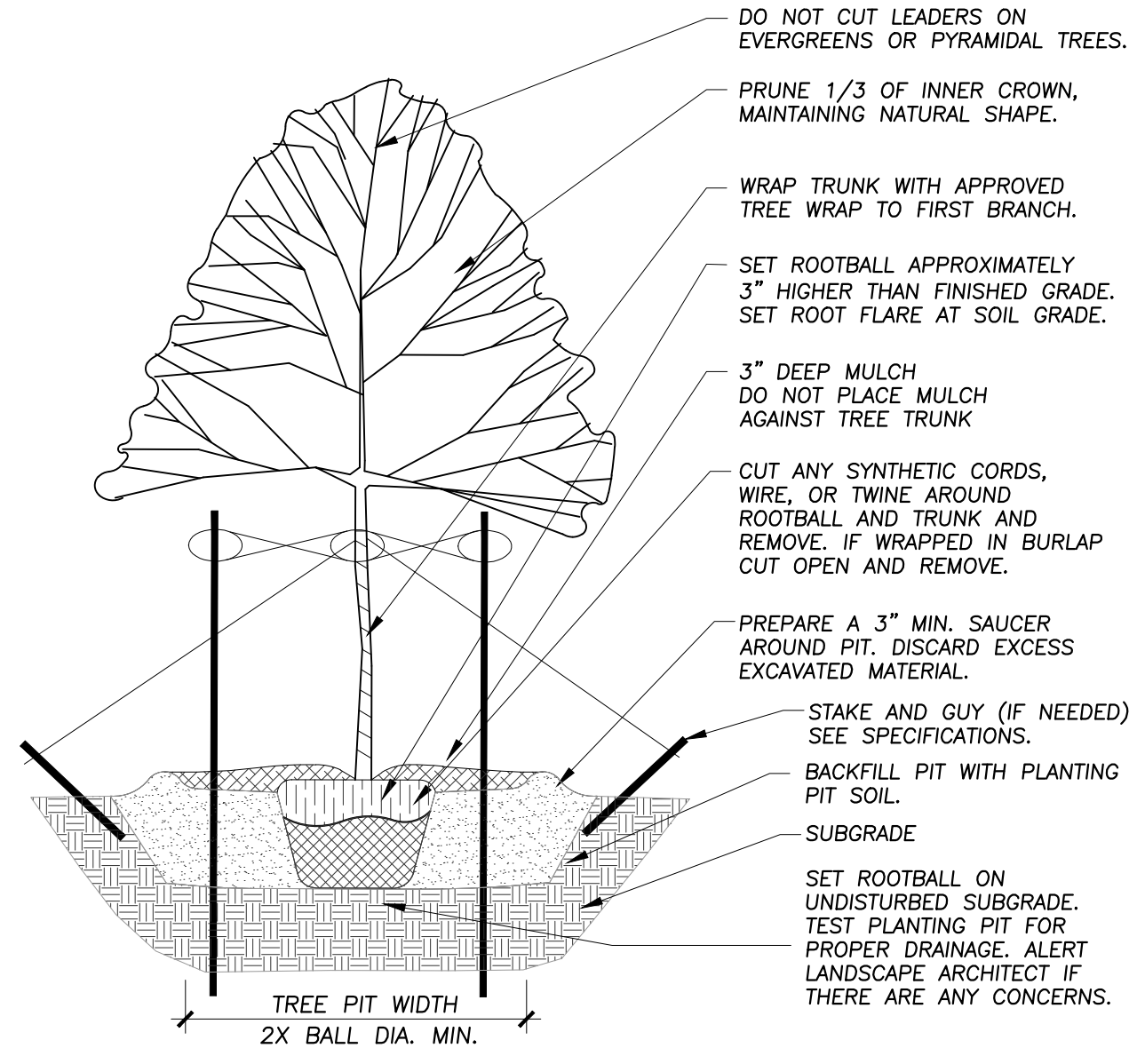
RED BARN ANIMAL HOSPITAL
 GILBERTS, ILLINOIS

2021-0095
 PROJECT NUMBER
 02-07-2022
 DATE
 SSG MM
 DRAWN BY FINAL REVIEW

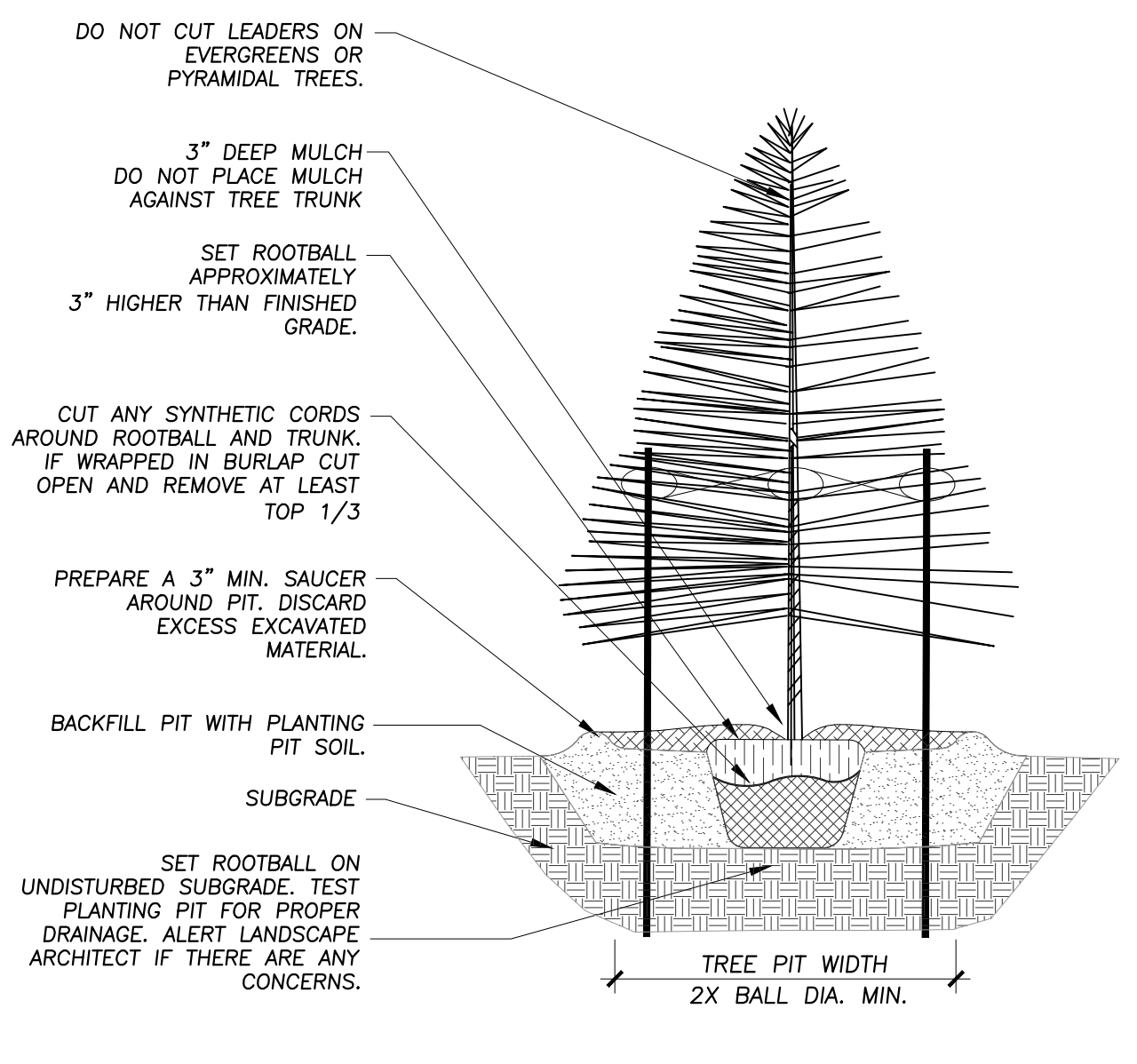
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SHEET TITLE
LANDSCAPE PLAN

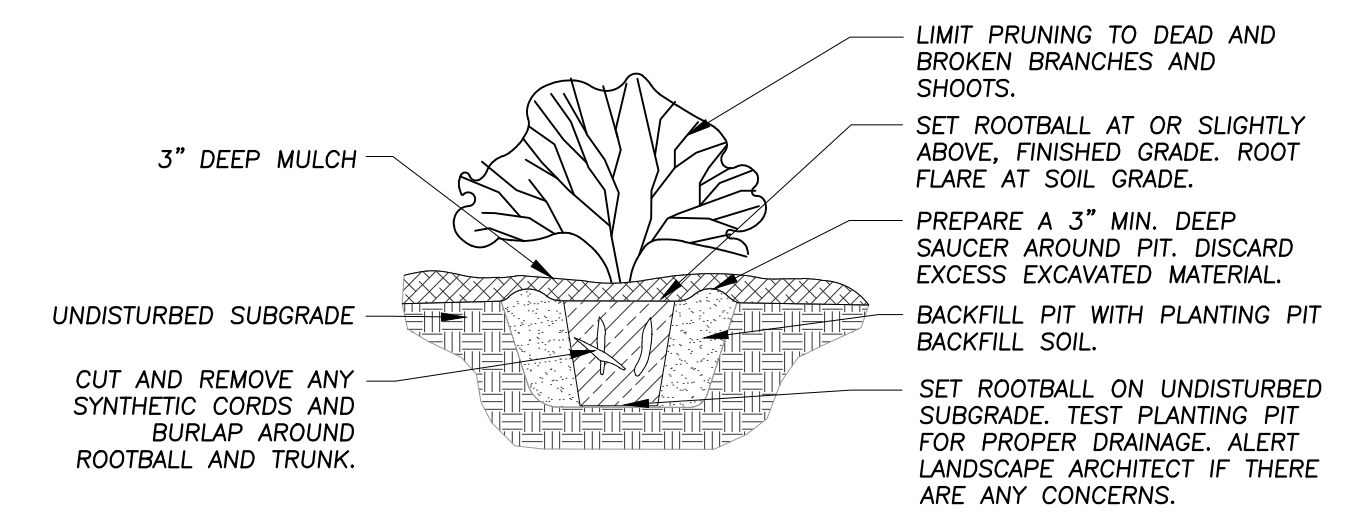
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L-1.0



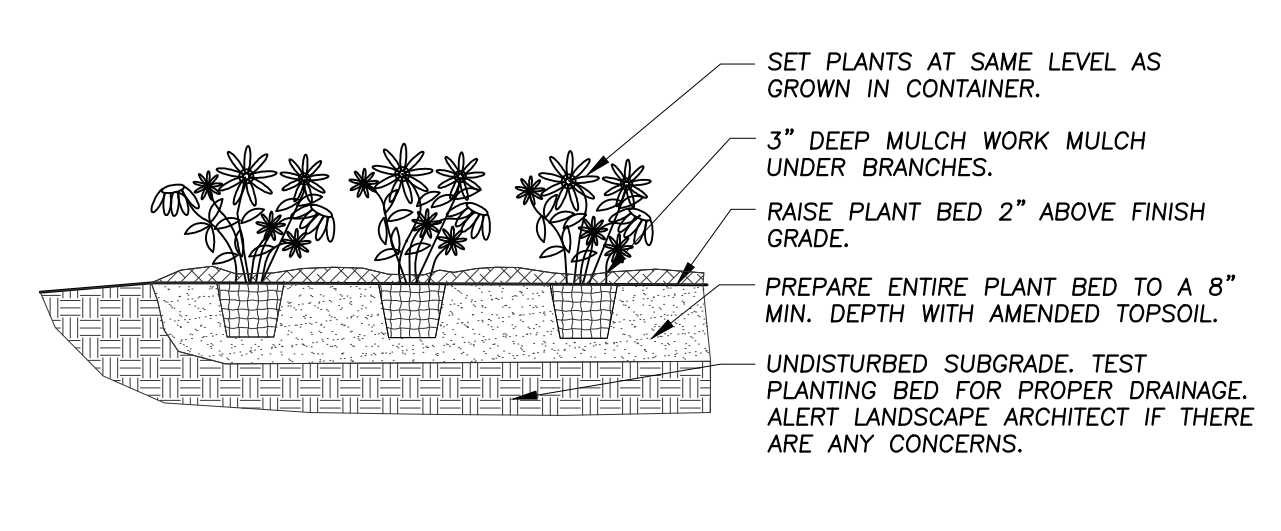
1 TREE PLANTING DETAIL
Not To Scale 329343-01



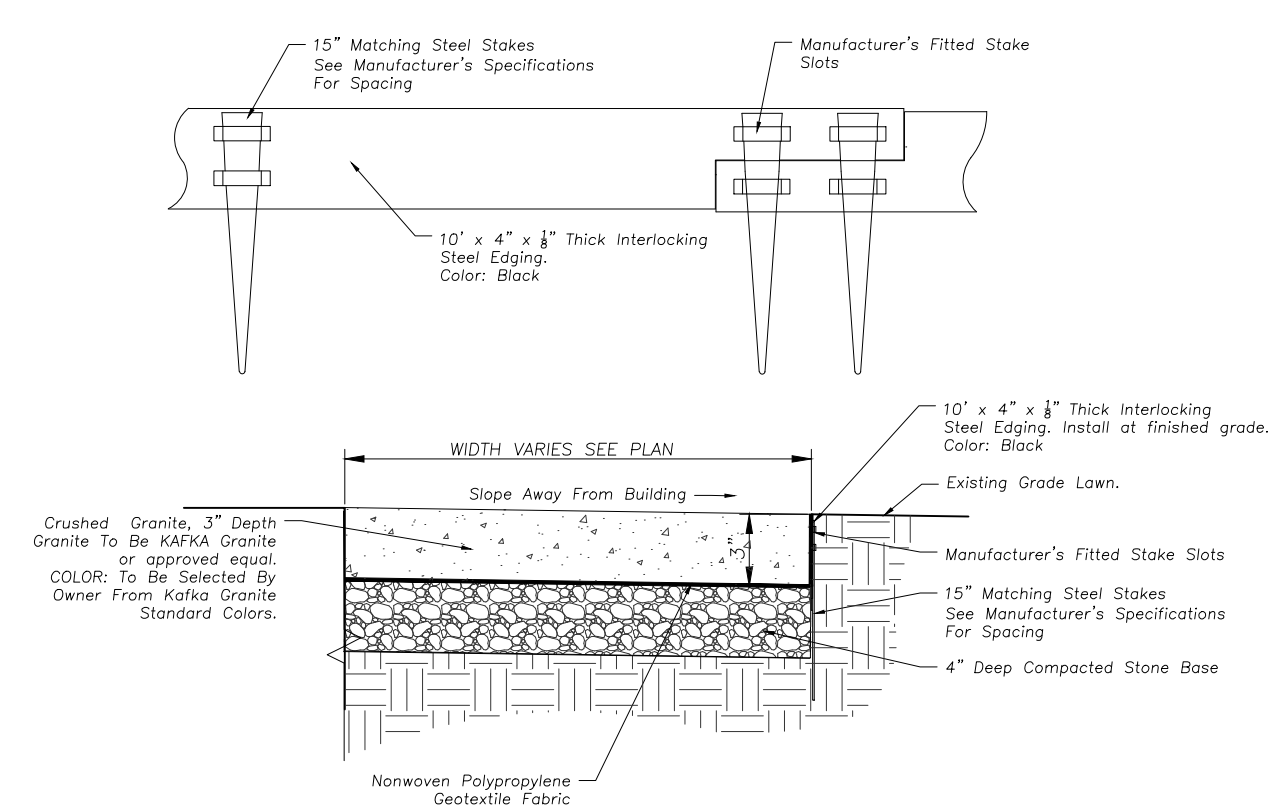
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL
Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329301-03



5 CRUSHED GRANITE PATH DETAIL
NOT TO SCALE 329413.23-11

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 DATE: 07/20/2022 10:41 AM STATE: GREGORY LANDSCAPE DETAILS



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RED BARN ANIMAL HOSPITAL
 GILBERTS, ILLINOIS



Expiration: 08/31/2021
New Date Pending Landscape Title Act
Signed into Law August 6, 2021.

DRAWN DESCRIPTION	
DATE	
PROJECT NUMBER	2021-0095
DATE	02-07-2022
DRAWN BY	SSG
FINAL REVIEW	MM

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SHEET TITLE
LANDSCAPE DETAILS
SHEET NUMBER
L-2.0

PER THE VILLAGE OF GILBERTS, ILLINOIS ZONING MAP and LOCAL ORDINANCES
 ZONING: PROPOSED: C-1 - GENERAL COMMERCIAL

10-4-3: SPECIAL USES - VETERINARY CLINIC (PROPOSED)

MINIMUM REQUIREMENTS, AND YARD REQUIREMENTS

LOT WIDTH 100'-0" (MIN)

LOT COVERAGE FOR ALL BUILDINGS 36% MAX OF LOT AREA (MAX)

FLOOR AREA RATIO FOR ALL BUILDINGS 40% MAX OF LOT AREA (MAX)

BUILDING HEIGHT 32' MAX (PRINCIPAL)

FRONT SIDE YARD SETBACK 25' BUILDING
25' PARKING

CORNER SIDE YARD SETBACK 20' BUILDING
20' PARKING

INTERIOR SIDE YARD SETBACK 15' BUILDING
5' PARKING

REAR YARD SETBACK 15' BUILDING
5' PARKING

1ST FLOOR= 6,000 S.F.
 %MINIMUM FLOOR= 960 S.F.
 PROPOSED TOTAL BUILDING AREA= 6,960 S.F.

MINIMUM STANDARDS

%PARKING REQUIREMENTS

OFFICE - PARKING SPACES = 1 SPACE PER 200 S.F. USABLE
 6,960 / 1000 * 3.3 = 24 SPACES REQUIRED

%USPACES PROVIDED = 38 STANDARD + 2 H.C. SPACES
 TOTAL PARKING PROVIDED = 40 TOTAL PARKING SPACES

Quantity	Label	Symbol	Manufacturer	Model Number	Description	Notes	Lighting Fixture	Photometric Data
2	SA	SA	Lighting Systems	Model 1000	SA - 1000 WATT		[Symbol]	
2	W	W	Lighting Systems	Model 1000	W - 1000 WATT		[Symbol]	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Entire Site	+	0.4 ft	6.8 ft	0.0 ft	N/A	N/A
Calc Zone Parking Area	X	2.4 ft	6.8 ft	0.7 ft	9.7:1	3.4:1

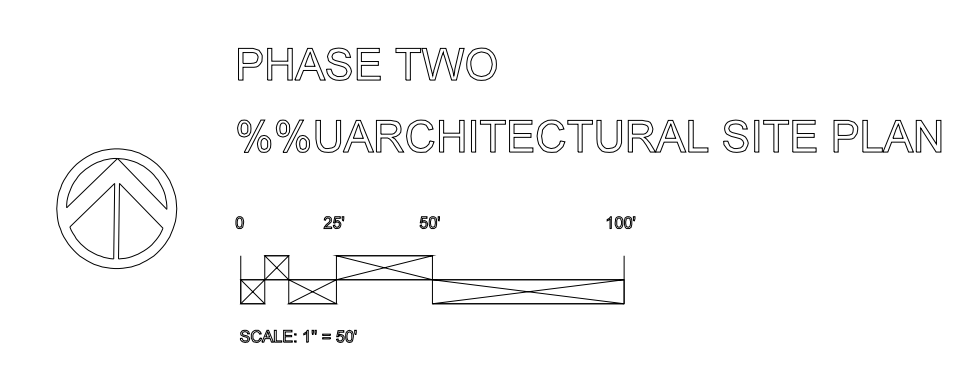
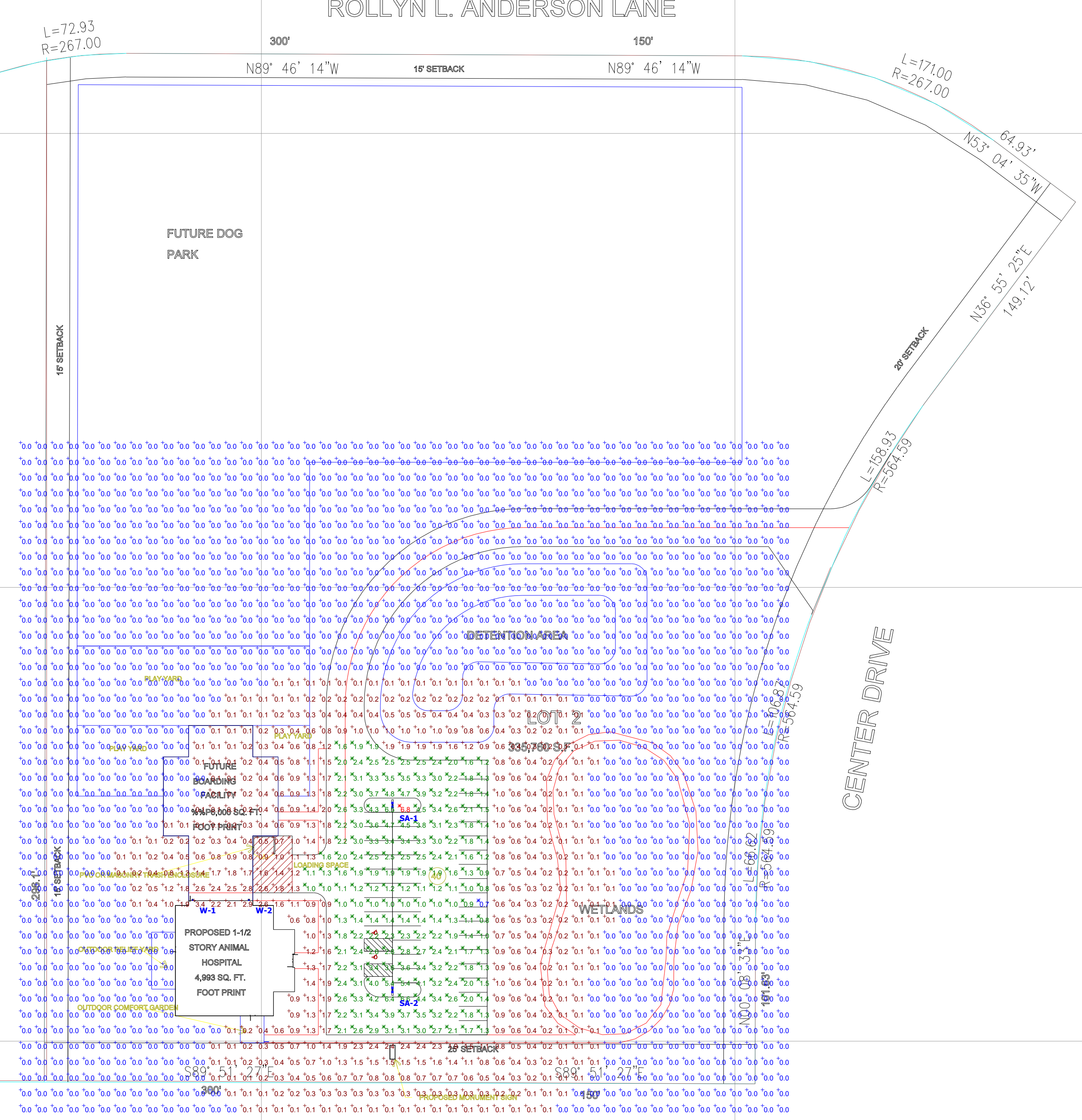
Luminaire Locations

Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	SA	220.60	175.40	25.00	0.00	0.00
2	SA	220.60	58.30	25.00	0.00	0.00
1	W	94.00	115.20	11.00	0.00	0.00
2	W	129.60	115.20	11.00	0.00	0.00

LOT 1
242,856 S.F.

GALLIGAN ROAD

ROLLYN L. ANDERSON LANE



C-1 GENERAL COMMERCIAL DISTRICT P.U.D.