REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, SEPTEMBER 10, 2025
5:00 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the August 13, 2025 Meeting

5. City Council Action Report

5.1. City Council Action Report From August 25, 2025

6. New Business

6.1. **Case SU 2025-07** A Special Use request submitted by Big Dog Auto for the operation of an Automibile Repair Shop with Short-Term Auto Storage at 305 North 3rd Street.

6.2. **Case SPR 2025-05** A Site Plan Review request submitted by Nexamp Inc. on behalf of Sunny Pasture Solar, LLC for the construction of the previously approved Commercial Solar Farm on the property located at 310 Hanna Drive.

6.3. **Case ZTA 2025-05** Establishing Regulations for Short-Term Rentals and Updating Related Regulations Under the Pekin City Code

7. Any Other Business Before the Board

8. Public Input

9. Adjourn

REQUEST FOR COUNCIL ACTION

Agenda Date: September 10, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the August 13, 2025 Meeting

DESCRIPTION: Receive and File the Meeting Minutes from the August 13, 2025 Zoning Board of Appeals Meeting

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official	Final Approval - 9/7/2025

PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, AUGUST 13, 2025 AT 5:00 PM
VICE CHAIRPERSON MARY LANANE PRESIDING

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lanane.

Call to Order

The regular meeting of the Pekin Zoning Board of Appeals was called to order. A quorum was declared by Commissioner Lanane.

Attendee Name	Organization	Title	Status	Arrived
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chairman	Absent	Absent
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:05 PM

Approve Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Huskisson, Joesting, Lanane, Madden and Wilson

Approval of Minutes

4.1. Minutes from the July 9, 2025 Meeting

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson

City Council Action Report

5.1. City Council Action Report From July 28, 2025

The cases presented to City Council were all approved.

New Business

6.1. Case ZTA 2025-03 Amending City Code Chapter 4, Article III, Division 9 Regarding Off-Street Parking and Loading

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Huskisson, Joesting, Lanane, Madden and Wilson

Public Input Open: 5:02 PM Public Input Closed: 5:02 PM

Motion to approve was made by Commissioner Deverman and seconded by Huskisson.

Commissioner Deverman asked under Section 2, Residential, “flat bed or hauling trailer” does it matter if it's empty? Nick explained they are trying to avoid people hauling scrap and leaving it sit. Commissioner Deverman questioned if they needed to define the word “empty”? Nic explained that the city is simply trying to limit citizens bringing home a trailer full of items and letting it sit. Commissioner Lanane asked if RVs were allowed to be parked in driveways and they would be if they meet the requirement that they be 20 feet in length or shorter as outlined in the code

Additional Input on Section 3A from Nic, amending this section to NOT allow any storage of RV’s on any city-owned property. Commissioner Lanane suggested applying changes under 2B “Non-Residential Use” and Nic said this applies to RVs rather than trailers that the city may own these types of trailers or store some of these types of rvs and trailers for other organizations. Nic said we need to look further into this as the area of concern was the airport and the City zoning code does not apply to the airport.

6.2. Case ZTA 2025-04 Amending City Code Chapter 4, Article III, Division 11 Regarding Solar Energy Systems

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Huskisson

AYES:	Commissioners Deverman, Huskisson, Joesting, Lanane, Madden and Wilson

Public Input Open: 5:13 PM Public Input Closed: 5:13 PM
Motion made to approve made by Commissioner Deverman and seconded by Commissioner Huskisson.
Nic Maquet stated this is coming back to the ZBA Board with direction from city council with the changes discussed previously. Commissioner Lanane asked if the 8-inch “weeds” which goes along with our zoning ordinance which is different from landscaping. Wilson asked what would happen if someone had an empty lot adjacent to their home and wanted to put in a solar garden with foliage that would grow more than 8 inches and if that should be considered? Nic said that currently the City code states that any growth of grass or weeds over 8 inches tall is prohibited and if any special ground cover would be utilized, the Zoning Board could place conditions of maintenance set as part of the special use permit.
No further discussion

Any Other Business Before the Board

No further discussion.

Public Input

No public input.

Adjourn

Motion to adjourn at 5:23 PM was made by Commissioner Madden and seconded by Wilson.

REQUEST FOR COUNCIL ACTION

Agenda Date: September 10, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report From August 25, 2025

DESCRIPTION: Receive and File the City Council Action Report From August 25, 2025

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official	Final Approval - 9/7/2025

Nic Maquet
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

City Council Action Report
Meeting Date
August 25, 2025 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday August 13, 2025 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday August 25, 2025. The outcome of each case is listed below:

- Case ZTA 2025-03 was Approved
- Case ZTA 2025-04 was Denied

REQUEST FOR COUNCIL ACTION

Agenda Date: September 10, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-07** A Special Use request submitted by Big Dog Auto for the operation of an Automibile Repair Shop with Short-Term Auto Storage at 305 North 3rd Street.

DESCRIPTION:
Title: Consideration of a Special Use Permit Request by Big Dog Auto for an Automobile Repair Shop with Short-Term Auto Storage
Location: 305 North 3rd Street, Pekin, Illinois
Zoning District: I-1 Light Industrial
Parcel Number (PIN): 04-04-34-415-010
Legal Description: SEC 34 T25N R5W ORIGINAL TOWN LOTS 9 THRU 12 (EXC 5' X 200') BLK 34 SE 1/4

Summary:

Big Dog Auto has submitted a request for a special use permit to operate an automobile repair shop with short-term storage of vehicles at 305 North 3rd Street. The subject property is zoned I-1 Light Industrial and was most recently used as an auto body repair facility.

Per **City Code Section 4-3-6-6-3**, a special use permit is required for:

- All automotive repair uses in the I-1 zoning district
- Any short-term storage of vehicles (up to six months), provided such storage is not for salvage purposes

The proposed use includes short-term storage of wrecked or inoperable vehicles in a designated area that will meet all required standards, including:

- Proper grading and drainage
- Pollution and erosion control
- Compliance with municipal, state, and federal regulations
- Surface composed of compacted base and coarse gravel or crushed rock
- Fully fenced and screened storage area to be obscured from public view

Staff Notes & Recommendation:

- Staff has conducted a pre-occupancy inspection of the property
- The property appears to meet all requirements for both automotive repair and short-term storage
- The site has a history of similar use as an auto body repair shop
- **Staff recommends approval** of the special use request

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official	Final Approval - 9/7/2025

CITY OF Pekin ILLINOIS

PAID

received 8.20.25

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

Type of Request (check one):	Request Property Address or PIN: 305 N. 3rd St. 04-04-34-415-010
☒ **A. Special Use** ($125)	Current Zoning (if known): I 1
☐ **B. Residential Variance** ($125)	Proposed Zoning (if rezoning request): as is
☐ **C. Non-Residential Variance** ($125)	Current Use: I 1 mech shop
☐ **D. Map Amendment/Rezoning** ($125)	Proposed Use (if different):
☐ **E. Annexation** ($125)	
☐ **F. Site Plan Review** ($125)	

Property Owner Name:	Koch St mini storage
Mailing Address:	1128 Koch St., Pekin, IL 61554
Phone:	309-347-1977
Alternative Phone:	309-208-5008 - Rick
E-Mail Address:	Kochstministorage@hotmail.com

Applicant Name (if different):	Ralph Gargos (Big Dog Auto)
Mailing Address:	2109 Sierra Drive
Phone:	309.620.7897
Alternative Phone:	309.267.8378
E-Mail Address:	bigdogauto18@gmail.com

CITY OF Pekin ILLINOIS

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

We are wanting to use the building as an auto repair shop.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Richard Crum — Owner Signature

8-18-2025 — Date

CERTIFICATION BY THE APPLICANT ***(if different)***

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Ralph Sayre — Applicant Signature

8-18-2025 — Date

CITY OF Pekin ILLINOIS

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

The following attachments are <u>required</u> for consideration of your request:

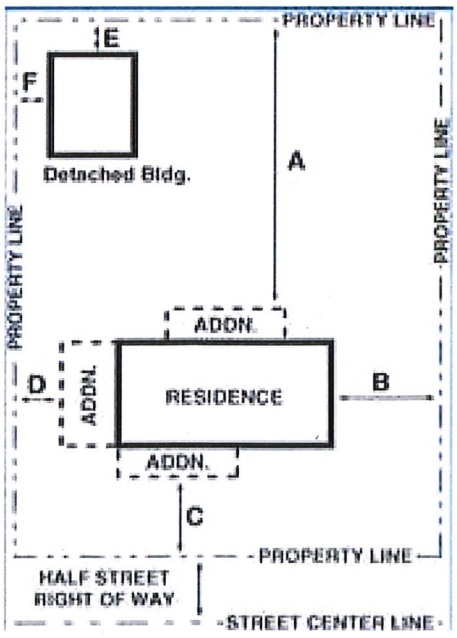
I. Site Plan: An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:

1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.

2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.

3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.

4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).



CITY OF Pekin ILLINOIS

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. **Payment:** Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. **Variance:** If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

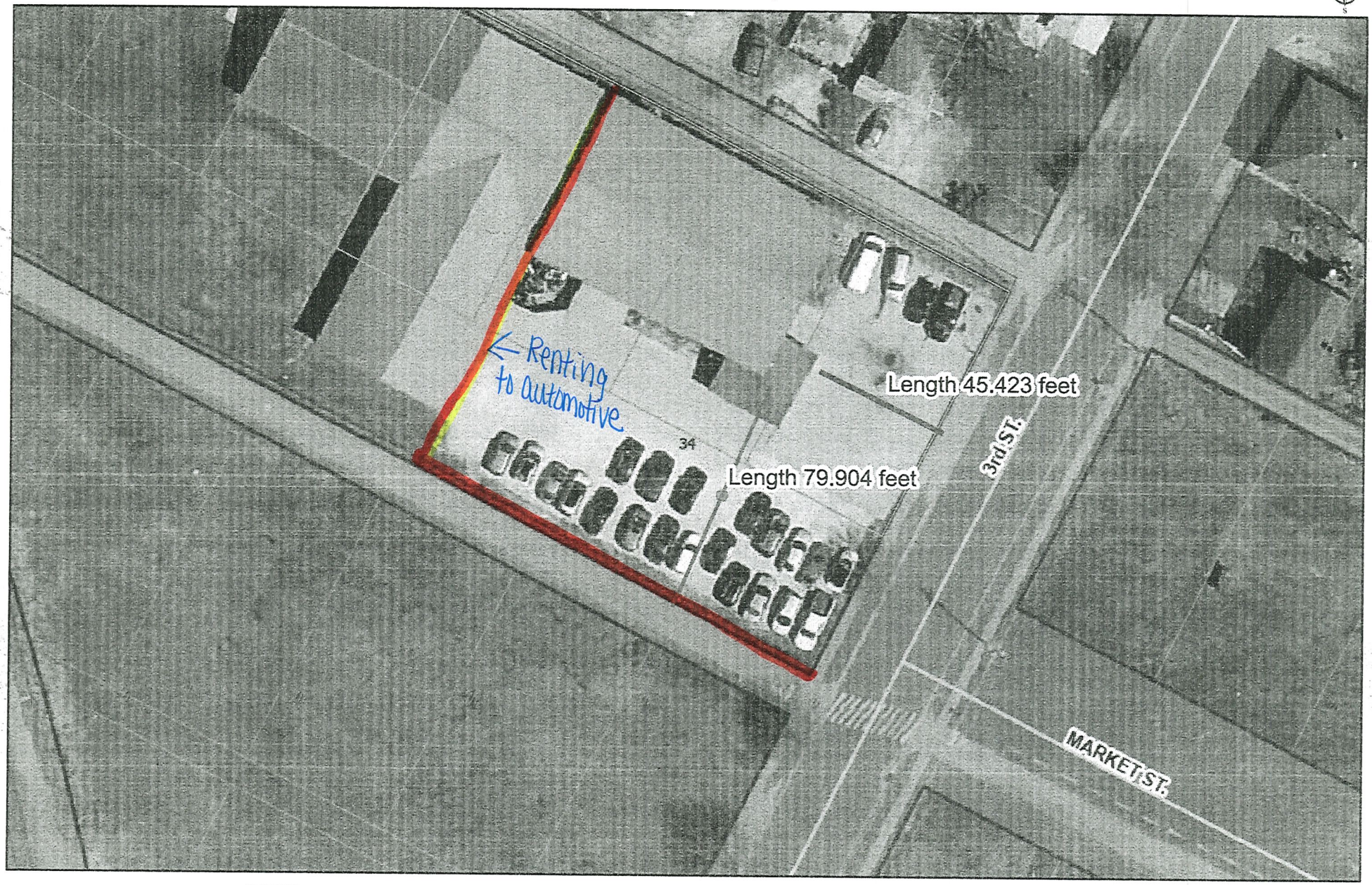
2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

ArcGIS Web Map



I-155
I-474
I-74
IL 29
IL 98
US 150
US 24
Streets
Sections
Ownership Parcels
Blocks
ROW
Lots
Red: Band_1
Green: Band_2
Blue: Band_3

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

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ArcGIS Web Map

9/7/2025, 2:28:57 PM

1:1,680

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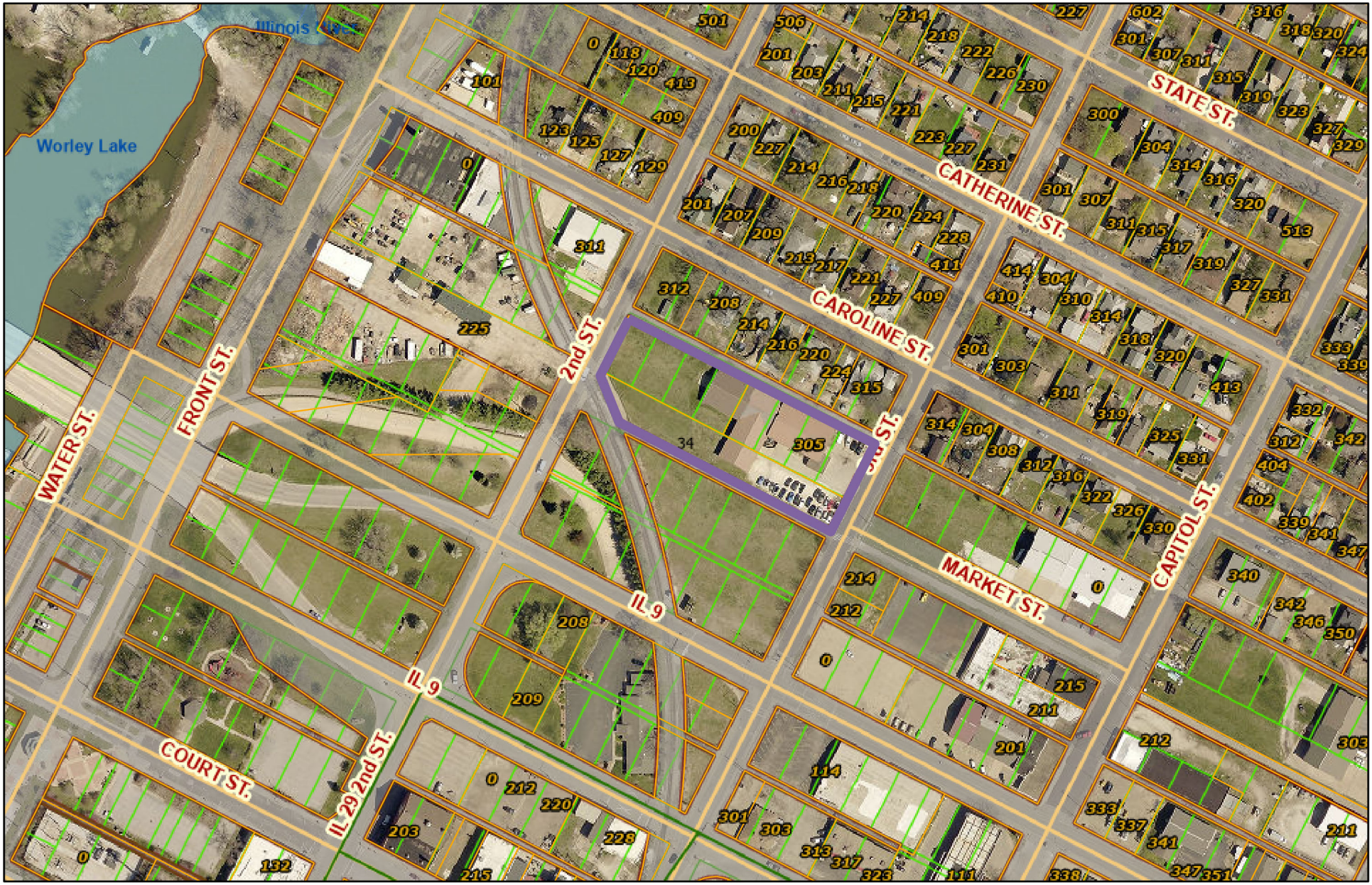
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office

ArcGIS Web Map



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REQUEST FOR COUNCIL ACTION

Agenda Date: September 10, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SPR 2025-05** A Site Plan Review request submitted by Nexamp Inc. on behalf of Sunny Pasture Solar, LLC for the construction of the previously approved Commercial Solar Farm on the property located at 310 Hanna Drive.

DESCRIPTION:

Title: Site Plan Review – Nexamp Inc. (Sunny Pasture Solar, LLC) – Commercial Solar Farm at 310 Hanna Drive
Applicant: Nexamp Inc., on behalf of Sunny Pasture Solar, LLC
Location: 310 Hanna Drive, Pekin, Illinois
Zoning: I-1 Light Industrial District
Parcel Number (PIN): 10-10-10-400-008
Legal Description: SEC 10 T24N R5W RIVERWAY BUSINESS PARK 3RD ADD FINAL PLAT ALL OF SE 1/4 (EXC RR, LOT 1, 1-A, 2, N 50 FT & S 288 FT) 62.13 AC

Background:

This Site Plan Review is for the construction of a previously approved commercial solar farm project on the above-referenced property. The site plan was originally submitted to the **Pekin Zoning Board of Appeals** as part of a Special Use and was recommended for approval on **October 12, 2022**, and was formally approved by the **City Council** under **Ordinance No. 4020-22/23** (Special Use Case SU 2022-05) on **October 24, 2022**.

The **current submittal reflects the same site layout and design** that were reviewed and approved as part of that process.

Staff Comments:

- The item has been re-submitted due to the time that has elapsed since the original special use approval.
- Staff has determined that the current site plan remains consistent with the previously submitted site plan.
- The review at this stage is **ministerial in nature**, limited to confirming compliance with the

prior approvals.

- Staff is actively working with Nexamp and their contractors to finalize engineered construction documents.

Recommendation:

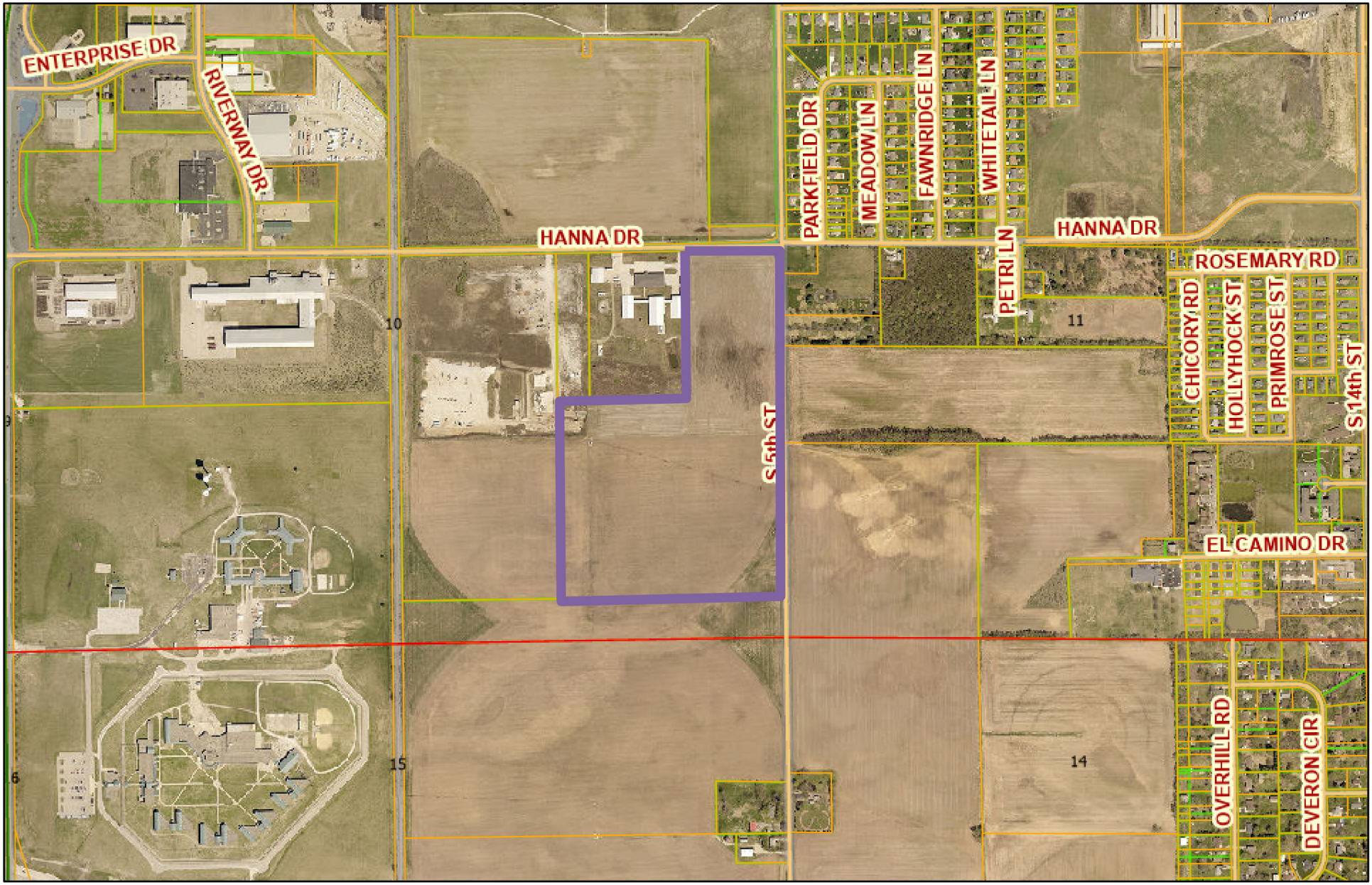
Staff recommends proceeding with formal review and approval of the submitted Site Plan, consistent with the previously granted Special Use Permit. If approved, staff will work through the administrative plan reviews prior to issuing any building or electrical permits.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official	Final Approval - 9/7/2025

ArcGIS Web Map



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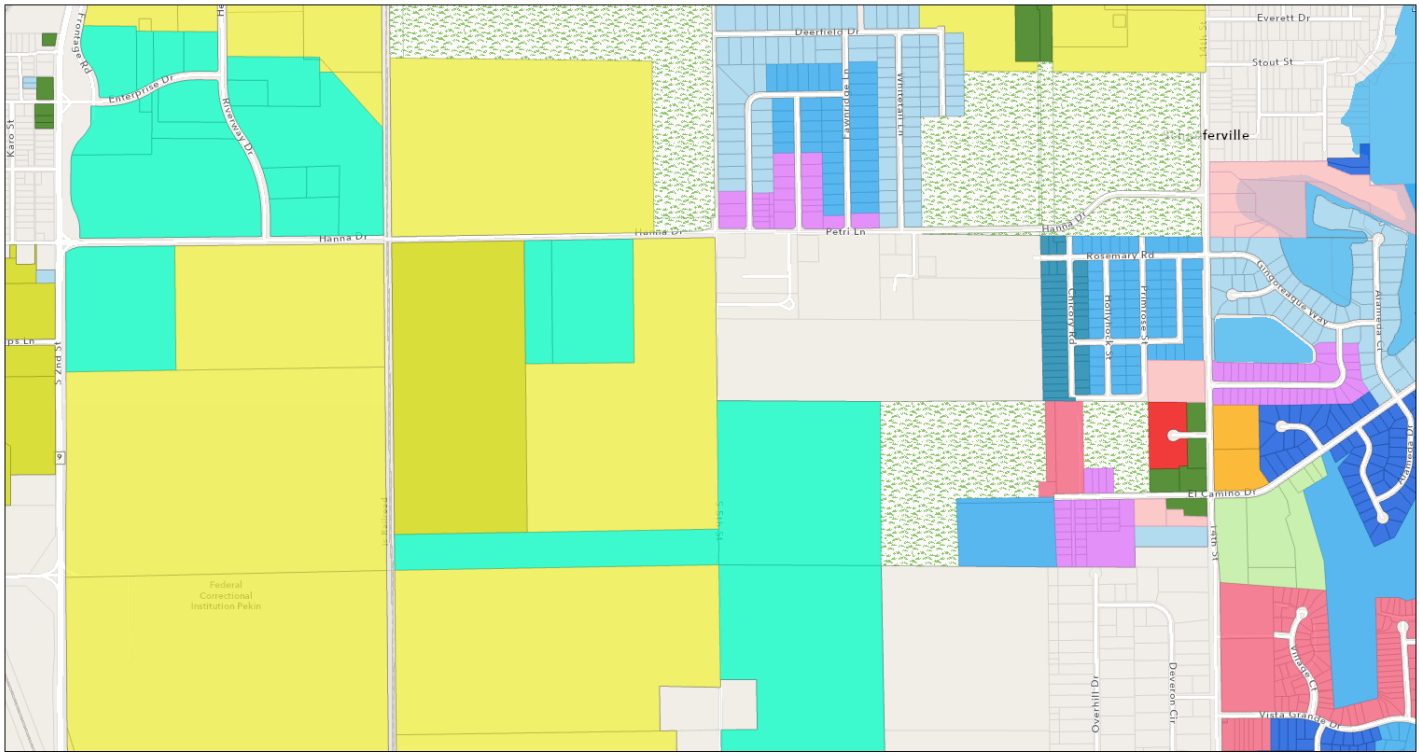
ArcGIS Web Map



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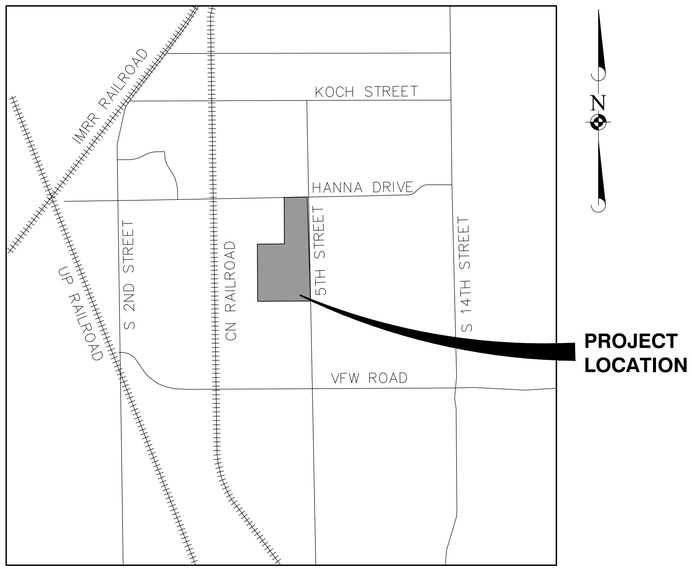
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office

Proposed Improvements
for
SUNNY PASTURE SOLAR, LLC
310 HANNA DRIVE
CITY OF PEKIN, ILLINOIS

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E / T	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	



LOCATION MAP
N.T.S.

SOLAR DEVELOPER
NAME: NEXAMP
CONTACT: 101 NORTH WACKER DRIVE, SUITE 200, CHICAGO, ILLINOIS, 60606

ABBREVIATIONS

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	P℄	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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1 East Wacker Drive, Suite 2700, Chicago, IL 60601 ph:312.824.3801 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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Simply Call 811

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN – A
4	EXISTING CONDITIONS AND DEMOLITION PLAN – B
5	EXISTING CONDITIONS AND DEMOLITION PLAN – C
6	OVERALL SITE GEOMETRIC PLAN
7	SITE GEOMETRIC PLAN – A
8	SITE GEOMETRIC PLAN – B
9	SITE GEOMETRIC PLAN – C
10	OVERALL GRADING AND DRAINAGE PLAN
11	GRADING AND DRAINAGE PLAN – A
12	GRADING AND DRAINAGE PLAN – B
13	GRADING AND DRAINAGE PLAN – C
14	PLAN AND PROFILE – ACCESS ROAD STA 0+00 TO STA 8+00
15	PLAN AND PROFILE – ACCESS ROAD STA 8+00 TO STA 12+36
16	PLAN AND PROFILE – ACCESS ROAD STA 1+00 TO STA 1+74
17	OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN
18	SOIL EROSION AND SEDIMENT CONTROL PLAN – A
19	SOIL EROSION AND SEDIMENT CONTROL PLAN – B
20	SOIL EROSION AND SEDIMENT CONTROL PLAN – C
21	SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS
22	CONSTRUCTION DETAILS
23	CONSTRUCTION SPECIFICATIONS
EXH-1	UTILITY SITE PLAN EXHIBIT

NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY REGIONAL LAND SERVICES DATED AUGUST 1, 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

BENCHMARKS:

CONTROL POINT #1:
SET IRON ROAD W/ CAP
N: 1412982.745
E: 2441386.511
ELEVATION = 514.18

CONTROL POINT #2:
SET IRON ROAD W/ CAP
N: 1413039.276
E: 2440805.39
ELEVATION = 508.77

BENCHMARK #401:
SET IRON ROAD W/ CAP
N: 1413047.098
E: 2441248.408
ELEVATION = 511.81

BENCHMARK #402:
SET IRON ROAD W/ CAP
N: 1413037.945
E: 2440747.162
ELEVATION = 510.84

UTILITY CONTACTS

ELECTRIC AMEREN ILLINOIS 300 LIBERTY STREET PEORIA, IL 61602 (618) 301-5327 CONTACT: NATHAN HILL	WATER ILLINOIS AMERICAN WATER 328 BROADWAY STREET PEKIN, IL 61554 (309) 208-8365 CONTACT: BRAD REESER
GAS AMEREN ILLINOIS 300 LIBERTY STREET PEORIA, IL 61602 (618) 301-5327 CONTACT: NATHAN HILL	TELEPHONE COMCAST CABLE (224) 229-5862 CONTACT: MARTHA GIERAS
SEWER CITY OF PEKIN 111 S. CAPITAL STREET PEKIN, IL 61554 (309) 478-5399 CONTACT: JOSIE A. ESKER	

LICENSED PROFESSIONAL ENGINEER
FRANCIS FLYNN
062-076233
OF ILLINOIS
SEAL

DRAWN BY	REVISIONS	DATE
LC	ISSUED FOR CONSTRUCTION	6/27/2025
CEG	ISSUED FOR CONSTRUCTION	4/11/2025
DJM	ISSUED FOR CONSTRUCTION	2/13/2025

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SUNNY PASTURE SOLAR, LLC
CITY OF PEKIN, IL
TITLE SHEET

ISSUED FOR CONSTRUCTION

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	N.T.S.

SHEET 1 OF 23
NEX.PKIL01

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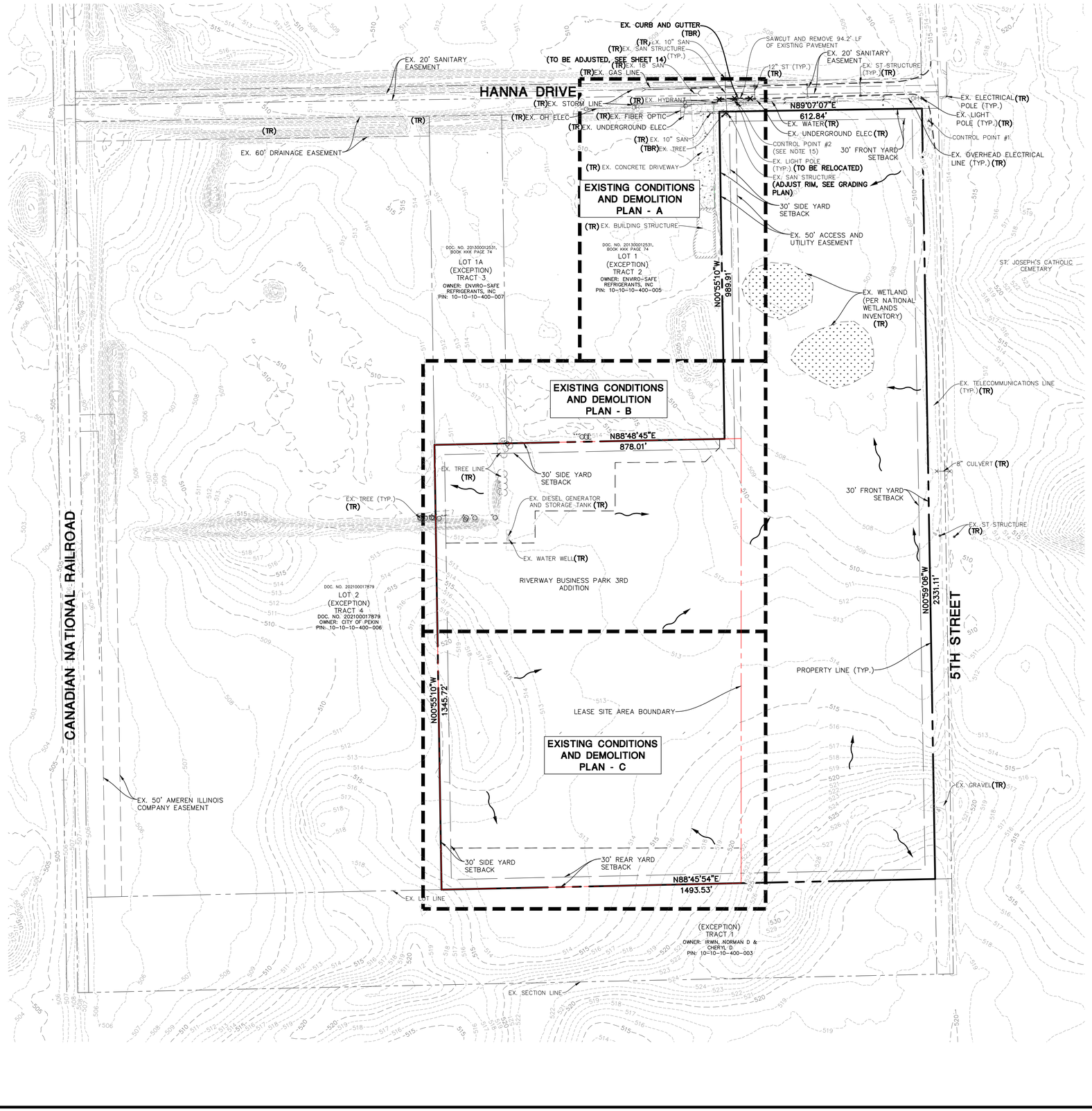

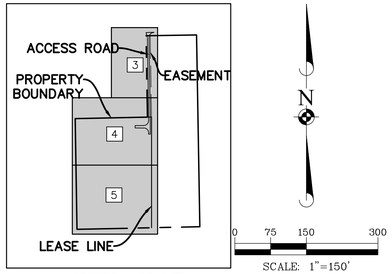

KEY MAP

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X X X	POLES, CURB AND GUTTER, ETC. TO BE REMOVED
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(TBR)	TO BE REMOVED
(TR)	TO REMAIN

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DATE	REVISIONS	DRAWN BY
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4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=150'

SHEET 2 OF 23

NEX.PKIL01

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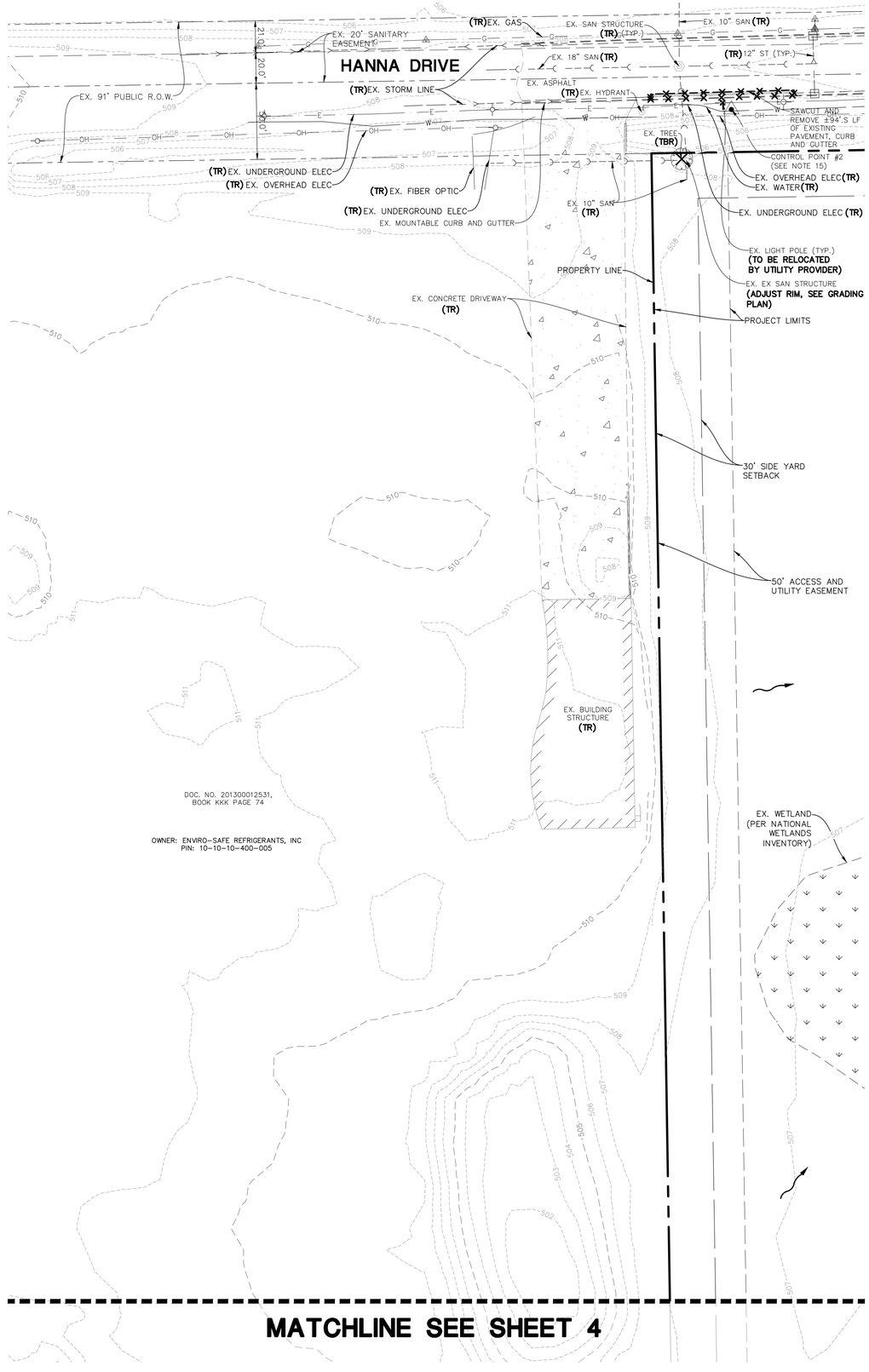

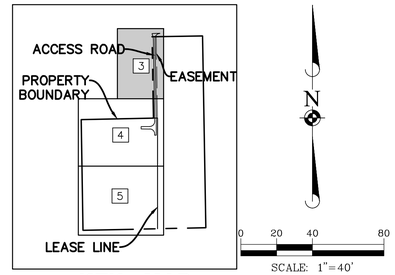

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

EXISTING CONDITIONS AND DEMOLITION PLAN - A

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: OMT
DATE: 6/27/2025
SCALE: 1"=40'

SHEET
3 OF 23
NEX.PKIL01

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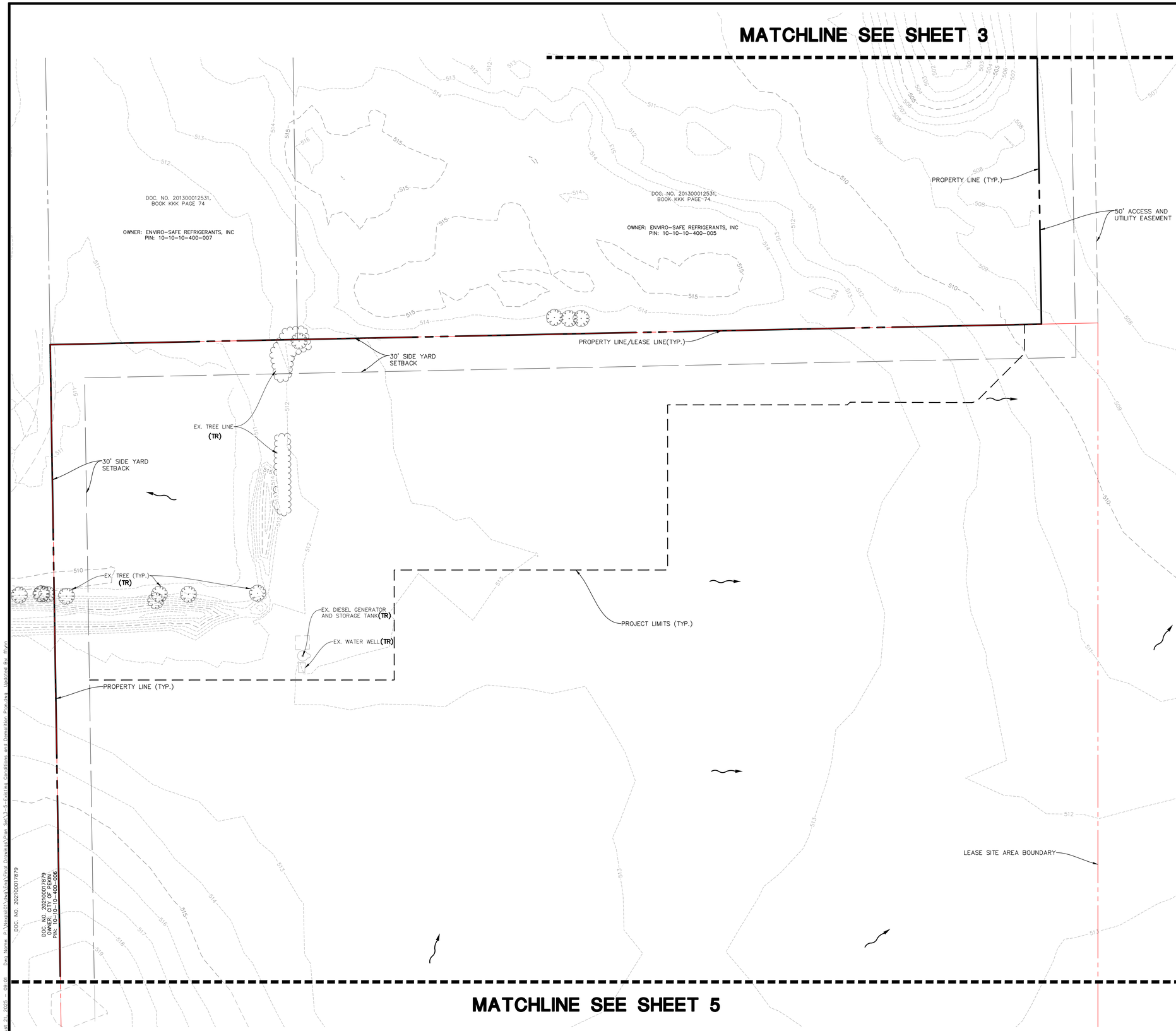

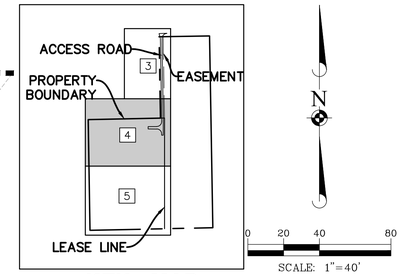

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

EXISTING CONDITIONS AND DEMOLITION PLAN - B

PROJ MGR.: KKS
PROJ ASSOC.: FLF
DRAWN BY: OMT
DATE: 6/27/2025
SCALE: 1"=40'

SHEET
4 OF 23
NEX.PKIL01

ISSUED FOR CONSTRUCTION

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August 21, 2025 - 09:01 Dwg Name: P:\Projects\Vista\Civil Drawings\Plan Sets\3-5-Existing Conditions and Demolition Plan.dwg Updated By: rfurin

MATCHLINE SEE SHEET 4

DOC. NO. 202100017879
DOC. NO. 202100017879
OWNER: CITY OF PEKIN
PIN: 10-10-10-400-008

PROPERTY LINE/LEASE LINE(TYP.)

PROJECT LIMITS (TYP.)

30' SIDE YARD SETBACK

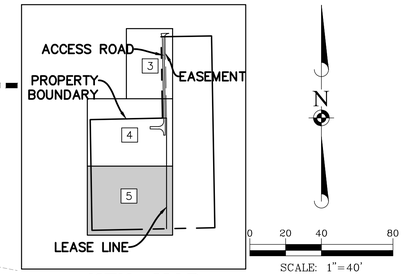
30' REAR YARD SETBACK

PROPERTY LINE/LEASE LINE(TYP.)

EX. LOT LINE

OWNER: IRWIN, NORMAN D & CHERYL D
PIN: 10-10-10-400-003

LEASE SITE AREA BOUNDARY



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1. EXISTING CONDITIONS SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY REGIONAL LAND SERVICES ON JANUARY 5TH, 2024. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. EXISTING TOPOGRAPHY OUTSIDE THE PROJECT DEVELOPMENT AREA IS PER USGS LIDAR DATA.
3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
10. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, HOWEVER IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. VOIDS LEFT BY ANY ITEMS REMOVED UNDER BUILDING, PAVEMENT, WALKS, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND COMPACTED WITH SUITABLE MATERIALS BY THE CONTRACTOR.
12. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL AND SHALL SUBMIT AND OBTAIN JURISDICTIONAL GOVERNING ENTITY APPROVAL OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL GOVERNING ENTITY AS REQUESTED.
13. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH THE JURISDICTIONAL GOVERNING ENTITY AND CLIENT TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY SEWER AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORMWATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED AND PLACED INTO OPERATION.
14. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES AND SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

EXISTING CONDITIONS AND DEMOLITION PLAN - C

PROJ MGR.:	KKS
PROJ ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 5 OF 23

NEX.PKIL01

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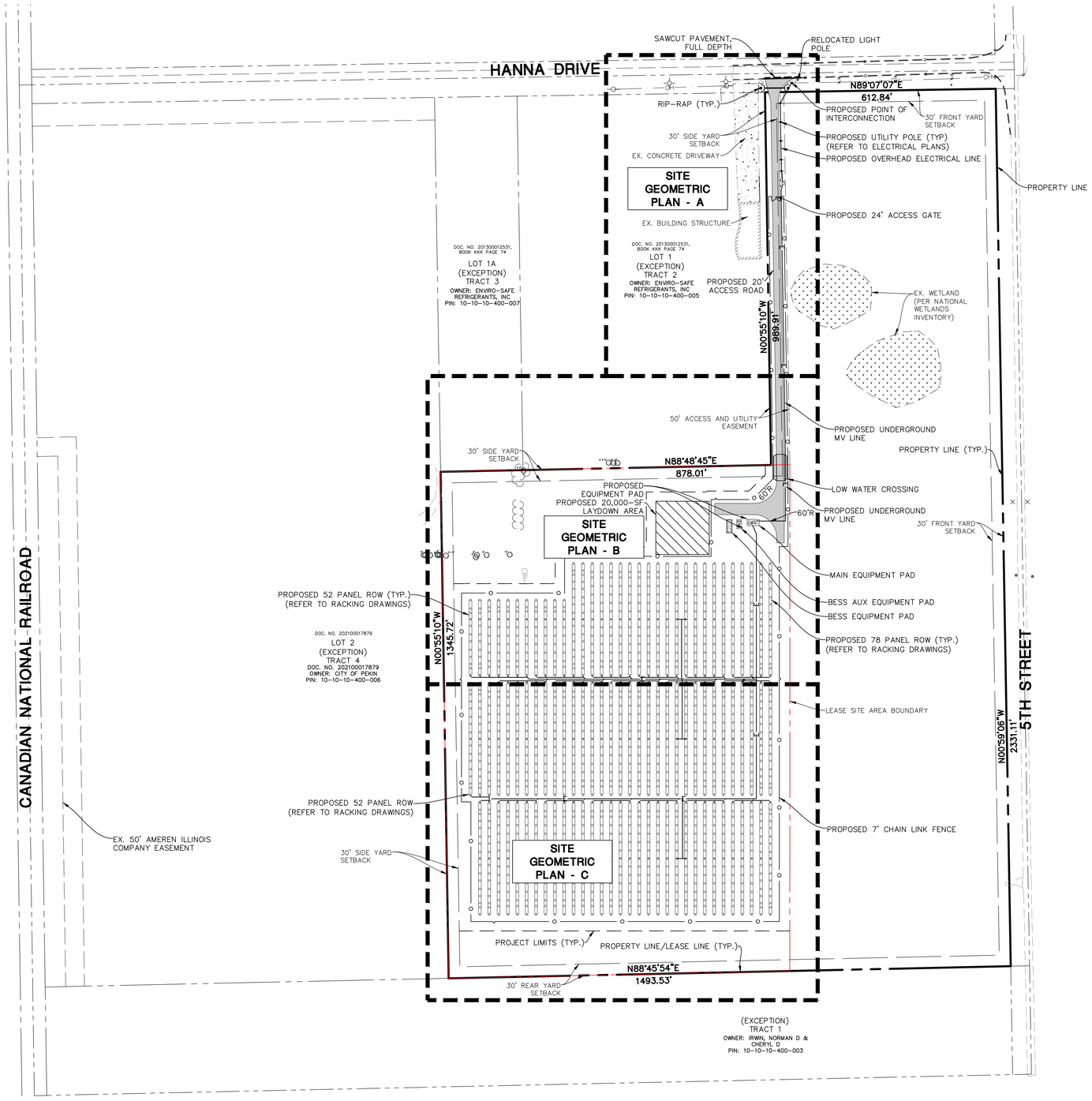
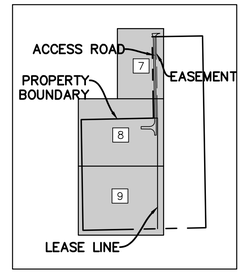
August 21, 2025 - 09:01 Dana Nanna, P:\Nexsol01\Vols\Data\Final Drawings\Plan Sets\3-5-Existing Conditions and Demolition Plan.dwg, Updated By: rfann





KEY MAP

N

0 75 150 300

SCALE: 1"=150'

LINETYPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LEASE LINE
- PROJECT LIMITS

PAVEMENT LEGEND

06-01-16

STANDARD DUTY PAVEMENT
3" ASPHALTIC CONCRETE, IDOT STANDARD
6" AGGREGATE BASE COURSE
PER GEOTECHNICAL REPORT

CONCRETE EQUIPMENT PAD
SECTION DESIGN BY STRUCTURAL ENGINEER

PROJECT SITE DETAILS	
LATITUDE	40.84655°
LONGITUDE	-88.62147°
INTERCONNECTION VOLTAGE	12 kV
PARCEL ID	10-10-10-400-008
DEVELOPER	SUNNY PASTURE SOLAR, LLC
EXISTING ZONING	I-1 INDUSTRIAL
EXISTING USE	FARMLAND
PROPOSED USE	SOLAR PV GENERATION

SITE DIMENSIONAL NOTES:

1. DIMENSIONS HAVE BEEN PREPARED BASED UPON OWNER PROVIDED INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO RACKING AND ELECTRICAL PLANS FOR PRECISE DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. ALL ROADWAY SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
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4. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
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7. GENERAL CONTRACTOR MAY REQUEST HEAVIER DUTY PAVEMENT SECTION FOR CONSTRUCTION PURPOSES. CONTRACTOR TO COORDINATE WITH GEOTECHINCAL ENGINEER.
8. CONTRACTOR TO REFER TO COMED DRAWINGS FOR PROPOSED POLE LAYOUT.
9. GROUND ALL FENCING <17' AWAY FROM ELECTRICAL COMPONENTS. SEE ELECTRICAL SHEETS FOR DETAILS.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

OVERALL SITE GEOMETRIC PLAN

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=150'

SHEET 6 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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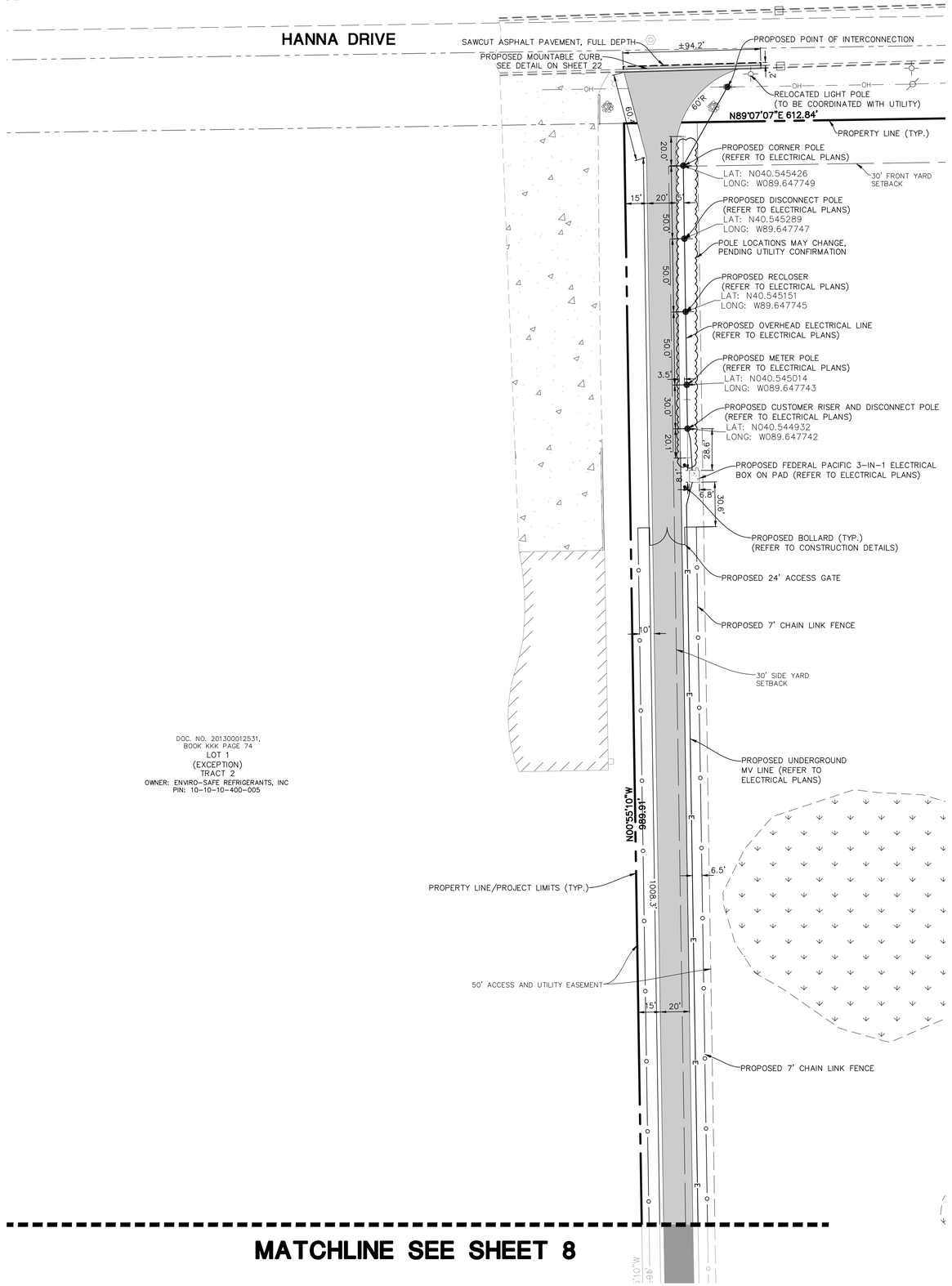
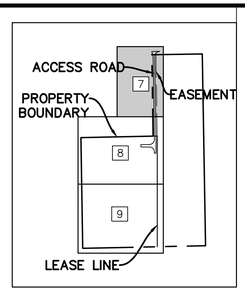
June 27, 2025 - 12:38 Dwg Name: P:\Projects\Work\Final Drawings\Plan Set\01-Overall Site Dimensions and Geometric Plan.dwg Updated By: mlynn





KEY MAP

N

0 20 40 80

SCALE: 1"=40'

LINETYPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LEASE LINE
- PROJECT LIMITS

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
3" ASPHALTIC CONCRETE, IDOT STANDARD
6" AGGREGATE BASE COURSE

CONCRETE EQUIPMENT PAD
SECTION BY STRUCTURAL ENGINEER

PROJECT SITE DETAILS	
LATITUDE	40.84655°
LONGITUDE	-88.62147°
INTERCONNECTION VOLTAGE	12 kV
PARCEL ID	10-10-10-400-008
DEVELOPER	SUNNY PASTURE SOLAR, LLC
EXISTING ZONING	I-1 INDUSTRIAL
EXISTING USE	FARMLAND
PROPOSED USE	SOLAR PV GENERATION

SITE DIMENSIONAL NOTES:

1. DIMENSIONS HAVE BEEN PREPARED BASED UPON OWNER PROVIDED INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO RACKING AND ELECTRICAL PLANS FOR PRECISE DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
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8. CONTRACTOR TO REFER TO COMED DRAWINGS FOR PROPOSED POLE LAYOUT.
9. GROUND ALL FENCING LESS THAN 17' AWAY FROM ELECTRICAL COMPONENTS. SEE ELECTRICAL SHEETS FOR DETAILS.

DRAWN BY	REVISIONS	DATE
LC	ISSUED FOR CONSTRUCTION	6/27/2025
CEG	ISSUED FOR CONSTRUCTION	4/11/2025
DJM	ISSUED FOR CONSTRUCTION	2/13/2025

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

SITE GEOMETRIC PLAN - A

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 7 OF 23

NEX.PKIL01

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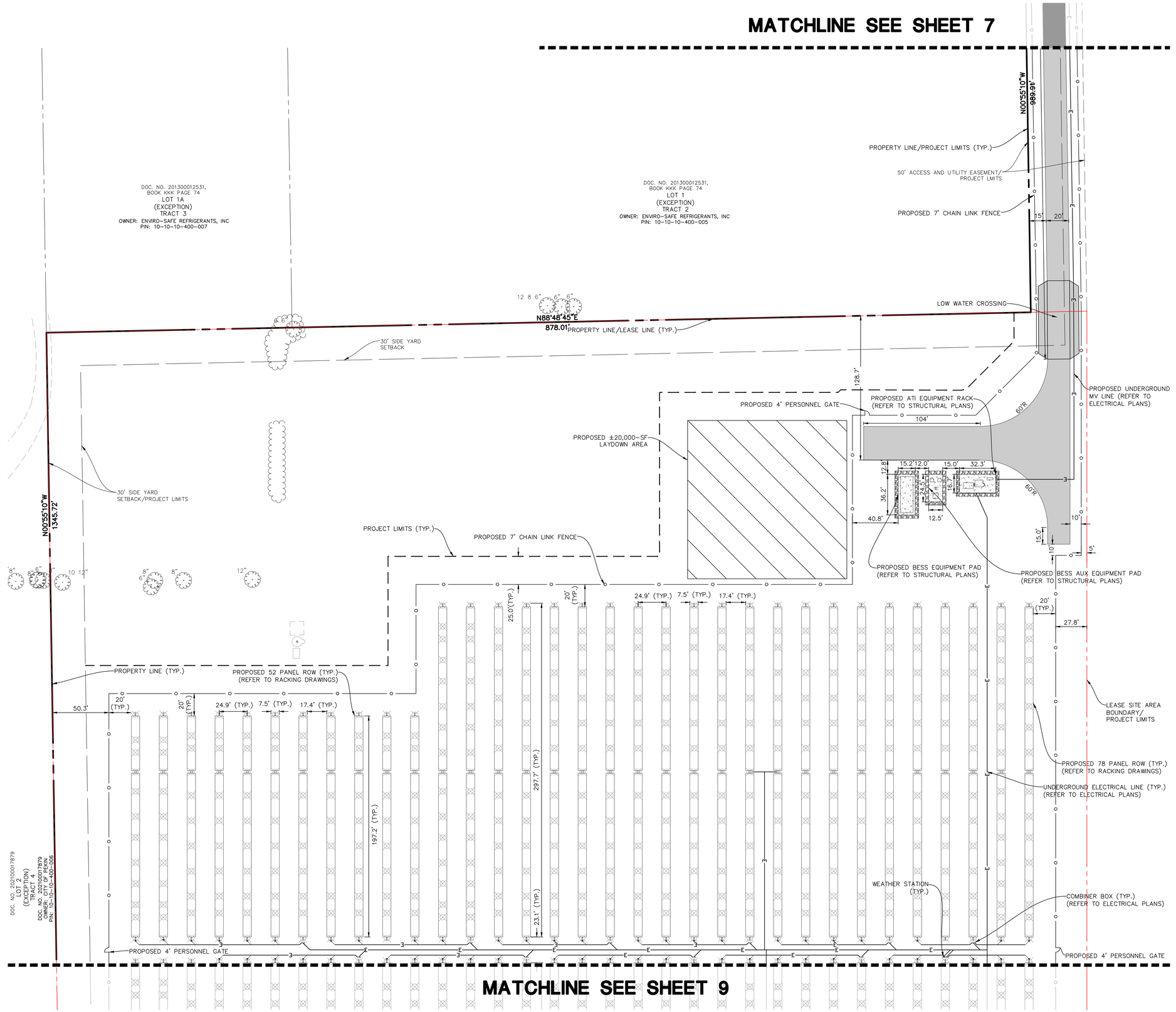
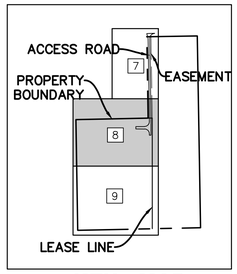
August 21, 2025 - 09:47 Dwg Name: P:\Projects\01\Civil\Final Drawings\Plan Set\7-8-Site Dimensional and Geometric Plan.dwg Updated By: mjain





KEY MAP

N

0 20 40 80

SCALE: 1"=40'

LINETYPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LEASE LINE
- PROJECT LIMITS

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
3" ASPHALTIC CONCRETE, IDOT STANDARD
6" AGGREGATE BASE COURSE

CONCRETE EQUIPMENT PAD
SECTION BY STRUCTURAL ENGINEER

EQUIPMENT PAD STONE EDGE
4" MINIMUM OF 2" STONE OVER GEOTEXTILE FABRIC (MIRAFI 180N OR EQUIVALENT) PER STRUCTURAL DRAWINGS PREPARED BY GEI CONSULTING

NOTE: CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION

PROJECT SITE DETAILS	
LATITUDE	40.84655°
LONGITUDE	-88.62147°
INTERCONNECTION VOLTAGE	12 kV
PARCEL ID	10-10-10-400-008
DEVELOPER	SUNNY PASTURE SOLAR, LLC
EXISTING ZONING	I-1 INDUSTRIAL
EXISTING USE	FARMLAND
PROPOSED USE	SOLAR PV GENERATION

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9. GROUND ALL FENCING LESS THAN 17' AWAY FROM ELECTRICAL COMPONENTS. SEE ELECTRICAL SHEETS FOR DETAILS.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC
CITY OF PEKIN, IL
SITE GEOMETRIC PLAN - B

PROJ MGR.:	KKS
PROJ ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 8 OF 23

NEX.PKIL01

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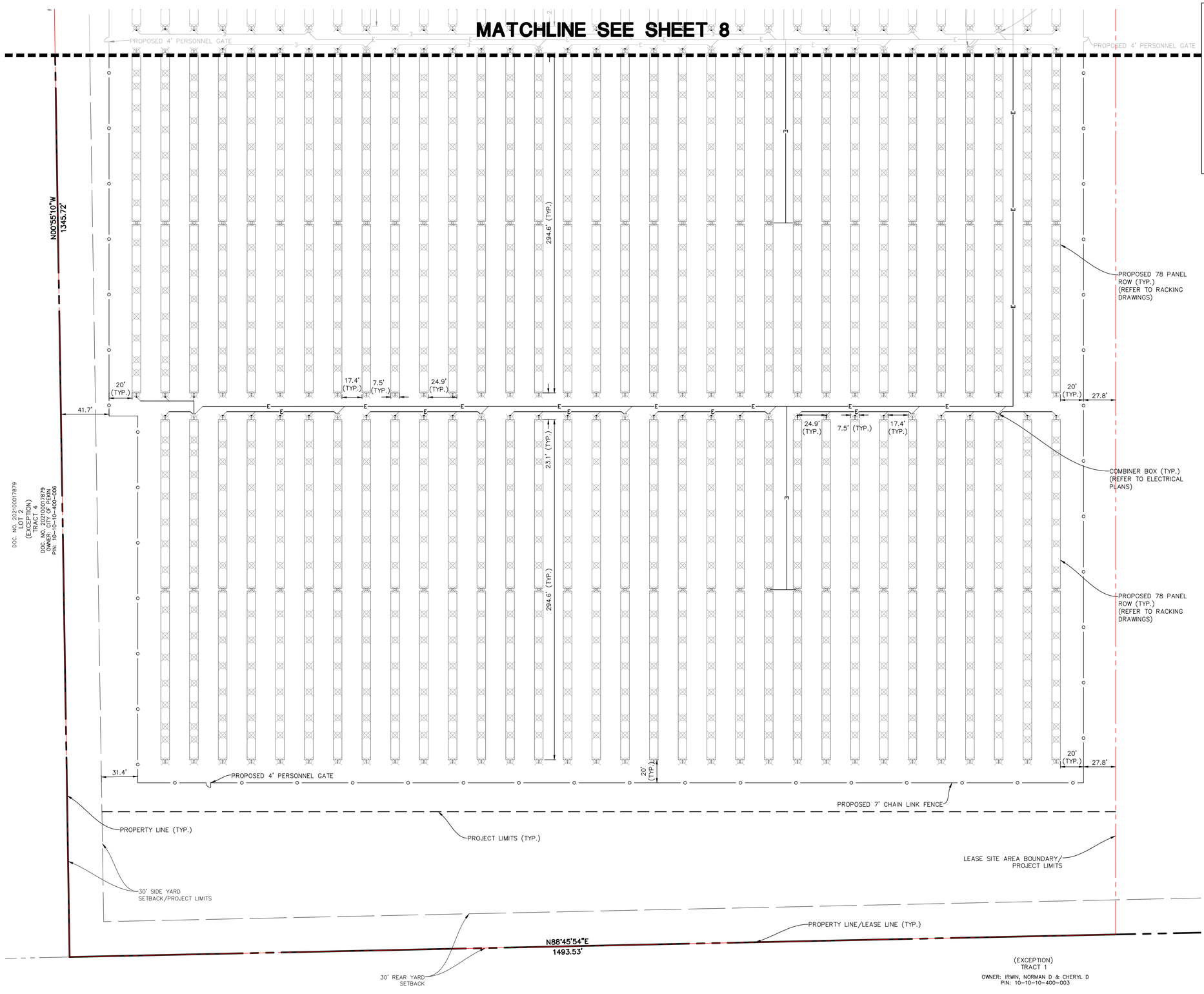
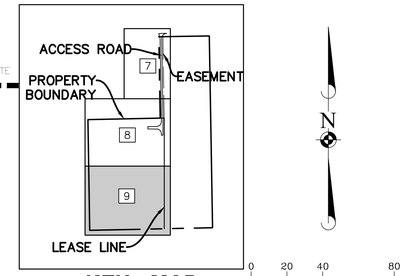
August 21, 2025 - 09:47 Dwg Name: P:\Projects\Vistas\Eng\Final Drawings\Plan Set\7-a-Site Dimensional and Geometric Plan.dwg Updated By: tlynn





KEY MAP

0 20 40 80

SCALE: 1"=40'

LINETYPE LEGEND

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- EASEMENT LINE
- SETBACK LINE
- LEASE LINE
- PROJECT LIMITS

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
3" ASPHALTIC CONCRETE, IDOT STANDARD
6" AGGREGATE BASE COURSE

CONCRETE EQUIPMENT PAD
SECTION BY STRUCTURAL ENGINEER

PROJECT SITE DETAILS	
LATITUDE	40.84655°
LONGITUDE	-88.62147°
INTERCONNECTION VOLTAGE	12 kV
PARCEL ID	10-10-10-400-008
DEVELOPER	SUNNY PASTURE SOLAR, LLC
EXISTING ZONING	I-1 INDUSTRIAL
EXISTING USE	FARMLAND
PROPOSED USE	SOLAR PV GENERATION

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DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

SITE GEOMETRIC PLAN - C

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 9 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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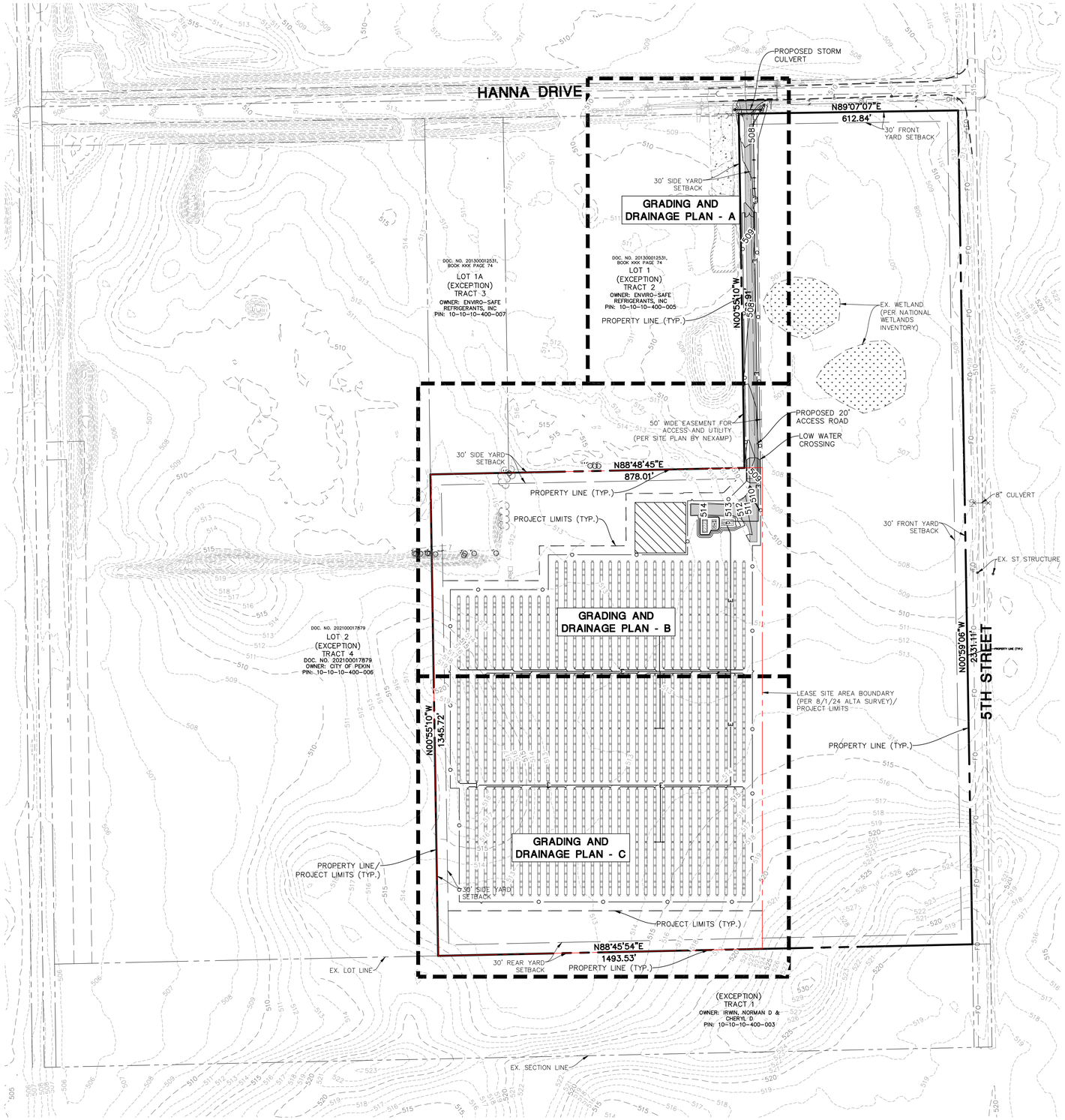
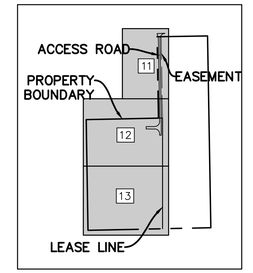
August 21, 2025 - 09:47 Dwg Name: P:\Projects\01\Civil\Final Drawings\Plan Set\V-9-Site Dimensional and Geometric Plan.dwg Updated By: lflynn





KEY MAP

0 75 150 300

SCALE: 1"=150'

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8	PROPOSED SPOT ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	OVERFLOW RELIEF SWALE
	RETAINING WALL

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
4. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. EXISTING TOPOGRAPHY, SITE CONDITIONS, LOT LINES, DITCH AND INFRASTRUCTURE SHOWN ARE PER THE ALTA/NSPS LAND TITLE SURVEY PERFORMED BY REGIONAL LAND SERVICES DATES MARCH 3, 2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS.
9. EXISTING TOPOGRAPHY OUTSIDE THE PROJECT DEVELOPMENT AREA IS PER USGS DATA
10. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM PROPOSED GRADING WITH RACKING MANUFACTURER AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
11. ALL EXCESS SOIL INCLUDING TOPSOIL AND UTILITY SPOILS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE COORDINATED BY THE CONTRACTOR WITH THE OWNER AND ENGINEER DURING THE PRELIMINARY ENGINEERING.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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PH 312.894.3800 FX 847.694.0095 manhard.com

SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

OVERALL GRADING AND DRAINAGE PLAN

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=150'

SHEET 10 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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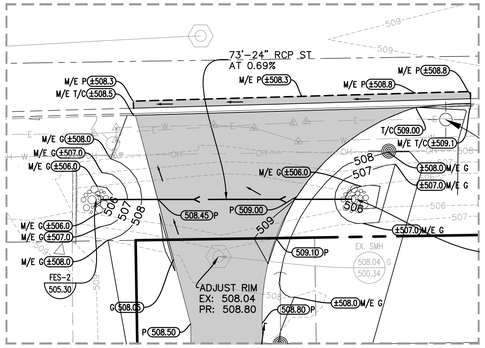
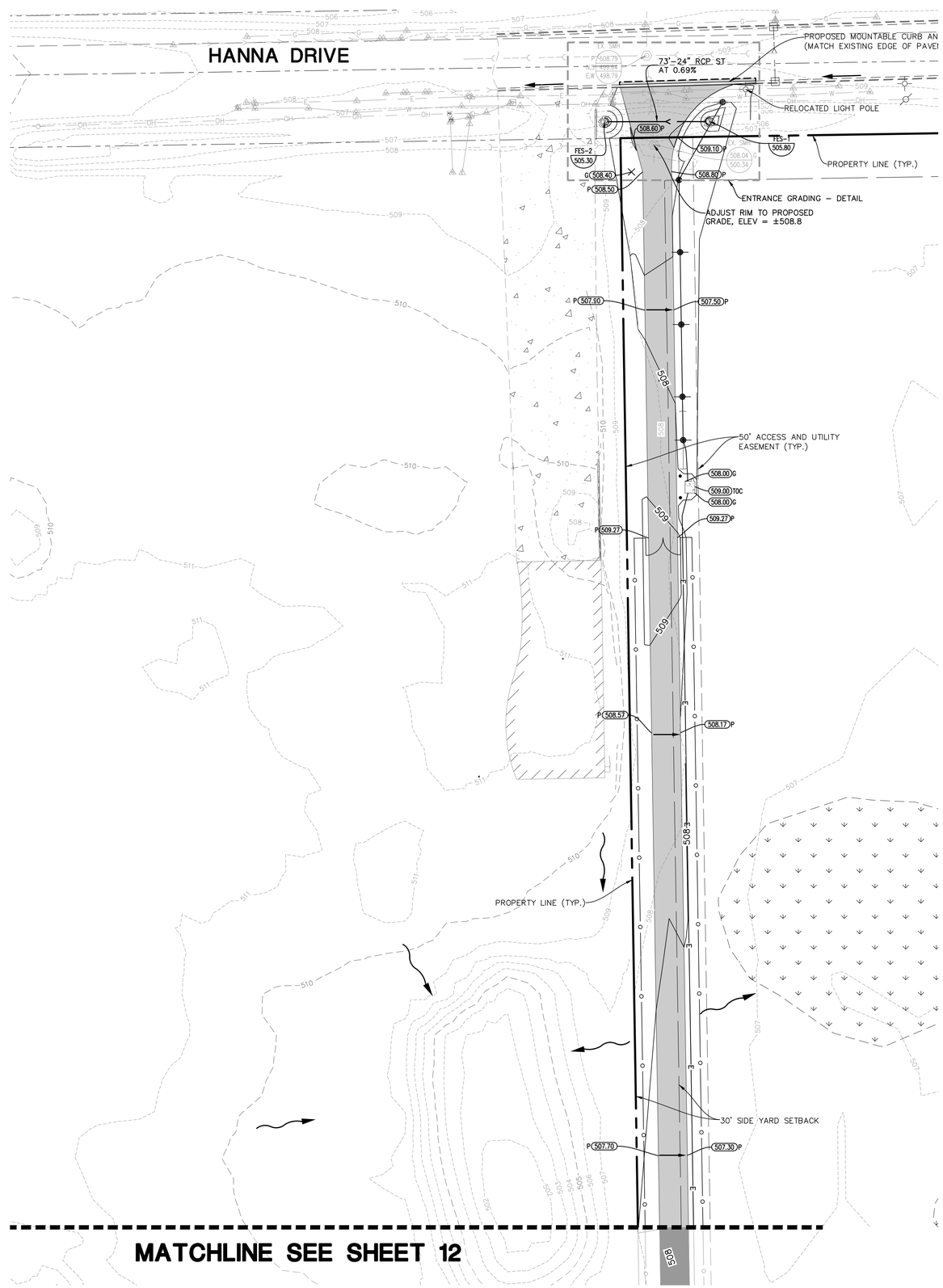
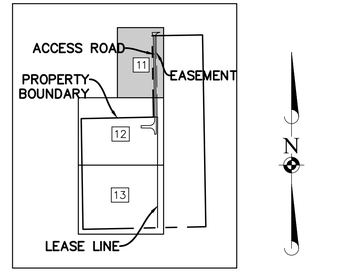
June 27, 2025 - 12:38 Data Xrefs: P:\Projects\01\Data\Final Drawings\Plan Set\10-Overall Grading and Drainage Plan.dwg Updated By: mlynn



ENTRANCE GRADING - DETAIL

SCALE: 1"=20'





KEY MAP

0 20 40 80

SCALE: 1"=40'

06-20-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/WALL	PROPOSED TOP OF WALL
M/E G	MEET EXISTING GRADE
G	PROPOSED GROUND GRADE AT BASE OF WALL
TOC	TOP OF CONCRETE
	PROPOSED DITCH OR SWALE
	OVERFLOW RELIEF SWALE
	RETAINING WALL

06-20-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
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DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

GRADING AND DRAINAGE PLAN - A

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET

11 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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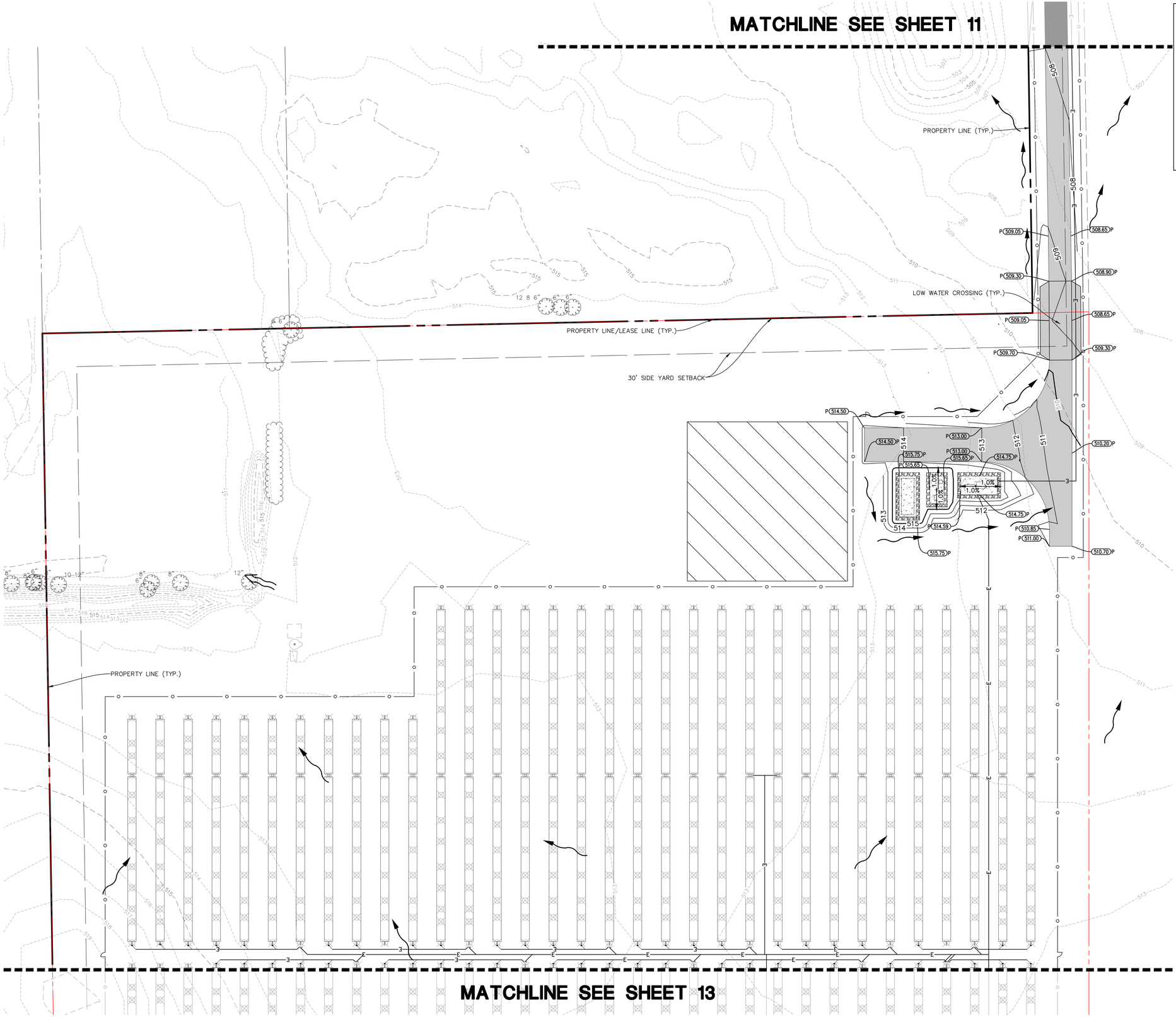
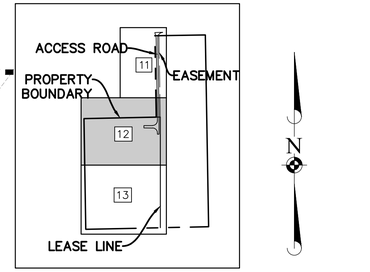
June 27, 2025 - 12:32 Dwg Name: P:\Nexeon\Kirby\Civil\Final Drawings\Final Set\11-13-Grading and Drainage Plan.dwg Updated By: rhyan

MATCHLINE SEE SHEET 11





KEY MAP

N

0 20 40 80

SCALE: 1"=40'

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/WALL	PROPOSED TOP OF WALL
M/E G	MEET EXISTING GRADE
G	PROPOSED GROUND GRADE AT BASE OF WALL
TOC	TOP OF CONCRETE
	PROPOSED DITCH OR SWALE
	OVERFLOW RELIEF SWALE
	RETAINING WALL

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MATCHLINE SEE SHEET 13

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

GRADING AND DRAINAGE PLAN - B

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET

12 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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June 27, 2025 - 12:32 Dwg. Name: P:\Nexsolar\01\Work\Final Drawings\Plan Set\11-13-Grading and Drainage Plan.dwg Updated By: rfurin

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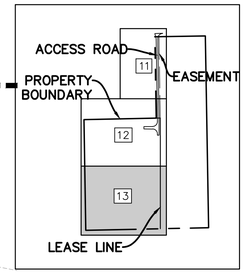

KEY MAP

0 20 40 80

SCALE: 1"=40'

PROPERTY LINE (TYP.)

30' SIDE YARD SETBACK

PROPERTY LINE/LEASE LINE (TYP.)

06-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/WALL	PROPOSED TOP OF WALL
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06-01-16

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4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

GRADING AND DRAINAGE PLAN - C

PROJ MGR.:	KKS
PROJ ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET

13 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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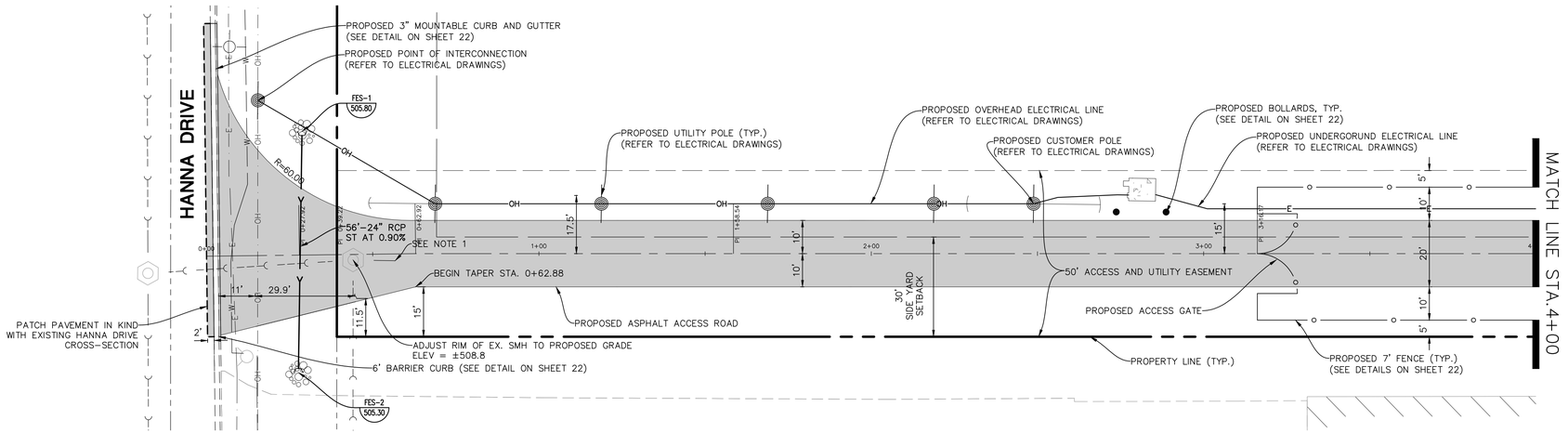
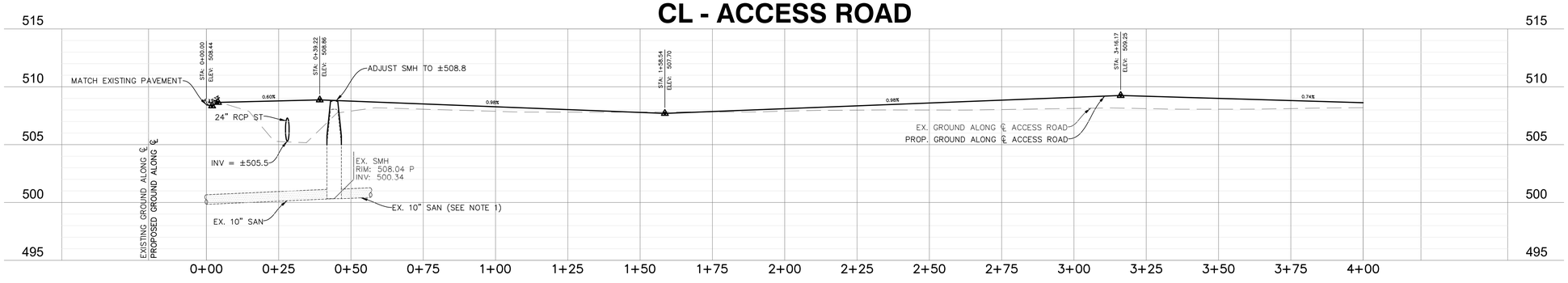
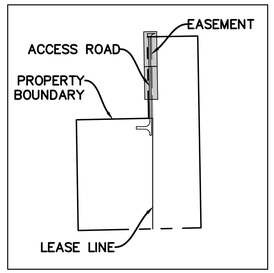
June 27, 2025 – 12:32 Dwg Name: P:\Projects\Nex\Fina\Final Drawings\Plan Sys\11-13-Grading and Drainage Plan.dwg Updated By: tlynn







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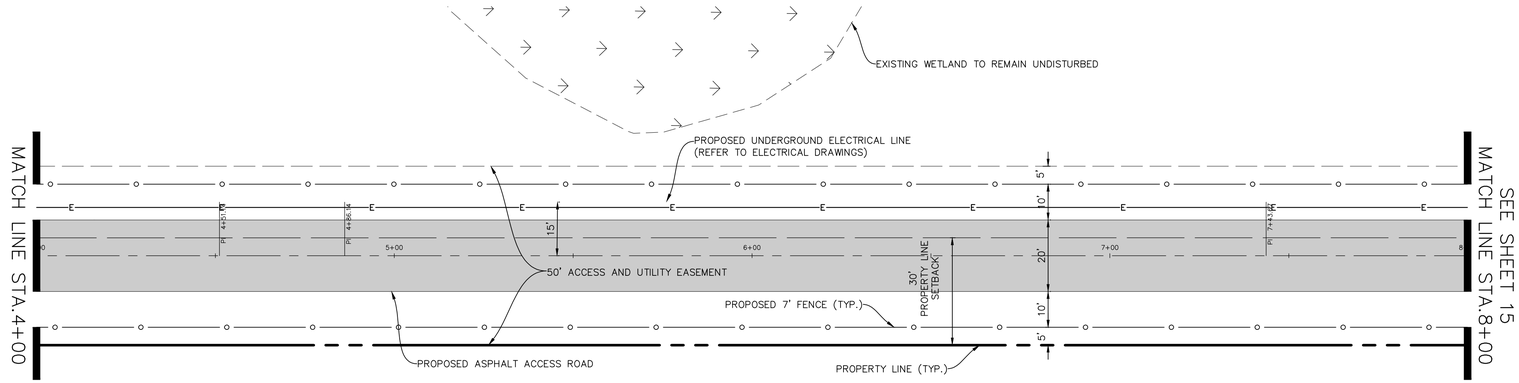
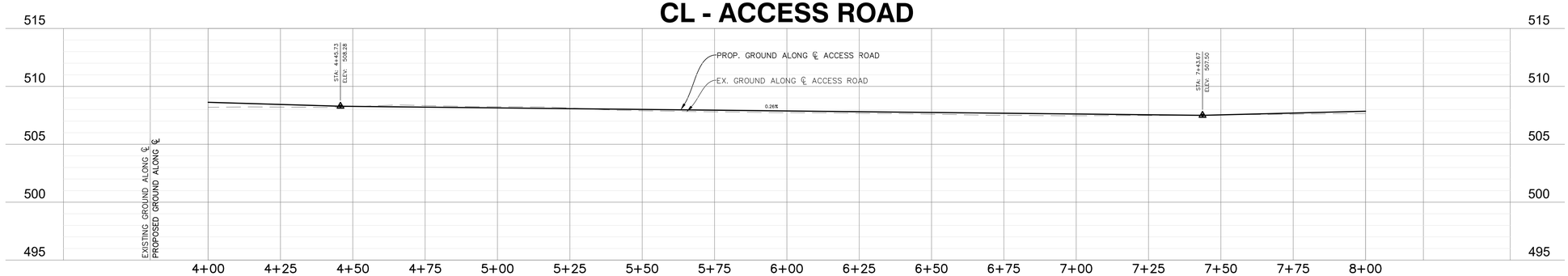


NOTES:
1. POSSIBLE SANITARY STUB. CITY HAS NO RECORD OF SEWER EXTENDING INTO PROPERTY



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DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

PLAN AND PROFILE - ACCESS ROAD STA 0+00 TO STA 8+00

ISSUED FOR CONSTRUCTION

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: MJD
DATE: 6/27/2025
SCALE: H:1"=20', V:1"=5'

SHEET 14 OF 23

NEX.PKIL01

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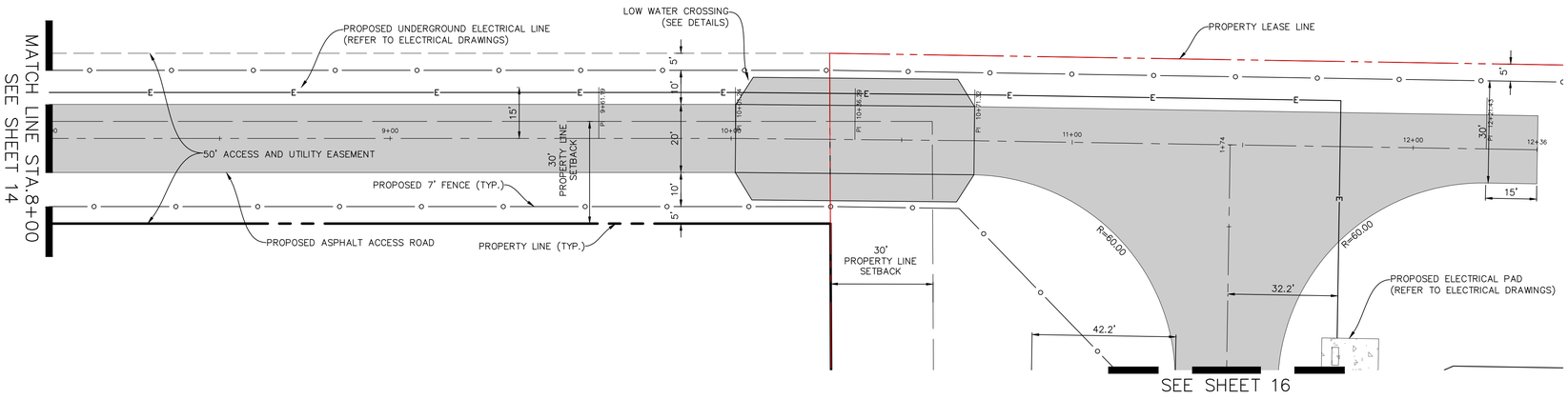
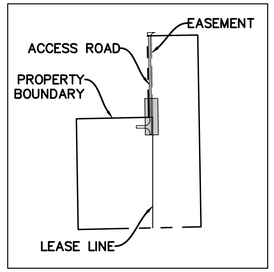
June 27, 2025 - 12:36 Dwg Name: P:\Neps\101\Civil\Eng\Final Drawings\Plan Set\14-Access Road Layout Plan and Profiles.dwg Updated By: mjohn

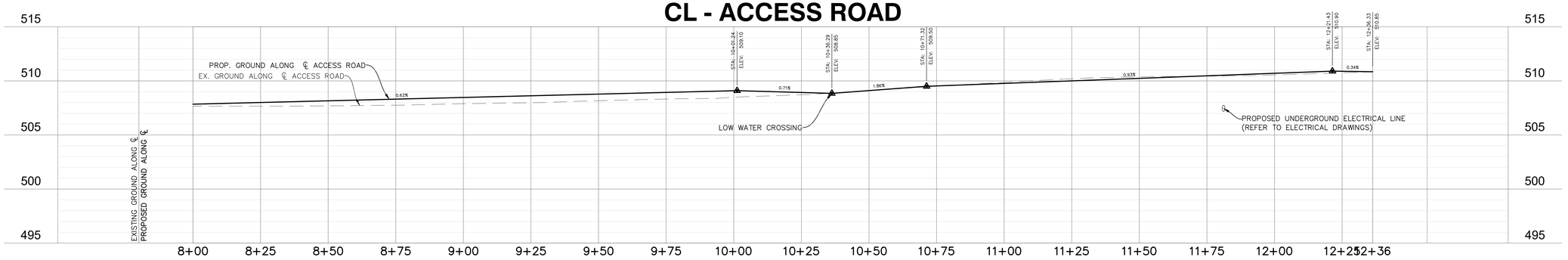




KEY MAP

SCALE: 1"=20'

CL - ACCESS ROAD



DRAWN BY	DATE	REVISIONS
LC	6/27/2025	ISSUED FOR CONSTRUCTION
CEG	4/11/2025	ISSUED FOR CONSTRUCTION
DJM	2/13/2025	ISSUED FOR CONSTRUCTION

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

PLAN AND PROFILE - ACCESS ROAD STA 8+00 TO STA 12+36

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: MJD
DATE: 6/27/2025
SCALE: H: 1"=20', V:1"=5'

SHEET
15 OF 23
NEX.PKIL01

ISSUED FOR CONSTRUCTION

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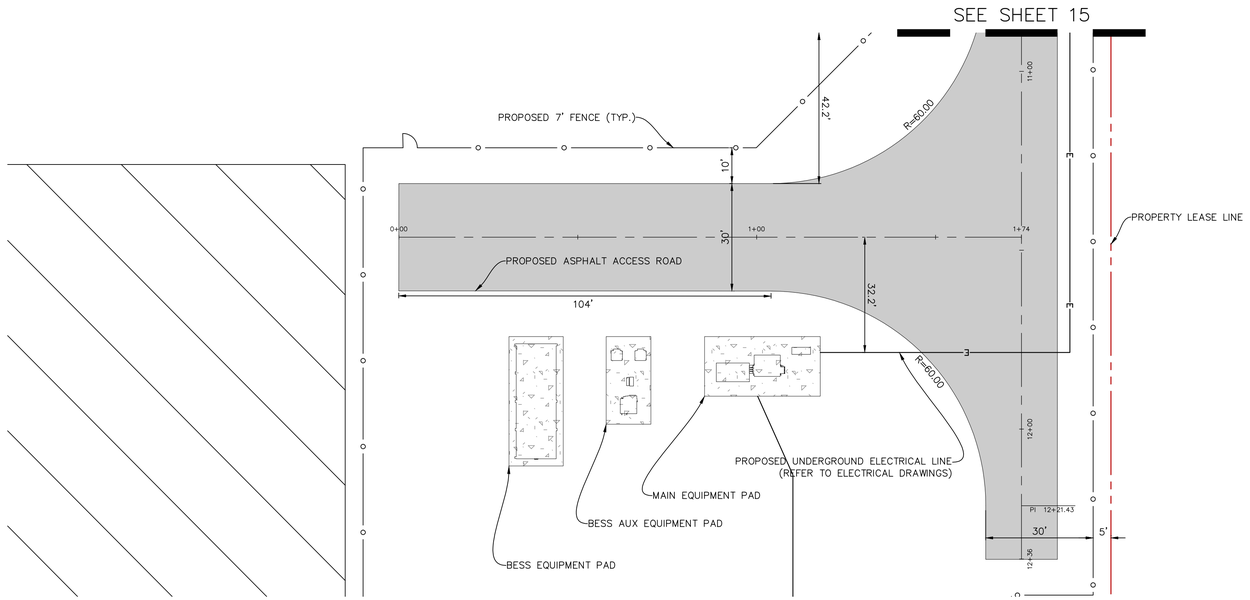
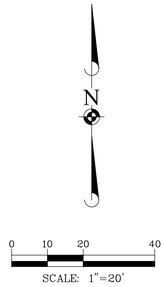
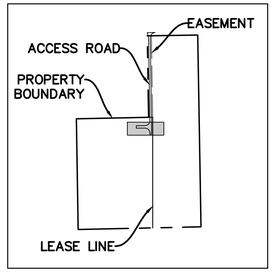
June 27, 2025 - 12:36 Data Name: P:\Projects\01\Data\Civil\Final Drawings\Plan Set\Va-Access Road Layout Plan and Profiles.dwg Uploaded By: dlynn

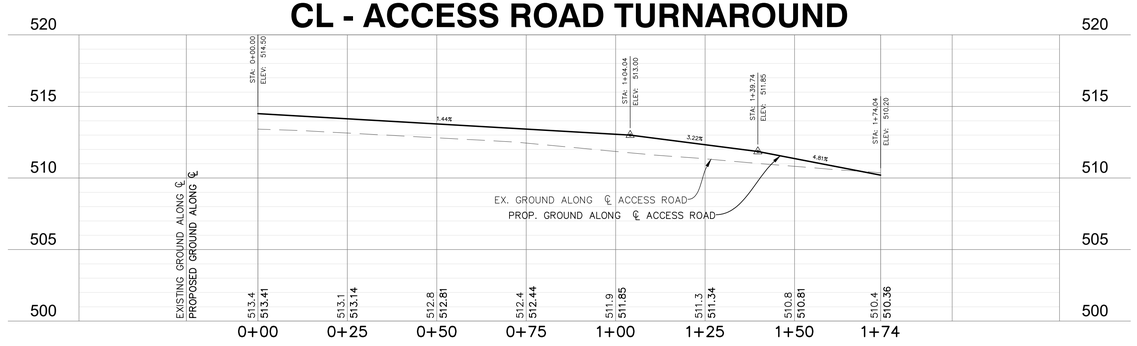






KEY MAP

CL - ACCESS ROAD TURNAROUND



DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

PLAN AND PROFILE - ACCESS ROAD STA 1+00 TO STA 1+74

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	MJD
DATE:	6/27/2025
SCALE:	H: 1"=20', V:1"=5'

SHEET
16 OF 23
NEX.PKIL01

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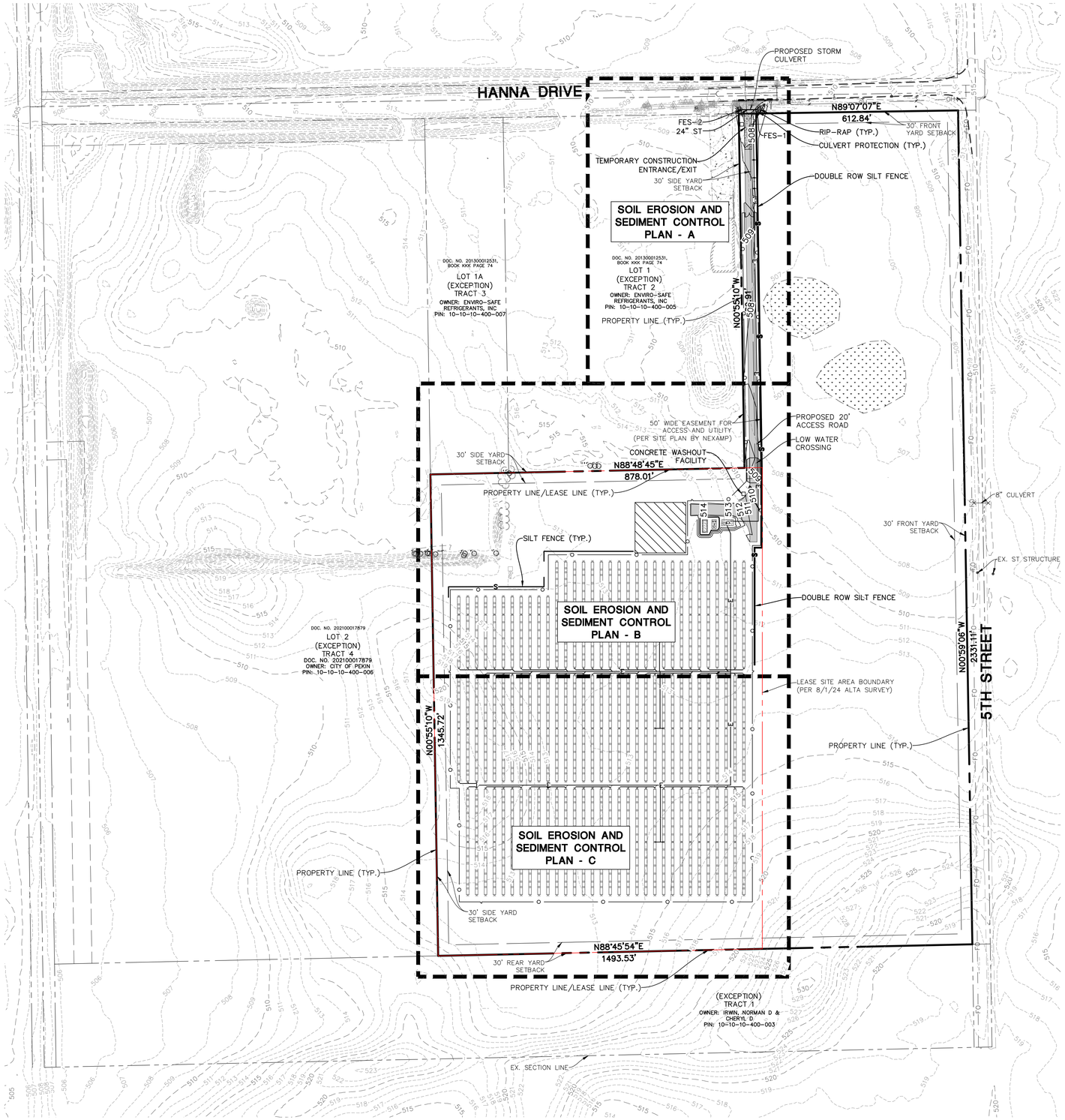

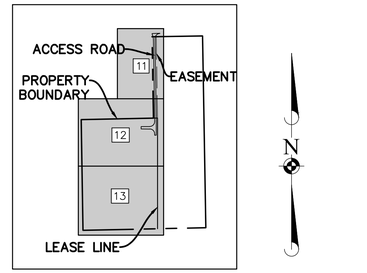

KEY MAP

0 75 150 300

SCALE: 1"=150'

06-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8	PROPOSED SPOT ELEVATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	OVERFLOW RELIEF SWALE

06-01-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
4. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
7. EXISTING TOPOGRAPHY, SITE CONDITIONS, LOT LINES, DITCH AND INFRASTRUCTURE SHOWN ARE PER THE ALTA/NSPS LAND TITLE SURVEY PERFORMED BY REGIONAL LAND SERVICES DATES MARCH 3, 2024. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS.
8. EXISTING TOPOGRAPHY OUTSIDE THE PROJECT DEVELOPMENT AREA IS PER USGS DATA
9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM PROPOSED GRADING WITH RACKING MANUFACTURER AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
10. ALL EXCESS SOIL INCLUDING TOPSOIL AND UTILITY SPOILS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE COORDINATED BY THE CONTRACTOR WITH THE OWNER AND ENGINEER DURING THE PRELIMINARY ENGINEERING.

DRAWN BY	REVISIONS	DATE
LC	6/27/2025 ISSUED FOR CONSTRUCTION	
CEG	4/11/2025 ISSUED FOR CONSTRUCTION	
DJM	2/13/2025 ISSUED FOR CONSTRUCTION	

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	MJD
DATE:	6/27/2025
SCALE:	1"=150'

SHEET

17 OF 23

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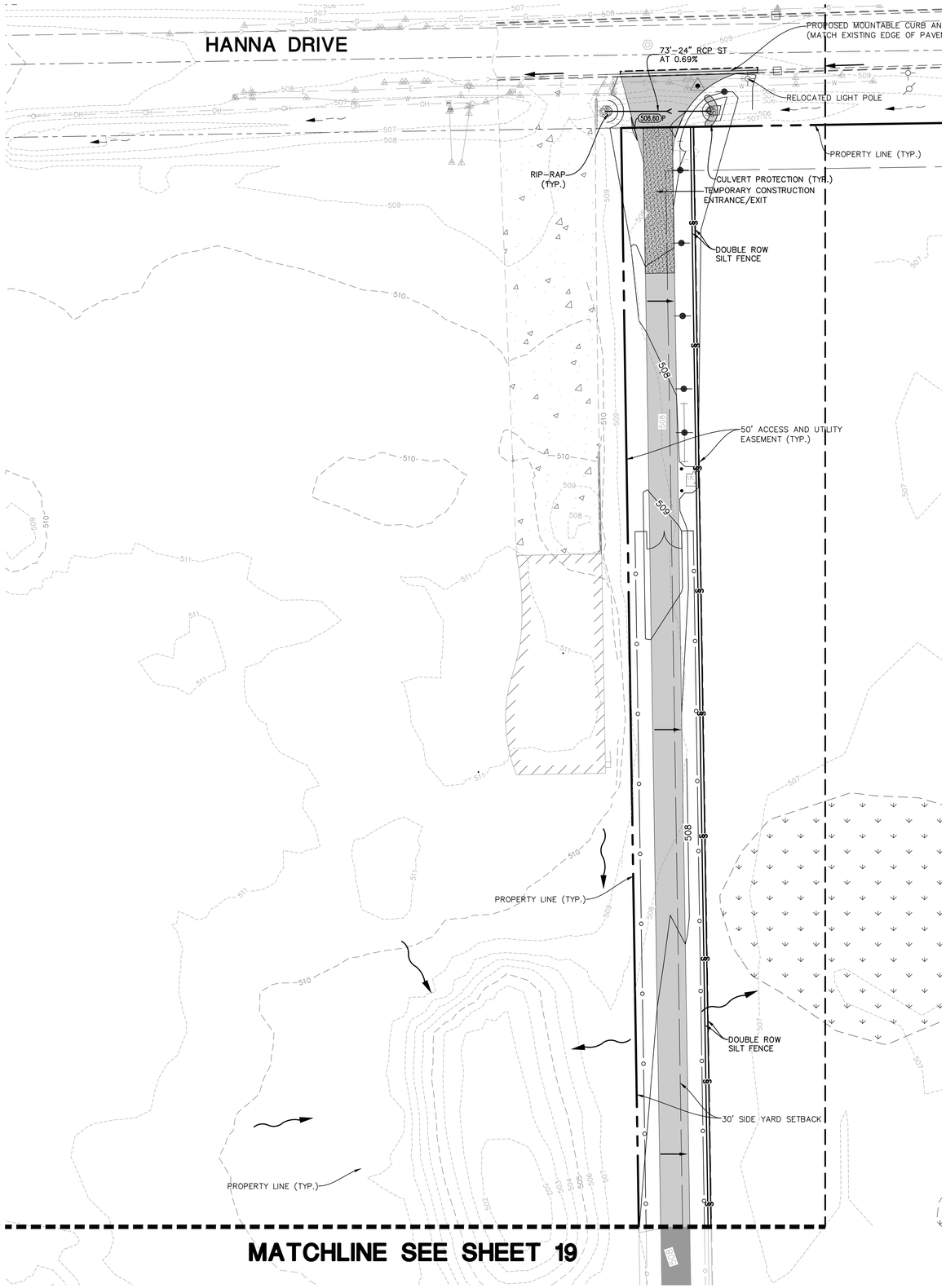
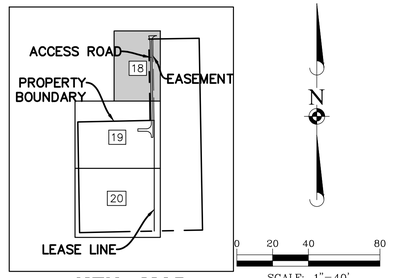
June 27, 2025 - 12:37 Dwg. Name: P:\Nexpkil01\Data\Final Drawings\Plan Set\17-SESCP Overall.dwg Updated By: dlynn





KEY MAP

06-01-16

LEGEND

- S——S — TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY CULVERT INLET PROTECTION
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE
- EROSION CONTROL BLANKET

03-07-24

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL, WHEN THE SNOW MELTS AND THERE IS POTENTIAL FOR EROSION. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY. FOR SITES DISCHARGING DEWATERING WATER, AN INSPECTION MUST BE CONDUCTED DURING THE DISCHARGE, ONCE PER DAY ON WHICH THE DISCHARGE OCCURS AND DOCUMENTED AND KEPT IN THE SWPPP BOOKLET.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
10. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
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12. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A									
DORMANT SEEDINGS	B											
TEMPORARY SEEDINGS			C				*	*				
TEMPORARY SEEDINGS	D									B		
SODDING			E **									
MULCHING	F											

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE
* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

06-20-16

GRADING PHASING NOTES:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE OR APPROVED EROSION CONTROL BMP.
3. CLEAR THE SITE AS NEED BE.
4. GRADE THE SITE ACCORDING TO THE PLANS
5. INSTALL SOLAR MODULES AND OTHER EQUIPMENT.
6. PROVIDE PERMANENT SEEDING AND PERMANENT STABILIZATION.
7. REMOVAL OF EROSION CONTROL BMP'S UPON REQUIRED STABILIZATION.

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4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

SOIL EROSION AND SEDIMENT CONTROL PLAN - A

ISSUED FOR CONSTRUCTION

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 18 OF 23

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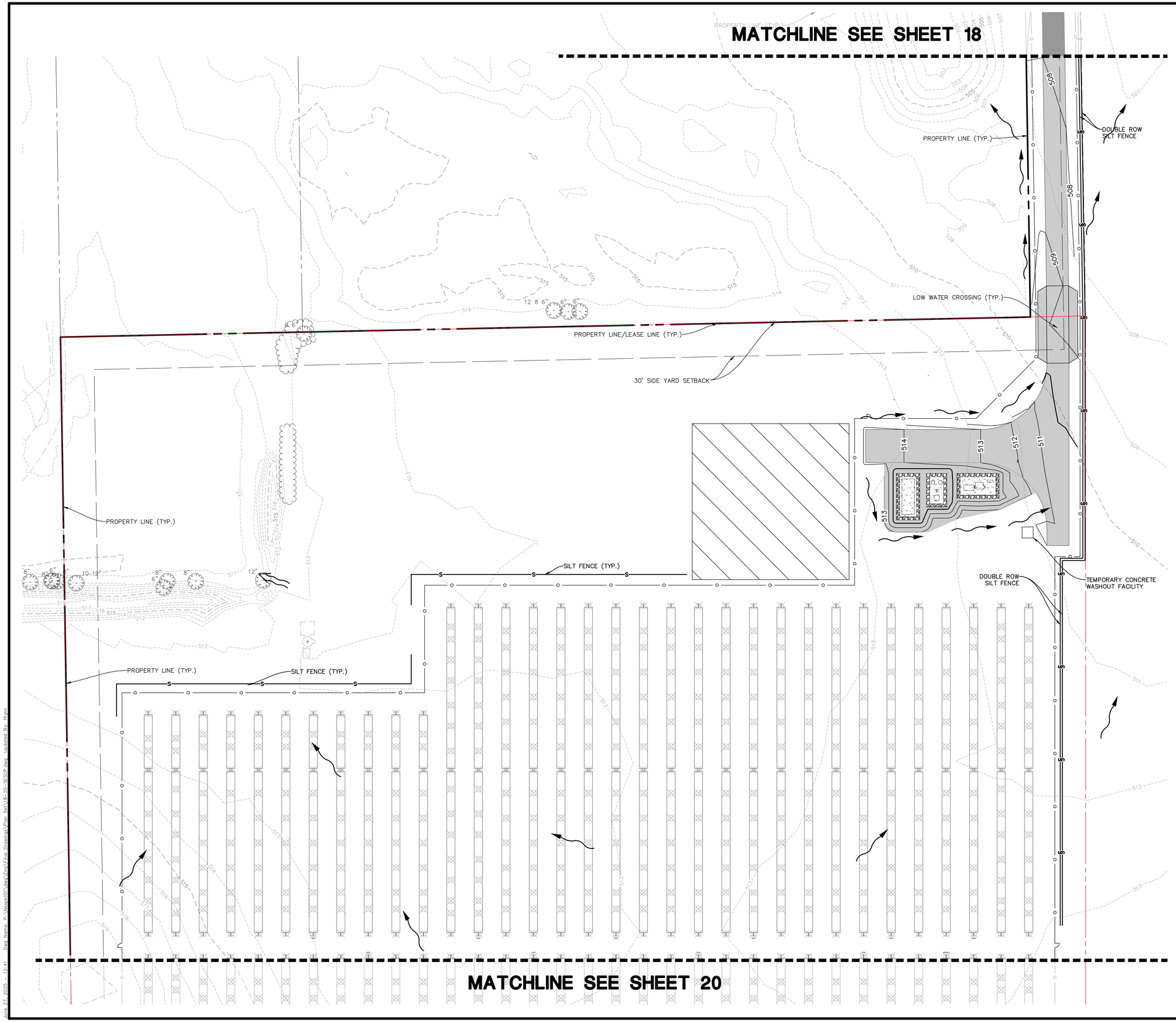

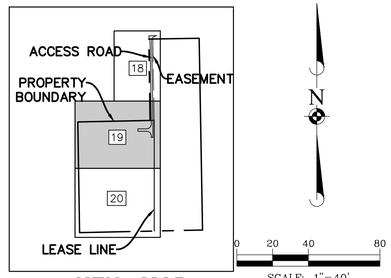

KEY MAP

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03-07-24

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STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A									
DORMANT SEEDINGS	B											
TEMPORARY SEEDINGS			C				*	*	*			
TEMPORARY SEEDINGS	D									B		
SODDING			E	**								
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DRAWN BY	DATE	REVISIONS
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CEG	4/11/2025	ISSUED FOR CONSTRUCTION
DJM	2/13/2025	ISSUED FOR CONSTRUCTION

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SUNNY PASTURE SOLAR, LLC
CITY OF PEKIN, IL
SOIL EROSION AND SEDIMENT CONTROL PLAN - B

ISSUED FOR CONSTRUCTION

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: OMT
DATE: 6/27/2025
SCALE: 1"=40'

SHEET
19 OF 23
NEX.PKIL01

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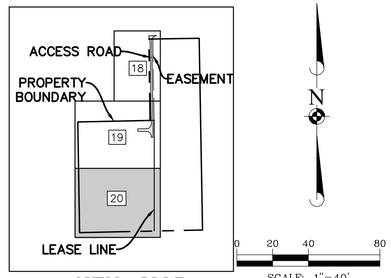
June 27, 2025 - 12:41 Dwg Name: P:\Projects\Vista\Civil\Final Drawings\Plan Set\18-20-SESCP.dwg Updated By: dflynn

MATCHLINE SEE SHEET 19



KEY MAP

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9. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
10. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
11. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
12. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A									
DORMANT SEEDINGS	B											
TEMPORARY SEEDINGS			C				*	*	*			
TEMPORARY SEEDINGS	D									B		
SODDING			E**									
MULCHING	F											

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

GRADING PHASING NOTES:

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE OR APPROVED EROSION CONTROL BMP.
3. CLEAR THE SITE AS NEED BE.
4. GRADE THE SITE ACCORDING TO THE PLANS
5. INSTALL SOLAR MODULES AND OTHER EQUIPMENT.
6. PROVIDE PERMANENT SEEDING AND PERMANENT STABILIZATION.
7. REMOVAL OF EROSION CONTROL BMP'S UPON REQUIRED STABILIZATION.

PROPERTY LINE (TYP.)

30' SIDE YARD SETBACK

PROPERTY LINE/LEASE LINE (TYP.)

DRAWN BY	DATE	REVISIONS
LC	6/27/2025	ISSUED FOR CONSTRUCTION
CEG	4/11/2025	ISSUED FOR CONSTRUCTION
DJM	2/13/2025	ISSUED FOR CONSTRUCTION

Manhard CONSULTING
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ph 312.894.3800 fax 847.694.0095 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

SOIL EROSION AND SEDIMENT CONTROL PLAN - C

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	CMT
DATE:	6/27/2025
SCALE:	1"=40'

SHEET 20 OF 23

NEX.PKIL01

ISSUED FOR CONSTRUCTION

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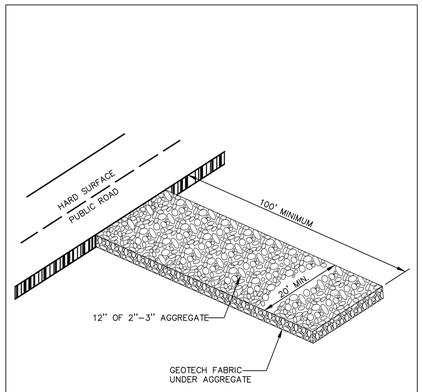
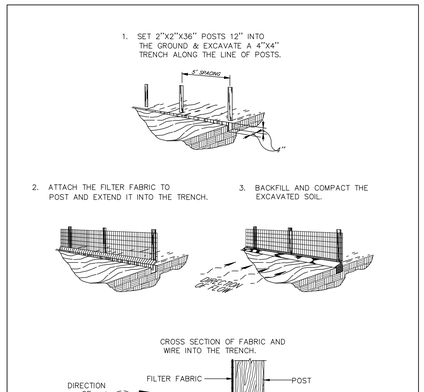
June 27, 2025 - 12:41 Dwg Name: P:\Projects\01\Civil\Final Drawings\Plan Set\V8-20-SESCP.dwg Updated By: dlynn

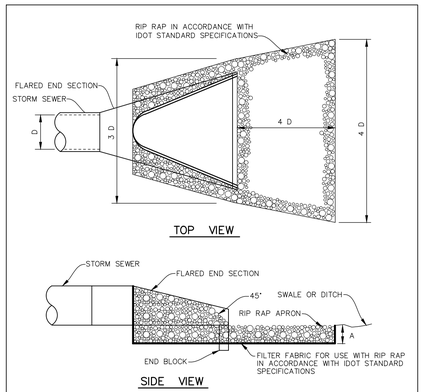


NOTE:
PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT TRACK OUT.

06-01-15
GRAVEL CONSTRUCTION ACCESS DETAIL
S-EC-CONST-ENTRANCE



06-01-17
SILT FENCE DETAIL
S-EC-SILT FENCE



06-01-15
RIP RAP DETAIL
(DISCHARGE TO DITCH)
S-ST-RIPRAP-DITCH

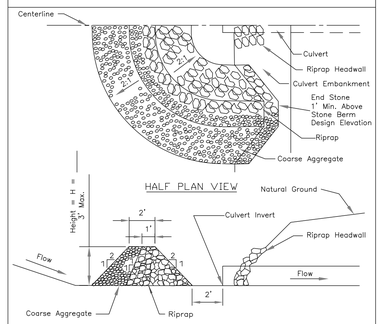
RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING
	QUALITY DESIGNATION	GRADATION NUMBER RR	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) 4D	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	40	7"	6"
24"	B	4	16"	8'	1-150	40	7"	6"
27"	B	4	16"	9'	1-150	40	7"	6"
30"	B	4	16"	10'	1-150	40	7"	6"
36"	B	5	22"	12'	3-400	90	10"	8"
42"	B	5	22"	14'	3-400	90	10"	8"
48"	B	6	26"	16'	6-600	170	12"	10"
54"	B	6	26"	18'	6-600	170	12"	10"
60"	B	6	26"	20'	6-600	170	12"	10"
72"	B	6	26"	24'	6-600	170	12"	10"

NOTE:
1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADTION.

06-01-15
STONE RIP RAP DETAIL
S-ST-RIPRAP-STONE

CULVERT INLET PROTECTION - STONE

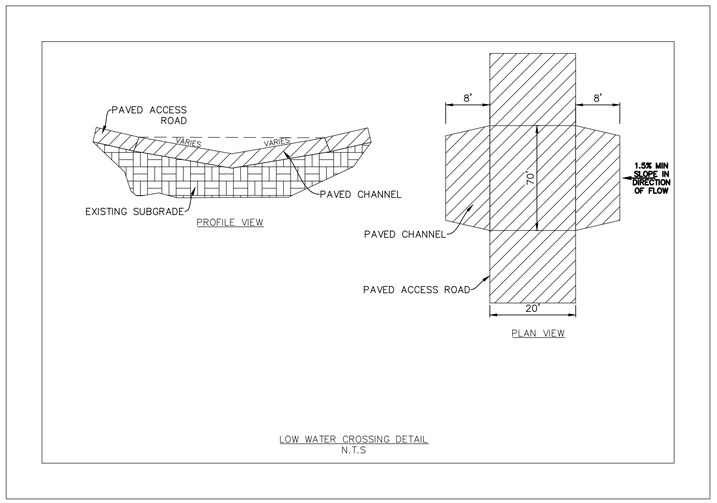


Notes:
1. Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
2. Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
3. Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such as for the culvert headwall, shall meet IDOT Quality Designation A.
4. Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
5. The maximum drainage area to the culvert being protected is 3 acres.
6. See plans for H dimension.
7. Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

REFERENCE
Project
Designed ____ Date
Checked ____ Date
Approved ____ Date

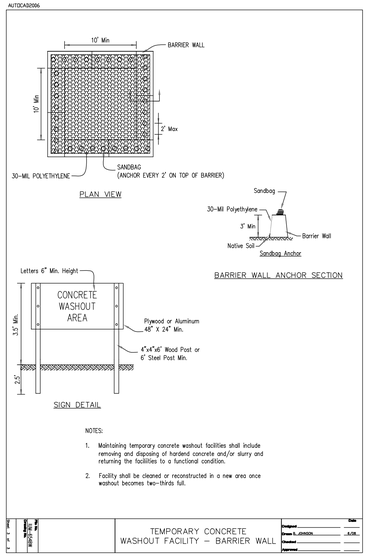
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-50BST
SHEET 1 OF 1
DATE 1-29-99



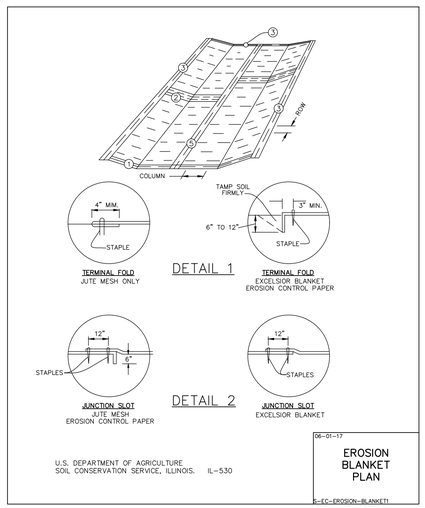
LOW WATER CROSSING DETAIL
N.T.S

AUTOCAD2006



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

06-01-17
EROSION BLANKET PLAN
S-EC-EROSION-BLANKET1

DRAWN BY	DATE	REVISIONS
LC	6/27/2025	ISSUED FOR CONSTRUCTION
CEG	4/11/2025	ISSUED FOR CONSTRUCTION
DJM	2/13/2025	ISSUED FOR CONSTRUCTION

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SUNNY PASTURE SOLAR, LLC
CITY OF PEKIN, IL
SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: FLF
DATE: 6/27/2025
SCALE: N.T.S.

SHEET
21 OF 23
NEX.PKIL01

ISSUED FOR CONSTRUCTION

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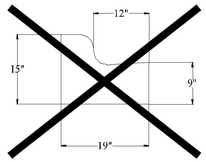
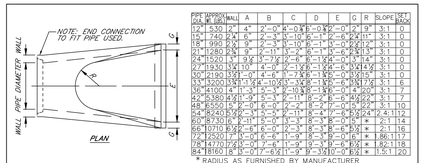


NOTE:
1. REFER TO CH 4 – ZONING AND DEVELOPMENT, CODE OF ORDINANCES, CITY OF PEKIN ILLINOIS FOR CONSTRUCTION STANDARDS

09–05–24
CITY OF PEKIN CURB DETAIL
NEX.PKIL01

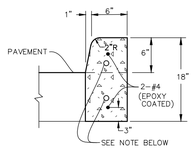


PIPE DIAMETER I.D.	WALL	A	B	C	D	E	G	R	SLOPE	SET BLOCK
12"	1'-5.5"	2"	4"	2'-0"	4'-0"	6'-0"	2'-0"	2'-9"	5:1	0
15"	1'-7.40"	2"	6"	2'-3"	4'-10"	6'-1"	2'-6"	2'-11"	3:1	0
18"	1'-9.95"	2"	9"	2'-3"	4'-10"	6'-1"	2'-6"	3'-2"	3:1	0
21"	1'-9.80"	2"	9"	2'-11"	5'-4"	6'-1"	2'-6"	3'-5"	3:1	0
24"	1'-11.20"	1"	9"	2'-11"	5'-4"	6'-1"	2'-6"	3'-8"	3:1	0
27"	1'-9.90"	1"	10"	4'-0"	5'-4"	6'-1"	2'-6"	3'-11"	3:1	0
30"	1'-10.00"	1"	10"	4'-0"	5'-4"	6'-1"	2'-6"	4'-2"	3:1	0
33"	1'-10.00"	1"	10"	4'-0"	5'-4"	6'-1"	2'-6"	4'-5"	3:1	6
36"	1'-10.00"	1"	10"	4'-3"	5'-4"	6'-1"	2'-6"	4'-8"	3:1	7
42"	1'-10.80"	1"	10"	5'-3"	5'-11"	6'-2"	2'-6"	5'-2"	3:1	7
48"	1'-10.55"	1"	10"	6'-0"	6'-2"	6'-2"	2'-6"	5'-8"	3:1	10
54"	1'-10.40"	0"	11"	5'-0"	6'-2"	6'-2"	2'-6"	6'-2"	2:1	12
60"	1'-10.30"	0"	11"	5'-0"	6'-3"	6'-3"	2'-6"	6'-8"	2:1	14
66"	1'-10.80"	0"	11"	6'-0"	6'-3"	6'-3"	2'-6"	7'-2"	2:1	16
72"	2'-0.20"	0"	11"	6'-0"	6'-6"	6'-3"	2'-6"	7'-8"	2:1	16
78"	1'-11.70"	0"	11"	6'-0"	6'-6"	6'-3"	2'-6"	8'-2"	2:1	17
84"	1'-11.60"	0"	11"	6'-0"	6'-6"	6'-3"	2'-6"	8'-8"	2:1	20

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M–170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS
4. ALL FLARED END SECTIONS SHALL HAVE GRATINGS AS PER IDOT STANDARD.
5. PROVIDE CLAY DAM UNDER COLLAR AND AROUND UPSTREAM END OF FES AND FIRST PIPE THE FULL WIDTH OF TRENCH AND 10 FEET LONG AT LOCATIONS WHERE THEY DISCHARGE INTO A DETENTION BASIN.
6. PROVIDE SETBACK FROM NORMAL WATER LEVEL OR TOE OF SIDE SLOPE ON DRY BASINS, STREAMS OR CHANNELS FOR PIPE 33" AND LARGER.

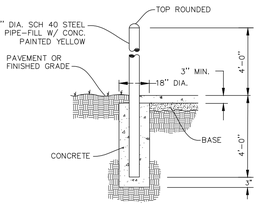
06–01–15
CONCRETE FLARED END SECTION DETAIL
S–ST–FLARED–END



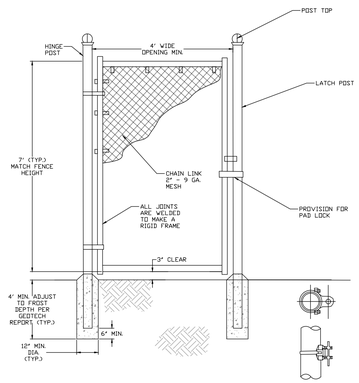
BARRIER CURB

NOTES:
1. EXPANSION JOINTS TO BE LOCATED AT HIGH POINTS, UTILITY STRUCTURES CURB RETURNS, COLD JOINTS OR 60' MAX. (SEE DETAIL)
2. CONTRACTION JOINTS ARE TO BE SAW CUT 2" DEEP AT 20' INTERVALS MAX.
3. INSTALL 2–#4 DEFORMED BARS X 10'–0" LONG OVER ALL TRENCHES.

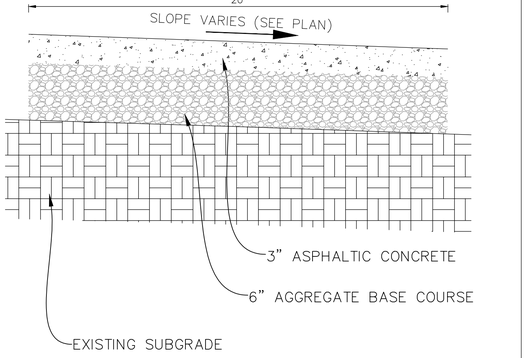
01–24–18
BARRIER CURB DETAIL
N–RD–BARRIER–CURB



06–01–15
BOLLARD PIPE DETAIL #1
S–RD–BOLLARD–1

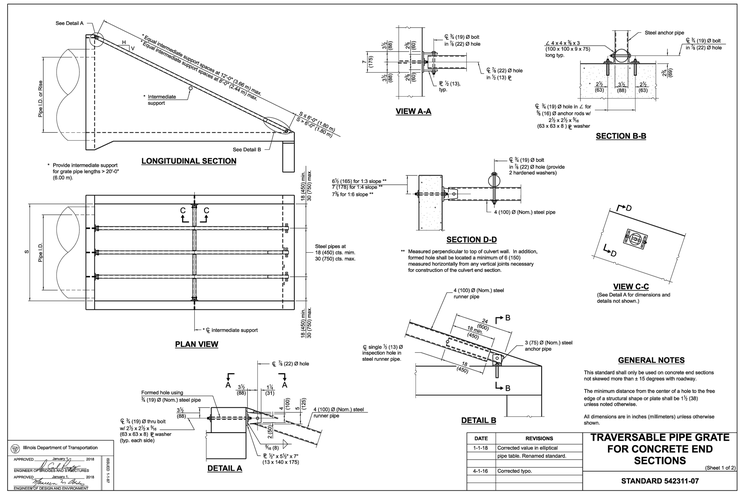


CHAIN LINK FENCE PERSONNEL GATE
NOT TO SCALE



TYPICAL GRAVEL ACCESS DRIVE WAY SECTION
N.T.S

NOTES:
1. ROAD SECTIONS SHOWN PER GEOTECHNICAL ADDENDUM LETTER PREPARED BY TERRACON DATED 10/8/2024.
2. ASPHALT PAVEMENT SHALL BE PLACED AFTER CONSTRUCTION OF ARRAYS AND SHALL NOT EXPERIENCE CONSTRUCTION TRAFFIC.
3. ALL MATERIALS SHALL MEET IDOT SPECIFICATIONS.



Illinois Department of Transportation
APPROVED _____ 2018
ENGINEER OF BRIDGES AND STRUCTURES
APPROVED _____ 2018
ENGINEER OF SERVICES AND ENVIRONMENT
SHEET 1 OF 2

DATE	REVISIONS
1–1–18	Corrected value in elliptical pipe table. Renamed standard.
4–1–16	Corrected typo.

TRAVERSABLE PIPE GRATE FOR CONCRETE END SECTIONS (Sheet 1 of 2)
STANDARD 542311-07

PIPE-GRATE SCHEDULE FOR PIPE CULVERT END SECTIONS

Pipe I.D.	Slope of End Section								
	1:4			1:3			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe
18	1 @ 8'-0"	N/A	8'-0"	1 @ 12'-11"	N/A	12'-11"	1 @ 18'-3"	N/A	18'-3"
(457)	1 @ (2.95 m)		(2.95 m)	1 @ (3.94 m)		(3.94 m)	1 @ (5.97 m)		(5.97 m)
30	1 @ 11'-4"	N/A	11'-4"	1 @ 14'-10"	N/A	14'-10"	1 @ 21'-10"	N/A	20'-4"
(750)	1 @ (3.43 m)		(3.43 m)	1 @ (4.52 m)		(4.52 m)	1 @ (6.65 m)	1 @ 1.07 m)	(7.72 m)
33	1 @ 12'-1"	N/A	12'-1"	1 @ 15'-10"	N/A	15'-10"	1 @ 23'-3"	1 @ 2'-3"	21'-0"
(825)	1 @ (3.68 m)		(3.68 m)	1 @ (4.83 m)		(4.83 m)	1 @ (7.14 m)	1 @ (.69 m)	(6.23 m)
36	1 @ 12'-11"	N/A	12'-11"	1 @ 16'-11"	N/A	16'-11"	1 @ 24'-8"	1 @ 2'-3"	22'-5"
(900)	1 @ (3.91 m)		(3.91 m)	1 @ (5.13 m)		(5.13 m)	1 @ (7.49 m)	1 @ (.69 m)	(6.87 m)
42	2 @ 14'-9"	N/A	29'-6"	2 @ 19'-3"	N/A	38'-6"	2 @ 28'-4"	2 @ 2'-3"	56'-2"
(1050)	2 @ (4.50 m)		(9.00 m)	2 @ (5.87 m)		(11.74 m)	2 @ (8.65 m)	2 @ (.69 m)	(26.13 m)
48	2 @ 16'-9"	N/A	33'-6"	2 @ 21'-4"	1 @ 9'-1"	47'-9"	2 @ 31'-6"	2 @ 2'-3"	79'-2"
(1200)	2 @ (5.09 m)		(10.21 m)	2 @ (6.50 m)	1 @ (2.77 m)	(14.27 m)	2 @ (9.60 m)	2 @ (.69 m)	(24.12 m)
54	2 @ 18'-7"	N/A	37'-2"	2 @ 23'-8"	1 @ 10'-5"	57'-9"	2 @ 35'-0"	2 @ 2'-3"	97'-3"
(1350)	2 @ (5.64 m)		(11.08 m)	2 @ (7.24 m)	2 @ (3.17 m)	(18.23 m)	2 @ (10.66 m)	2 @ (.69 m)	(28.38 m)
60	2 @ 19'-6"	N/A	39'-0"	2 @ 25'-10"	2 @ 6'-0"	75'-8"	2 @ 38'-7"	2 @ 2'-3"	121'-2"
(1500)	2 @ (6.02 m)		(12.04 m)	2 @ (7.87 m)	3 @ (1.91 m)	(21.47 m)	2 @ (11.81 m)	2 @ (.69 m)	(36.86 m)
66	2 @ 21'-1"	2 @ 6'-11"	57'-0"	2 @ 28'-2"	3 @ 6'-11"	97'-1"	2 @ 41'-10"	2 @ 2'-11"	127'-9"
(1650)	2 @ (6.56 m)	2 @ (2.11 m)	(17.38 m)	2 @ (8.59 m)	3 @ (2.11 m)	(23.51 m)	2 @ (12.78 m)	2 @ (.91 m)	(36.11 m)
72	2 @ 22'-8"	2 @ 7'-11"	61'-2"	2 @ 30'-5"	3 @ 7'-11"	104'-4"	2 @ 45'-1"	2 @ 2'-11"	137'-1"
(1800)	2 @ (6.90 m)	2 @ (2.39 m)	(20.70 m)	2 @ (9.22 m)	3 @ (2.39 m)	(31.44 m)	2 @ (13.61 m)	2 @ (.91 m)	(42.13 m)
78	2 @ 25'-0"	2 @ 8'-11"	99'-3"	3 @ 32'-8"	4 @ 8'-11"	130'-4"	3 @ 48'-3"	3 @ 2'-11"	193'-3"
(1950)	3 @ (7.62 m)	2 @ (2.46 m)	(30.24 m)	3 @ (9.96 m)	4 @ (2.46 m)	(39.72 m)	3 @ (14.71 m)	3 @ (.46 m)	(58.89 m)
84	3 @ 26'-7"	2 @ 8'-7"	102'-6"	3 @ 34'-9"	4 @ 8'-7"	138'-7"	3 @ 51'-3"	3 @ 2'-7"	206'-3"
(2100)	3 @ (8.10 m)	2 @ (2.62 m)	(32.16 m)	3 @ (10.59 m)	4 @ (2.62 m)	(42.25 m)	3 @ (15.62 m)	3 @ (.82 m)	(62.58 m)

PIPE-GRATE SCHEDULE FOR ELLIPTICAL PIPE CULVERT END SECTIONS

Pipe I.D. (Equiv. Round)	Slope of End Section								
	1:4			1:3			1:6		
	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe	Main Pipe No. / Length	Int. Support No. / Length	Total Length of Pipe
21	1 @ 8'-0"	N/A	8'-0"	1 @ 11'-2"	N/A	11'-2"	1 @ 17'-3"	N/A	17'-3"
(525)	1 @ (2.49 m)		(2.49 m)	1 @ (3.42 m)		(3.42 m)	1 @ (5.31 m)		(5.31 m)
24	1 @ 8'-0"	N/A	8'-0"	1 @ 11'-2"	N/A	11'-2"	1 @ 17'-3"	N/A	17'-3"
(600)	1 @ (2.49 m)		(2.49 m)	1 @ (3.42 m)		(3.42 m)	1 @ (5.31 m)		(5.31 m)
27	1 @ 8'-7"	N/A	8'-7"	1 @ 12'-1"	N/A	12'-1"	1 @ 18'-11"	N/A	18'-11"
(675)	1 @ (2.71 m)		(2.71 m)	1 @ (3.71 m)		(3.71 m)	1 @ (5.77 m)		(5.77 m)
30	1 @ 9'-0"	N/A	9'-0"	1 @ 12'-11"	N/A	12'-11"	1 @ 19'-10"	N/A	19'-11"
(750)	1 @ (2.87 m)		(2.87 m)	1 @ (3.94 m)		(3.94 m)	1 @ (6.07 m)		(6.07 m)
36	2 @ 11'-0"		22'-0"	2 @ 14'-11"		29'-10"	2 @ 22'-11"	1 @ 4'-3"	50'-2"
(900)	2 @ (3.35 m)		(6.70 m)	2 @ (4.55 m)	N/A	(9.10 m)	2 @ (6.99 m)	1 @ (1.40 m)	(15.38 m)
42	2 @ 13'-1"	N/A	26'-2"	2 @ 17'-8"		35'-4"	2 @ 27'-4"	2 @ 3'-9"	73'-5"
(1050)	2 @ (3.97 m)		(7.94 m)	2 @ (5.38 m)	N/A	(10.74 m)	2 @ (8.33 m)	2 @ (1.14 m)	(18.94 m)
48	2 @ 15'-3"	N/A	30'-6"	2 @ 20'-5"	2 @ 6'-9"	53'-8"	2 @ 32'-0"	2 @ 3'-9"	91'-6"
(1200)	2 @ (4.64 m)		(9.28 m)	2 @ (6.21 m)	2 @ (2.06 m)	(16.36 m)	2 @ (9.75 m)	2 @ (1.14 m)	(24.82 m)
54	2 @ 17'-4"	N/A	34'-8"	2 @ 23'-2"	2 @ 7'-6"	61'-0"	2 @ 36'-5"	3 @ 3'-9"	109'-3"
(1350)	2 @ (5.28 m)		(10.56 m)	2 @ (7.06 m)	2 @ (2.29 m)	(24.06 m)	2 @ (11.10 m)	3 @ (1.14 m)	(33.24 m)
60	2 @ 19'-5"	N/A	38'-10"	2 @ 25'-11"	2 @ 8'-3"	68'-3"	2 @ 40'-9"	3 @ 3'-9"	121'-6"
(1500)	3 @ (5.46 m)		(16.38 m)	3 @ (7.29 m)	2 @ (2.51 m)	(28.89 m)	3 @ (11.02 m)	4 @ (1.51 m)	(43.10 m)
72	3 @ 19'-6"		58'-6"	3 @ 25'-11"	3 @ 8'-11"	104'-8"	3 @ 39'-2"	4 @ 3'-9"	157'-2"
(1800)	3 @ (5.94 m)		(17.82 m)	3 @ (7.90 m)	3 @ (2.72 m)	(31.86 m)	3 @ (11.94 m)	4 @ (2.72 m)	(46.70 m)

TRAVERSABLE PIPE GRATE FOR CONCRETE END SECTIONS (Sheet 2 of 2)
STANDARD 542311-07

TYPICAL 7' PERIMETER FENCE
N.T.S.

TYPICAL ACCESS GATE
N.T.S.

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE CITY DETAILS, THE CITY DETAILS SHALL TAKE PRECEDENCE.

SEE ELECTRICAL PLANS FOR EQUIPMENT AND ROUTING DETAILS. SEE STRUCTURAL PLANS FOR EQUIPMENT PAD AND PV MOUNTING DETAILS. ELECTRICAL POLE LAYOUT AND DETAILS TO BE COORDINATED WITH THE UTILITY PROVIDER.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

Manhard CONSULTING
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Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SUNNY PASTURE SOLAR, LLC
CITY OF PEKIN, IL
CONSTRUCTION DETAILS

PROJ. MGR.: KKS
PROJ. ASSOC.: FLF
DRAWN BY: OMT
DATE: 6/27/2025
SCALE: N.T.S.

SHEET
22 OF 23
NEX.PKIL01

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ISSUED FOR CONSTRUCTION

June 27, 2025 – 12:51 Dwg Name: P:\Projects\01\Civil\Final Drawings\Plan Set\V7–Construction Details.dwg Updated By: tilton

MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS

a. "CLIENT" shall mean Nexamp, which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.

b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.

c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.

d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.

e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS

The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, however, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

INTERPRETATION OF PLANS AND SPECIFICATIONS

a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.

c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER's attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility whatever with respect to the sufficiency or accuracy of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

It shall be the CONTRACTOR's responsibility prior to construction, to notify all Utility Companies of the intent to begin construction and to verify the actual location of all such facilities and utilities. The CONTRACTOR shall also obtain from the respective Utility Companies the working schedules for removing or adjusting these facilities.

UNSUITABLE SOILS

The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or utility companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized by the CLIENT or CLIENT's construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

RESTORATION

It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he shall remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR's trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

SAFETY AND PROTECTION

The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR's duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR's or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR; material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to or with respect to these plans and specifications. However, this indemnity shall not be construed to indemnify ENGINEER, its consultants, agents or employees against its own negligence.

Claims, damages, losses and expenses as these words are used in the Agreement shall mean and include, but not be limited to (1) injury or damage occurring by reason of the failure of or use or misuse of any hoist, riggings, blocking, scaffolding or any and all other kinds of items of equipment, whether or not the same be owned, furnished or loaned by any part or entity, including any contractor; (2) all attorneys' fees and costs incurred in bringing an action to enforce the provisions of this indemnity; (3) costs for time expended by the indemnified party and its employees, at its usual rates plus costs or travel, long distance telephone and reproduction of documents and (4) consequential damages.

In any and all claims against the CLIENT or ENGINEER or any of their agents or employees and consultants by any party, including any employee of the CONTRACTOR or any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount of type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts or any insurance maintained by CONTRACTOR or any Subcontractor or any other party.

INSURANCE

Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, (prior to commencing any work) general public liability insurance insuring against all damages and claims for any bodily injuries, death or property damage arising out of any work, including the construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds to the limits of such insurance policies; provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER's other applicable coverage is considered secondary. Policies shall contain a waiver of subrogation against Manhard and Client. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement.

DETAILED SPECIFICATIONS

I. DEMOLITION

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for paying for all fees and charges.

Should removal and/or relocation activities damage features indicated to remain, the CONTRACTOR shall provide new materials/structures in accordance with the contract documents. Except for materials designed to be relocated on this plan, all other construction materials shall be new.

Prior to demolition occurring, all erosion control devices are to be installed.

All existing utility lines and conduits located under proposed buildings shall be removed and properly backfilled. All utility lines and conduits located under drives, on-site roads, parking lots or sidewalks shall be filled with a flowable backfill and end plugged. All existing structures shall be removed. All existing utility lines located under landscape areas shall be left in place and plugged at all structures.

The CONTRACTOR is responsible for demolition, removal and disposal (in a location approved by all JURISDICTIONAL GOVERNING ENTITIES) of all structures, pads, walls, flumes, foundations, road, parking lots, drives, drainage structures, utilities, etc., such that the improvements shown on these plans can be constructed. All demolition work shall be in accordance with all applicable federal, state and local requirements. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable compacted fill material per the specifications.

The CONTRACTOR is responsible for obtaining all permits required for demolition and disposal.

Electrical, telephone, cable, water, fiber optic cable and/or gas lines needing to be removed shall be coordinated by the CONTRACTOR with the affected utility company.

CONTRACTOR must protect the public at all times with fencing, barricades, enclosures, and other appropriate best management practices.

Continuous access shall be maintained for surrounding properties at all times during demolition.

All fire access lanes within the project area shall remain in service, clean of debris, and accessible for use by emergency vehicles.

The CONTRACTOR shall coordinate water main work with the Fire Department and the JURISDICTIONAL GOVERNING ENTITY to plan the proposed improvements and to ensure adequate fire protection is available to the facility and site throughout this specific work and through all phases of construction. CONTRACTOR shall be responsible for any required water main shut offs with the JURISDICTIONAL GOVERNING ENTITY during construction. Any costs associated with water main shut offs will be the responsibility of the CONTRACTOR and no extra compensation will be provided.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager to minimize disturbance and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair.

Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR.

Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings.

Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with County, State and Federal regulations.

CONTRACTOR shall develop and implement a daily program of dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation.

The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only obstacles that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall continue to function properly.

The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be performed.

II. EARTHWORK

STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

Further, the ENGINEER does not assume responsibility for the possibility that during construction, the soil and groundwater condition may be different than indicated. Neither does the ENGINEER assume responsibility for variations of soil and groundwater at location between borings. The CONTRACTOR is required to make its own borings, explorations and observations to determine soil and groundwater conditions.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (4") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (moisture conditioned if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditching and culverts necessary to complete the excavation and embankment.

Specifically included in the scope of Excavation and Embankments is grading and shaping of all cut or fill areas including swales and ditches; handling of sewer spoil, etc., and all work required to provide positive drainage at the end of each working day and upon completion of a section.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation or filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any undercutting that may be required).

Type Material	Percent Compaction Standard	Pavement & Floor Slabs	Grass Areas
Sandy Soils	Modified Proctor	95%	90%
Clayey Soils	Standard Proctor	95%	90%

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed.

A soils testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

For purposes of definition, unsuitable material shall be as follows unless determined otherwise by the Soils Engineer:

1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

Upon completion of excavation and shaping of the water retention areas intended to maintain a permanent pool of water, all silt seams and granular or sandy soils shall be removed to a minimum depth of three feet below the subgrade and replaced with an impermeable clay liner, including adjacent to and under storm sewer inlets and outlets. It is the intent of these PLANS and SPECIFICATIONS that the CONTRACTOR shall prepare the lake bottoms, side slopes, and compaction thereof such that the lakes will maintain the proposed normal water level and that leakage does not exceed ½ inch per week.

Ditches and swales are to be excavated to the lines and grades indicated on the PLANS. All suitable materials excavated from the ditches shall be used in construction of the embankments.

The CONTRACTOR shall notify the CLIENT immediately upon encountering groundwater during excavation. If in the opinion of the CLIENT or the JURISDICTIONAL GOVERNING ENTITY this condition necessitates the installation of perforated drain tile bedded in washed gravel or open storm sewer joints wrapped with fabric, the CONTRACTOR shall install the same.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

EROSION CONTROL

Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

UNDERCUTTING DURING EARTHWORK

If the subgrade cannot be dried adequately by discing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS

The following items may be required at the CLIENT's option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY:

(1) **GEOTEXTILE FABRIC**

Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.

(2) **EROSION CONTROL BLANKET**

Erosion control blanket or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on the PLANS.

III. UNDERGROUND IMPROVEMENTS

A. GENERAL

STANDARDS

All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL

Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS

All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with tongue and groove joints in conformance with the latest revision of ASTM designation C-478. All joints between sections and frames (except sanitary manholes, see Section IIIB Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and butter joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top section shall be used, and Valve Vaults shall have concentric cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 8" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous ½" steel reinforcement as manufactured by MA Industries, or approved equal.

AUGER/BORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely blocked and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS

Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 41-2.01A and 41-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

* B. SANITARY SEWERS AND APPURTENANCES - INTENTIONALLY OMITTED

* C. WATER MAINS AND APPURTENANCES - INTENTIONALLY OMITTED

D. STORM SEWERS AND APPURTENANCES

STORM SEWER PIPE

Storm sewer pipe shall conform to the following:

(1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

(2) Polyvinyl Chloride (PVC) Pipe: ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 36-inch), rated SDR 35, continually marked with manufacturer's name, pipe size, cell classification, SDR rating. Joints shall be flexible elastomeric seals conforming to ASTM D3212.

(3) Ductile Iron Pipe (DIP) shall conform to ANSI/AWWA C151/21.5, Class 50 cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.

(4) Spiral Rib Metal Pipe Type 1R: 18-inch diameter and greater. Pipe ends shall be re-corrugated and installed with semi-corrugated Hugger type brands and "O" ring gaskets. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

(5) High Density Polyethylene Pipe (HDPE) Smooth Interior, AASHTO Designation M252 and M294, maximum diameter of 48 inches. Pipe joints and fittings shall be watertight gasketed joints. No band seals will be allowed. (Only permitted in landscape areas with Municipality Approval and/or when specifically indicated on PLANS).

(6) Polypropylene (PP) Pipe shall have a smooth interior and annular exterior corrugations and shall meet or exceed ASTM F2881 and AASHTO M330. Pipe shall be joined with a gasketed integral bell & spigot joint meeting the requirements of ASTM F2881. PP Pipe shall be watertight according to the requirements of ASTM D3212. Spigots shall have gaskets meeting the requirements of ASTM F477. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS.)

(7) Polyvinyl Chloride (PVC) large diameter closed profile gravity sewer pipe, UNI-B-9: ASTM F794. (Only permitted with Municipality Approval and/or when specifically indicated on PLANS).

(8) Corrugated Steel (Metal) Pipe (CSP or CMP), ASTM A760, 16 gauge unless noted on PLANS. Corrugated steel pipe may be round pipe, arch pipe, or slotted drainpipe as indicated on PLANS. Slotted drainpipe shall have 1.75 inches wide drain waterway openings and 6 inches minimum height drain guide. (Only permitted with Municipality approval and/or when specifically indicated on PLANS).

Precast tees, bends, and manholes may be used if permitted by the JURISDICTIONAL GOVERNMENTAL ENTITY.

Storm sewer shall include bedding and trench backfill.

*** MANHOLES, INLETS & CATCH BASINS** - INTENTIONALLY OMITTED

FLARED END SECTION

Flared end sections shall be pre-cast reinforced concrete flared end section with an end block cast separate as per the Illinois Department of Transportation Standard 542301 and shall be installed where shown on the PLANS. All flared end sections for storm sewers 12" in diameter and larger shall be installed with a grating per Standard 542311 and/or as detailed on the PLANS. Work shall include end block.

RIP RAP

Stone rip rap consisting of pieces of "A" quality stone 4" to 8" in diameter shall be furnished and installed in accordance with IDOT Specifications and shall be placed where shown on the plans, to a minimum thickness of 12" and a width as indicated on the plans. Broken concrete or concrete blocks will not be acceptable.

FOUNDATION, BEDDING AND HAUNCHING

Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the detail.

*** UNDERDRAINS** - INTENTIONALLY OMITTED

MISCELLANEOUS

(1) All existing field drainage tile or storm sewers encountered or damaged during construction shall either be restored to their original condition, properly rerouted and/or connected to the storm sewer system.

*** CONNECTION FOR STORM SERVICE TO STORM MAIN** - INTENTIONALLY OMITTED

IV. ROADWAY AND PARKING LOT IMPROVEMENTS

STANDARDS

Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereinafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the contract documents between the CLIENT and the CONTRACTOR. Supplementing the Standard Specifications shall be the applicable sections of the latest editions of the "Supplemental Specifications and Recurring Special Provisions", the "Manual on Uniform Traffic Control Devices for Streets and Highways" and the Illinois Supplement thereto, (hereinafter referred to collectively as the "MUTCD"). Any references to "ENGINEER" in the "Standard Specifications" shall be interpreted as the CLIENT or CLIENT's Construction Representative.

SUBGRADE PREPARATION

The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans.

AGGREGATE BASE COURSE TYPE 'B'

Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation. Aggregate base courses shall be proof rolled as outlined below.

PROOF ROLL

The CONTRACTOR shall proof roll the subgrade with either a 2-axle truck loaded to 27,000 lbs. Or a 3-axle truck loaded to 45,000 lbs. or as specified by the JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the subgrade and the base course. Proof rolling tolerances shall be a maximum deflection of 1" for the subgrade and ½" for the base course. The above criteria is intended as a maximum deflection standard and that proof rolling of a majority of the area will have less deflection than specified above. In any case of deficiency, the subgrade and/or base course shall be repaired and retested before proceeding with the pavement construction.

Pavement subgrade material shall not be removed, placed or disturbed after proof roll testing has been completed prior to the pavement construction. Additional testing will be required if the pavement subgrade is disturbed and/or material is removed from or placed on the pavement subgrade after proof rolling approval.

Trucks or heavy equipment shall not travel on any pavement subgrade after final testing prior to pavement construction.

HOT-MIX ASPHALT BASE COURSE

HMA Base Course shall meet the requirements of IDOT or N50 mix design as indicated and shown on the plans. The maximum amount of recycled asphalt pavement allowed shall be 30% in a N30 mix design and 25% in a N50 mix design.

HOT-MIX ASPHALT BINDER AND SURFACE COURSE

HMA binder and surface courses, shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one winter season, or as directed by the CLIENT. Before applying the surface course, the binder course shall be thoroughly cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. Prior to the placement of the surface course, the JURISDICTIONAL GOVERNING ENTITY shall examine the completed pavement, including curb and gutter, and all failures shall be corrected by the CONTRACTOR.

CONCRETE PAVEMENTS

Concrete pavements shall be constructed in accordance with American Concrete Institute Standard ACI330R-08 and as shown on the PLANS.

Slabs and driveway aprons shall be constructed with 6" x 6" - W1.4 x W1.4 welded wire fabric positioned on steel chair supports. Placing fabric during the concrete pouring operation will not be allowed.

Sawing of joints shall commence as soon as the concrete has cured and hardened sufficiently to permit sawing without excessive raveling, but no later than eight hours after the concrete has been placed. All joints shall be sawed to a depth equal to 1/3 of the pavement thickness before uncontrolled shrinkage cracking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions. The CONTRACTOR shall be aware of jurisdictional noise ordinances and holiday restrictions for scheduling purposes.

The CONTRACTOR is responsible to guard fresh concrete until it sets and hardens sufficiently to prevent people from writing, walking, riding bicycles or otherwise permanently marking, defacing or causing depressions of any type in the concrete. Any concrete so marked will be removed and replaced by the CONTRACTOR at the CONTRACTOR's expense.

The CONTRACTOR shall protect the pavement against all traffic, including that of their own employees or other workers, until test specimens have attained the specified strength.

SIDEWALKS

Concrete sidewalks shall be constructed to width and thickness as shown on the PLANS. Sidewalks shall be thickened to a minimum of 6" at all driveways. All sidewalks shall be IDOT Class SI concrete, on aggregate base as shown on the detail. A ½" expansion joint shall be provided when meeting existing sidewalk.

CURB AND GUTTER

Curb and gutter shall be as per the detail shown on the PLANS, which shall include compacted aggregate base course under the curb and gutter. All contraction and expansion joints shall be constructed as per the detail.

CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

The CONTRACTOR shall saw cut and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and the new curb shall be filled with concrete to within 2" of the final surface, which is to be filled with bituminous pavement. The area behind the curb shall be filled and compacted with embankment material within 6" of the top of the new curb. The CONTRACTOR shall then restore the remaining 6" to its original condition (i.e., sod, gravel, topsoil). Where proposed curb connects to an existing curb, the existing curb shall be saw cut and then two 18" long x ¾" (#6) dowel bars shall be drilled and installed 9" into the existing and proposed curb. Bars shall be installed in a location similar to the expansion joint in the curb.

FRAME ADJUSTMENTS

The road contractor shall be responsible for making final adjustments and the setting on a bituminous mastic jointing compound all castings located in the roadway, sidewalks, and parking areas prior to construction of any curbing, sidewalk, or final surface. Any structures that need to be lowered, or raised in excess of 4" shall be completed and the work backcharged against the underground contractor. This Contractor shall also be responsible for cleaning all of the above structures immediately upon completion of his phase of work. This work shall be incidental to the cost of the pavement.

*** PAVEMENT MARKING - PAINT** - INTENTIONALLY OMITTED

*** PAVEMENT MARKING - THERMOPLASTIC** - INTENTIONALLY OMITTED

The CONTRACTOR shall furnish and apply extruded thermoplastic pavement marking lines, letters and symbols of the patterns, sizes and colors where shown on the PLANS. Thermoplastic pavement marking shall be installed in accordance with the IDOT Standard Specifications.

QUALITY CONTROL

The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.

SHOULD A CONFLICT ARISE BETWEEN THE MANHARD SPECIFICATIONS AND THE CITY SPECIFICATIONS, THE CITY SPECIFICATIONS TAKE PRECEDENCE.

DATE	REVISIONS	DRAWN BY
6/27/2025	ISSUED FOR CONSTRUCTION	LJC
4/11/2025	ISSUED FOR CONSTRUCTION	CEG
2/13/2025	ISSUED FOR CONSTRUCTION	DJM

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SUNNY PASTURE SOLAR, LLC

CITY OF PEKIN, IL

CONSTRUCTION SPECIFICATIONS

ISSUED FOR CONSTRUCTION

PROJ. MGR.:	KKS
PROJ. ASSOC.:	FLF
DRAWN BY:	OMT
DATE:	6/27/2025
SCALE:	N.T.S.

SHEET 23 OF 23

NEX.PKIL01

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CITY OF Pekin ILLINOIS

REQUEST FOR COUNCIL ACTION

Agenda Date: September 10, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case ZTA 2025-05** Establishing Regulations for Short-Term Rentals and Updating Related Regulations Under the Pekin City Code

DESCRIPTION: **Purpose of the Text Amendment:**

The proposed ordinance addresses the increasing presence of short-term rentals in Pekin through platforms such as Airbnb and VRBO. As these rentals have become more common in cities across Illinois and the nation, the need for a consistent, enforceable regulatory framework has grown. The ordinance is designed to:

- Protect the public's health and safety;
- Provide a clear licensing and inspection process for short-term rental operators;
- Establish fire safety, sanitation, and insurance standards;
- Clarify zoning, occupancy, and tax requirements; and
- Mitigate potential nuisance impacts on surrounding neighborhoods.

Summary of Key Provisions:

- Creation of a licensing program for short-term rentals (valid January–December each year);
- Mandatory inspections by city officials for compliance with building and safety codes;
- Restrictions on number of guestrooms (maximum of 3) and rental duration (2–29 consecutive days);
- Requirement for minimum liability insurance coverage and designation of a local property manager;
- Tax collection obligations in line with the City's Hotel/Motel Tax Ordinance;
- Prohibition of exterior signage, excessive occupancy, and unregulated events or gatherings;
- Penalties for violations, including license suspension, revocation, or fines.

Staff Comments: This ordinance was developed to ensure that short-term rentals operate in a way that is fair, safe, and respectful to both guests and residents. It supports responsible property ownership while helping to maintain neighborhood integrity and ensure compliance with health, fire, and building standards.
FINANCIAL IMPACT: **N/A**
REVIEWED BY:
Nic Maquet, Chief Building Official Final Approval - 9/7/2025

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING REGULATIONS FOR SHORT-TERM RENTALS AND UPDATING RELATED REGULATIONS UNDER THE PEKIN CITY CODE

WHEREAS the City of Pekin recognizes that the use of online booking platforms for vacation and short-term rentals has become commonplace across the nation and in Illinois, and as a result, vacation and short-term rentals are occurring within the City; and

WHEREAS the City of Pekin has determined that regulating the renting and use of short-term rental property within the City of Pekin is necessary for the purpose of protecting public health and safety; and

WHEREAS the City Council finds that adopting short-term rental regulations and related amendments to the Pekin City Code as set forth herein serves the best interests of the City of Pekin and its citizens;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. Chapter 4, Article III, Division 5, Section 2-3 of the Pekin City Code is amended by inserting a new subsection (17) as follows.

(17) *Short-Term Rentals*. Short-Term Rentals as defined in Section 5-1-19-1 of the Pekin City Code shall be permitted with a Special Use, provided that the owner of the property has complied with all applicable regulations and licensing requirements, including all regulations and licensing requirements set forth in Division 19 of Chapter 5 of the Article of the Pekin City Code pertaining to Short-Term Rentals.

Section 2. Chapter 4, Article III, Division 5, Section 3-3 of the Pekin City Code is amended by inserting a new subsection (a)(7) as follows.

(7) *Short-Term Rentals*. Short-Term Rentals as defined in Section 5-1-19-1 of the Pekin City Code shall be permitted with a Special Use, provided that the owner of the property has complied with all applicable regulations and licensing requirements, including all regulations and licensing requirements set forth in Division 19 of Chapter 5 of the Article of the Pekin City Code pertaining to Short-Term Rentals.

Section 3. Chapter 4, Article III, Division 5, Section 4-3 of the Pekin City Code is amended by inserting a new subsection (5) as follows.

(5) *Short-Term Rentals*. Short-Term Rentals as defined in Section 5-1-19-1 of the Pekin City Code shall be permitted with a Special Use, provided that the owner of the property has complied with all applicable regulations and licensing requirements, including all regulations and licensing

requirements set forth in Division 19 of Chapter 5 of the Article of the Pekin City Code pertaining to Short-Term Rentals.

Section 4. Chapter 4, Article III, Division 5, Section 5-3 of the Pekin City Code is amended by inserting a new subsection (9) as follows:

(9) *Short-Term Rentals*. Short-Term Rentals as defined in Section 5-1-19-1 of the Pekin City Code shall be permitted with a Special Use, provided that the owner of the property has complied with all applicable regulations and licensing requirements, including all regulations and licensing requirements set forth in Division 19 of Chapter 5 of the Article of the Pekin City Code pertaining to Short-Term Rentals.

Section 5. Chapter 4, Article III, Division Six, Section 4-3 of the Pekin City Code is amended by inserting a new subsection (8) as follows:

(9) *Short-Term Rentals*. Short-Term Rentals as defined in Section 5-1-19-1 of the Pekin City Code shall be permitted with a Special Use, provided that the owner of the property has complied with all applicable regulations and licensing requirements, including all regulations and licensing requirements set forth in Division 19 of Chapter 5 of the Article of the Pekin City Code pertaining to Short-Term Rentals.

Section 6. Chapter 5, Article I of the Pekin City Code is hereby amended by the addition of a new Division 19 pertaining to regulation of short-term rental property as follows.

DIVISION 19. - SHORT-TERM RENTALS

5-1-19-1. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section except where the context clearly indicates that a different meaning is intended:

Guestroom shall mean a room within a structure kept, used, or maintained as or advertised or held out to the public to be in a short-term rental, as defined in this division, where sleeping or rooming accommodations are furnished for payment.

Short-Term Rental shall mean **a residence, property, or structure, with no more than three (3) guestrooms, that is used for overnight accommodations and is available for rent by transient guests for a period shorter than 30 consecutive days. The term "short-term rental" does not include house boats and similar floating vessels. The term "short-term rental" does not include hotels as defined in section 7-1-5 of the Pekin City Code, food service**

establishments, or Bed and Breakfast establishments as defined under the Bed and Breakfast Act (50 ILCS 820/1, *et seq*.).

Structure shall not include floating vessels.

5-1-19-2. License required.

(a) No person, partnership, corporation, or association, either as owner or agent, or in any other capacity, shall operate or permit to be operated a short-term rental without having first obtained a license to do so. Licenses shall be issued for a period of one year, unless sooner revoked. No licenses shall be transferable to another person or location.

(b) No license shall be issued or annually renewed for a short-term rental delinquent in payment of the hotel/motel room renting tax to the city as provided by this Title.

(c) Licenses shall be valid from January 1 through December 31
For licenses issued in 2025

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5-1-19-3. Residential/commercial use distinguished.

(a) Residential Code Applicable: For purposes of the housing regulations of the city, a short-term rental shall be considered a dwelling unit and shall conform to all the requirements of Division 3 of Chapter 4 of the Pekin City Code.

(b) State Tax Requirements: The owner of any Short-Term rental shall be responsible for complying with all applicable Illinois Department of Revenue requirements regarding the payment of taxes, including payment of all applicable hotel taxes.

(c) City Tax Requirements: For purposes of the City's Hotel/Motel transient rental unit tax, a guestroom within a short-term rental when rented individually, or the entire short-term rental when the entire property or structure is rented as a whole, shall be considered a "hotel room" and shall be subject to said tax pursuant to section 7-1-5(b) of the Pekin City Code. The owner of the short-term rental shall collect and remit to the City such hotel taxes in compliance with all terms and requirements of section 7-1-5 of the Pekin City Code and shall be subject to all other requirements and provisions set forth in said chapter as if being the owner of a hotel or motel within the city. No owner shall willfully fail to file tax returns with the city showing hotel tax receipts received for each guestroom or to make such payments as required pursuant to section 7-1-5 of the Pekin City Code.

5-1-19-4. Application.

Applications for a short-term rental license shall set forth the following:

(a) The name, address, and phone number of the individual, partnership, corporation, or association applying for the license. If the proposed licensee is an entity other than an individual, the officer's name and residence address shall be furnished;

(b) The address and legal description of the proposed short-term rental; and

(c) A drawing of the site showing:

(1) The location of all existing structures in relation to the property lines; and

(2) The location of all existing and proposed parking areas and driveways in relation to the property lines and structures.

(d) Existing floor plans of all structures on the property; and

(e) Any other information as may be required to determine compliance with this chapter.

5-1-19-5. **Annual Inspections**

(a) Upon receiving a copy of the completed application for a license, the City Building Official and Pekin Fire Prevention Officer shall inspect the Property that is the subject of an application for Short-Term Rental license to determine whether it is in compliance with all applicable building and life safety requirements and shall render a written report to the Clerk.

(b) Initial and subsequent inspections: The inspection requirement set forth in section 5-1-19-5(a) shall apply to the initial and all subsequent license applications.

5-1-19-6. Issuance of license.

(a) Requirements: The city clerk shall issue a short-term rental license when it is determined that all of the following requirements have been met:

(1) When applicable, a special use issued under the city zoning code for the short-term rental has been approved. A special use for a short-term rental and a short-term rental license shall not be issued at any time when 15 (or more) active licenses for a short-term rental exist within the city;

(2) Compliance with all applicable state and local fire standards, including Section 3-5-2-1 of the Pekin City Code, and with the provisions of this chapter;

(3) Compliance with all applicable housing standards set forth in Division 3 of Chapter 4 of the Pekin City Code;

(4) Payment of the annual license fee of $100.00;

(5) The licensee shall maintain minimum liability insurance coverage of five hundred thousand dollars ($500,000.00) for each individual and one million dollars ($1,000,000.00) for each occurrence. The licensee shall submit a certificate of liability insurance prior to the issuance of the license. Failure to maintain minimum liability insurance shall result in automatic revocation of the short-term rental unit license;

(6) When applicable, the licensee shall submit a certificate of registration from the Illinois Department of Revenue for payment of any applicable state hotel and retail sales taxes; and

(7) The licensee shall have registered with the City in conformity with the requirements set out in Division 2 of Article I of Chapter 5 of the Pekin City Code.

(8) If a license for a short-term rental is not timely renewed and the license fee is not timely paid as provided in this section, the special use for the license holder shall be terminated upon written notice from the city.

(9) Designation of an authorized agent for property management responsible for upkeep and oversight of the premises comprising the short-term rental. No license shall be approved if the proposed authorized agent's corporate office or business address is greater than 50 miles from the City of Pekin's corporate territory.

(10) The licensee shall provide a copy of house rules for the short-term rental property to be kept on file by the city clerk. These rules must contain guest requirements that at a minimum include prohibiting outside activity during the hours of 10:00 p.m. to 8:00 a.m.

(b) License Displayed: Once the license is issued, the licensee shall display the license at all times in a location easily viewed by guests and prospective guests of the short-term rental.

5-1-19-7. Food service.

If food and beverages service is offered at the short-term rental, the owner shall comply with all requirements set forth in Section 4 of the Bed and Breakfast Act (50 ILCS 820/4), as amended from time to time

5-1-19-8. Soap, towels, linens.

Each person who is provided accommodation shall be provided soap and clean individual bath cloths and towels. Clean bed linens in good repair shall be provided for each guest who is provided accommodations and shall be changed between guests and as often as necessary. Clean linen shall be stored and handled in a sanitary manner.

5-1-19-9. Fire prevention / life safety requirements.

Every owner or owner's authorized agent shall ensure that every unit licensed under this Division is furnished with the following:

1. A fire extinguisher;
2. A first-aid kit; and
3. A Fire Safety Manual that includes the following information:
    a. Emergency phone numbers, including the phone number of the hospital nearest to the unit's location;
    b. The location of the fire extinguisher;
    c. The location of all fire alarm pull stations, if applicable;
    d. Where to seek shelter in the event of a tornado;
    e. If the unit is located in a building greater than two stories, a fire escape route map;
    f. The Location of the first-aid kid;
    g. A statement advising that barbeque grills, smokers, and other outdoor cooking equipment, when in use, must be situated 10 feet or more from any structure;
    h. A statement prohibiting the indoor storage of (i) gasoline in any quantity except in a garage or accessory building, and (ii) other flammable liquids in quantities in excess of four fluid ounces,

A short-term rental unit shall meet or exceed the life safety requirements set forth in the 2015 International Fire Code, as adopted by the City (see section 3-5-2-1). This shall also include:

a) Interlinked (either through direct wiring or wireless interaction) smoke detectors in every guestroom and on every floor occupied by a short-term rental guest or as otherwise approved by the Chief Building Official (or his designee) or the Fire Chief (or his designee); and

b) Carbon monoxide detection within 15 feet of every guestroom and on every floor occupied by a short-term rental guest; and

c) At least one sufficiently sized fire extinguisher on each floor occupied by a short-term rental guest, the extinguisher shall be properly mounted or installed and inspected by a State of Illinois licensed contractor or with a receipt of purchase within the last calendar year; and

d) The owner shall be responsible for maintaining records to indicate that all smoke and carbon monoxide detectors have been tested for proper operation monthly.

5-1-19-10. Driveway.

The driveway or parking area serving the short-term rental shall be large enough to accommodate one (1) vehicle per guestroom.

5-1-19-11. Exterior display.

There shall be no exterior display on the zoning lot which contains the short-term rental to indicate the existence of the short-term rental.

5-1-19-12. More than three guestrooms are prohibited.

No short-term rental shall be permitted in the city that contains more than three (3) guestrooms.

5-1-19-13. Minimum and Maximum stay.

No guestroom may be rented for less than two (2) consecutive days or more than twenty-nine (29) consecutive days.

5-1-19-14. Minimum Age

No person under the age of 21 may rent or lease a guestroom to a person who has not attained the age of 21 at the time of commencement of the rental period.

5-1-19-15. Number of persons on premises.

The short-term rental premises shall not be used for gatherings of persons or special events in excess of two (2) persons over the number of guests in a guestroom when guests are renting one or more guestrooms as a short-term rental or in excess of five (5) persons over the number of guests staying at the short-term rental when the entire structure or property is being rented as the short-term rental.

5-1-19-16. Violation; revocation or suspension of license.

Short-term rental licenses may be revoked or suspended temporarily by the Mayor in accordance with section 5-1-1-11 of the Pekin City Code for failure by the licensee or any agent of the licensee to comply with the requirements of this chapter or any provision of this Code relating to such license, including the failure to secure the same or the intentional misrepresentation as to any material fact upon the application therefor, in any case where the licensee refuses to permit any duly authorized employee of the city or the county to inspect the premises or the operations therein, if the licensee fails to pay any applicable city tax or fee, or for violation or of any state or federal law relating the property and occupation and operation thereof.

5-1-19-17. Violation and penalty.

Any person, partnership, corporation, or association, who operates or maintains a short-term rental without first obtaining a license and paying a license fee to do so from the city or otherwise violates any of the provisions of this chapter, shall be punished by a fine not less than one hundred dollars ($100.00) nor more than seven hundred fifty dollars ($750.00). Each day in which a violation continues shall constitute a separate offense.

5-1-19-18. Chronic Nuisance; Joint and Several Liability

If a property licensed under this Division is involved in, the site of, or the subject of two or more nuisance offenses as defined in Section 6-10-2, then said property shall be deemed a chronic nuisance and the procedure set forth in Sections 6-10-10 through 6-10-13 shall apply. When property licensed under this Divisions becomes a chronic nuisance under this Section, the owner and authorized agent shall be jointly and severally liable for the condition of the Property, and both may be issued citations pursuant to this Section and subject to the same penalties as set forth in Section 6-10-17 of this Code, except that the City shall have only one recovery.

Section 7. This Ordinance is hereby ordered to be published in pamphlet form by the Pekin City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 8. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 9. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 10. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

PASSED BY THE COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS_____ DAY OF _____, 2025.

APPROVED:

_____
Mayor

ATTEST:

_____
City Clerk

EXAMINED AND APPROVED:

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Corporation Counsel