

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, MAY 6, 2019
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
 - A. Proclamation Recognizing the Morton High School Girls Basketball Team for Winning the 2019 Class 3A State Championship
- VI. PUBLIC COMMENT**
 - A. Public Comments
 - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. Regular Meeting – April 15, 2019
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
 - A. Appointment of Wayne Menold to the Tourism Grant Committee
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
 - A. Ordinance 20-01 - An Ordinance Authorizing the Lease of a Portion of the Real Property Commonly Known as 375 West Birchwood Street, Morton, Illinois Owned by the Village of Morton to Tazewell County Consolidated Communications
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Ordinance 19-29 - An Ordinance Making Amendments Regarding Development Fees to Chapter 13 of Title 8 of the Morton Municipal Code
 - B. Acceptance of Bid for the Paris Ave. Improvements Project in the Amount of \$405,847.00 and Award of Contract for Same to Stark Excavating Inc.
 - C. Acceptance of Bid for the Pershing St. Improvements Project in the Amount of \$407,609.10 and Award of Contract for Same to Illinois Civil Contractors Inc.
 - D. Resolution 01-20 - A Resolution Authorizing Acceptance of Morton Pocket Park Proposal from Farnsworth Group
 - E. Resolution 02-20 - A Resolution Authorizing Professional Services Agreement with Curry and Associates Engineers, Inc. for Water Treatment Plant Upgrades
 - F. Ordinance 20-02 - An Ordinance Making Amendments Regarding Dangerous Trees to Chapter 9 of Title 8 of the Morton Municipal Code
- XVI. PLANNING AND ZONING OFFICER**
 - A. Zoning Amendment #19-01 ZA - Jeff Green Memorial Subdivision.
 - B. Preliminary and Final Plats - Jeff Green Memorial Subdivision.
 - C. Special Use Petition #19-02 SP – 2230 Veterans Road.
 - D. Special Use Petition #19-03 SP – 379 E. Hazelwood St.
 - E. Special Use Petition #19-04 SP – 1507 Brookcrest Ave.

XVII. VILLAGE TRUSTEES

- A. Trustee Belsley
- B. Trustee Blunier
- C. Trustee Leman
- D. Trustee Heer
- E. Trustee Newman
- F. Trustee Parrott

XVIII. CLOSED SESSIONS

XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS

XX. ADJOURNMENT SINE DIE

XXI. SWEARING IN OF NEWLY ELECTED OFFICIALS

XXII. ADJOURNMENT

Proclamation of the Village of Morton
Recognizing the Morton High School Girls Basketball Team for
Winning the 2019 Class 3A State Championship

WHEREAS, on March 2, 2019, the Morton High School Girls Basketball Team won the Class 3A State Basketball Championship by beating Glenbard South 35 to 21, and;

WHEREAS, it is Morton's fourth basketball state championship in the past five years including 2015, 2016, 2017, and 2019, and;

WHEREAS, the Potters finished the season with an amazing record of 33-3, and;

WHEREAS, the team earned a fifth straight Mid-Illini Conference championship with an undefeated 14-0 record which extended an impressive league winning streak to 47 consecutive wins in the Mid-Illini Conference, and;

WHEREAS, the Potters garnered the top seed in their sub-sectional, won the IHSA Morton Regional, won the IHSA IVC Chillicothe Sectional, won the IHSA Coal City Super-Sectional, and completed their post season with a state championship at ISU's Redbird Arena, and;

WHEREAS, Members of the Morton Potters include: Seniors, Addi Cox, Tenley Dowell, Megan Gold, Claire Kraft, Kathryn Reiman, and Bridget Wood; Juniors, MaKenna Baughman, Maddy Becker, Peyton Dearing, Lindsey Dullard, Courtney Jones, and Olivia Remmert; Sophomore, Raquel Frakes; and Freshman, Katie Krupa, and;

WHEREAS, Members of the coaching staff include: Head Coach Bob Becker, Assistant Coach Bill Davis, Assistant Coach Brooke Bisping, and Assistant Coach Megan Hasler, and;

WHEREAS, the team and coaches represented Morton High School and the Village of Morton with character, courage, confidence and class throughout the season and state championship series, and;

WHEREAS, the Village of Morton is proud of the accomplishments of the Morton High School Basketball team;

NOW THEREFORE, be it resolved by President Kaufman, along with the Morton Village Board of Trustees, commend the Morton High School Basketball Team for its achievements and for the dedication of its members and coaching staff.

WHEREUNTO I have set my hand and caused the seal of the Village of Morton to be affixed.

DATED this 6th day of May, 2019.

Jeffrey L. Kaufman, President
Village of Morton

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., APRIL 15, 2019**

After calling the meeting to order, President Kaufman led the Pledge of Allegiance. The Clerk called the roll, with the following members present: Belsley, Blunier, Newman, Parrott – 4. Trustee Leman arrived just after calling the roll, bringing the total to – 5.

PUBLIC HEARING – None.

PRESENTATIONS – None.

PUBLIC COMMENT – Leigh Ann Brown from the Morton Chamber of Commerce and Economic Development Council gave the public a reminder of a couple upcoming dates. Monday, April 22 is Community Cleanup Day which will take place from 2-4pm – they will be meeting up starting at 1:30pm at church square across from Jefferson School. Tuesday, April 30 Woodcrest Capital, the new owners of the Field Shopping Center, and the EDC will be hosting an “Opening the Doors” event there to promote the businesses that are operating there and to promote the vacant space that is available there. It will be held from 3-6pm.

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – April 1, 2019
- B. Approval of Bills

Trustee Parrott moved to approve the Consent Agenda. Motion was seconded by Trustee Blunier and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.
No: None.
Absent: Heer – 1.

VILLAGE PRESIDENT

President Kaufman requested approval of the appointment of Nathan Geil to the Plan Commission. Trustee Newman moved to approve. Motion was seconded by Trustee Leman and followed by a unanimous voice vote.

President Kaufman then requested approval of the appointment of Wesley Sutter to the Business District Development and Redevelopment Commission. Trustee Blunier moved to approve. Motion was seconded by Trustee Leman and followed by a unanimous voice vote.

CHIEF OF POLICE

Chief Hilliard announced that April 27 will be DEA Drug Takeback Day at the Police Department between 10am-2pm. They will be taking anything except injectables, which can be taken to the Fire Department.

DIRECTOR OF PUBLIC WORKS

Brad Marks, filling in for DPW Loudermilk requested acceptance of bid for the 2019 Miscellaneous Concrete Repairs project in the amount of \$565,515.50 and award of contract for same to Otto Baum Company, Inc. Trustee Belsley moved to approve. Motion was seconded by Trustee Parrott and approved with the following roll call vote:

Yes: Belsley, Blunier, Leman, Newman, Parrott – 5.

No: None.

Absent: Heer – 1.

PLANNING AND ZONING OFFICER

PZO Spangler noted that the two items on the agenda related to the Jeff Green Memorial Subdivision will need to be continued again, as they are waiting on some finalities, but the project is still going forward and will be coming to the Board in May.

VILLAGE TRUSTEES

BELSLEY – Nothing to report.

BLUNIER – Nothing to report.

LEMAN – Nothing to report.

NEWMAN – Nothing to report.

PARROTT – Nothing to report.

ADJOURNMENT

With no further business to come before the Board, Trustee Parrott moved to adjourn. Motion was seconded by Trustee Leman and followed by a unanimous voice vote.

ATTEST:

PRESIDENT

VILLAGE CLERK

ORDINANCE NO. 20-01

**AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE REAL PROPERTY
COMMONLY KNOWN AS 375 WEST BIRCHWOOD STREET, MORTON ILLINOIS OWNED BY THE
VILLAGE OF MORTON TO TAZEWEILL COUNTY CONSOLIDATED COMMUNICATIONS**

WHEREAS, the Village of Morton owns property at 375 West Birchwood Street Morton Illinois, on which property is located the Village of Morton Police Station;

WHEREAS, the State of Illinois mandated the consolidation of public safety answering points;

WHEREAS, to comply with the State mandate, Tazewell County Consolidated Communications, an intergovernmental agency was created;

WHEREAS, the Intergovernmental Agreement which created Tazewell County Consolidated Communications provided for the operation of a public safety answering point, called TC North, within the facilities of the Morton Police Department;

WHEREAS, the Village of Morton has remodeled the Morton Police Station to create a space suitable to serve as a public safety answering point; and

WHEREAS, the Village of Morton and Tazewell County Consolidated Communications desire to enter into an agreement to lease the space prepared as the public safety answering point from the Village of Morton to Tazewell County Consolidated Communications in fulfillment of the terms of the Intergovernmental Agreement.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MORTON**, as follows:

SECTION 1: The recitals contained in the preamble to this Ordinance are incorporated herein by reference

SECTION 2: The corporate authorities of the Village of Morton hereby authorize and approve the Lease Agreement attached hereto as Exhibit A.

SECTION 3: The corporate authorities of the Village of Morton hereby authorize the Mayor and the Village Clerk to execute on behalf of the Village said lease and any other documents necessary to implement this Ordinance.

SECTION 4: This Ordinance shall be in full force and effect upon its passage by the corporate authorities, its approval by the Mayor, and its publication as provided by law.

SECTION 5: if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

LEASE

This **AGREEMENT OF LEASE** (the "Lease") is made this 19th day of April, 2019, by and between, **VILLAGE OF MORTON**, an Illinois municipal corporation, hereinafter referred to as "Lessor," and **TAZEWELL COUNTY CONSOLIDATED COMMUNICATIONS**, an intergovernmental agency, hereinafter referred to as "Lessee."

WITNESSETH:

WHEREAS, Lessor is the owner of certain property commonly known as 375 West Birchwood Street, Morton, Illinois 61550 (the "Property");

WHEREAS, the Property is legally described as:

a part of Lot 2 of **PUBLIC SAFETY CORNER**, a Subdivision of part of the East Half of the Northwest Quarter of Section 20, Township 25 North, Range 3 West of the Third Principal Meridian, as shown on Plat of Survey recorded in Plat Book "WW", pages 141 and 142 at the Tazewell County Recorder's Office.

PIN: 06-06-20-101-009; and

WHEREAS, the leased premises (the "Premises") is the dispatch center located in the Southeast part of the building commonly known as the Morton Police Department (the "Building") located on the Property, which is more specifically identified in the site plan attached hereto and made a part hereof as "Exhibit A" and identified thereon as numbers 139-144 and 146; and

WHEREAS, Lessor and Lessee acknowledge and agree that, for purposes of this Lease: (a) the Building is comprised of approximately twenty thousand one hundred fifty-four (20,154) square feet; (b) the Premises is comprised of approximately two thousand fifteen (2,015) square feet; and (c) the ratio of square footage that the Premises bears to the total square footage of the Building is nine and nine hundred ninety eight thousandths percent (9.998%) (the "Prorata Share").



NOW, THEREFORE, IN CONSIDERATION OF THE AGREEMENTS AND COVENANTS HEREINAFTER MENTIONED TO BE KEPT AND PERFORMED BY LESSEE, Lessor hereby demises and leases to Lessee the above-described Premises upon the terms and conditions hereinafter set forth.

1. TERM: To have and to hold the above-described Premises for one (1) five (5) year term beginning at 12:01 a.m., on May 1, 2019 (the "Commencement Date"), and terminating on April 30, 2024. Thereafter, this Lease shall automatically renew for not more than fifteen (15) successive one (1) year terms, or until such time as this Lease is terminated by mutual written agreement of the parties or by either the Lessor or the Lessee upon at least sixty days (60) days written notice of termination to the other party.

2. PURPOSE: The Premises leased shall be used as a Public Safety Answering Point and related purposes, but for no other purpose without the express written consent of Lessor, which shall not be unreasonably withheld.

3. RENT: During the term of the Lease, Lessee shall pay as rent the following:

a. Lessee shall pay to Lessor base rent (the "Base Rent") as described in the following schedule on the Commencement Date (prorated if the Commencement Date is not the first (1st) day of the month) and the first (1st) day of the month thereafter during the term of this Lease:

Base Rent Schedule

Months	Cost Per Square Foot	Monthly Base Rent	Annual Base Rent
1 - 12	\$13.75	\$2,308.85	\$27,706.25
13 - 24	\$14.16	\$2,377.70	\$28,532.40
25 - 36	\$14.58	\$2,448.23	\$29,378.70

37 - 48	\$15.02	\$2,522.11	\$30,265.30
49 +	\$15.02 + annual CPI adjustment	\$2,522.11 + annual CPI adjustment	\$30,265.30 + annual CPI adjustment

b. Lessee shall pay to Lessor as additional rent on the Commencement Date (prorated if the Commencement Date is not the first (1st) day of the month) and the first (1st) day of the month thereafter during the term of this Lease, in equal installments, its Prorata Share of insurance and common area maintenance ("CAM") as further described below. Not later than fifteen (15) days prior to the commencement of this Lease, and not later than May 31st each calendar year thereafter, Lessor shall deliver to Lessee a written statement of a good faith estimate of the annual and monthly insurance and CAM charges payable by Lessee for each calendar year ("Estimate"), together with reasonable detail of the calculations thereof. On or before May 31st of each calendar year, Lessor shall also deliver to Lessee a written statement setting forth, in reasonable detail, the actual amounts paid for insurance and CAM during the prior calendar year ("Annual Statement"). The Annual Statement shall include additional charges to Lessee for any shortage or a credit for any overages for the insurance and CAM charges actually paid by Lessee for the prior calendar year. Upon written request by Lessee, Lessor shall promptly deliver reasonable documentation supporting any aspect of the insurance or CAM charges, including, but not limited to, contracts or invoices for services. In the event Lessor fails to deliver the Estimate or Annual Statement to Lessee within the time or manner provided herein, Lessee shall pay the Estimate for the immediately preceding calendar year, and Lessor shall be deemed to have waived any right to demand, collect, or receive any amount in excess of the insurance and CAM charges actually paid by Lessee for the prior calendar year.

i. Insurance shall include fire and extended coverage insurance for

the Property and Building, including the Premises, but excluding Lessee's personal property, supplies and equipment located in the Premises, in an amount not less than one hundred percent (100%) of the insurable value of such improvements, together with insurance against risks in such amounts as the Lessor deems appropriate.

ii. CAM includes, without limitation, equipping, lighting, repairing, replacing, and maintaining the common areas of the Property and Building (including, but not limited to the meeting or conference room, and those spaces identified as numbers 101, 102, 136 and 145 on Exhibit A), and specifically includes, but is not limited to, parking lot maintenance, sanitary control, sprinkler system repairs and annual check-up mandated by the Village of Morton, removal of garbage and other refuse, pest control services, cost of purchase or rental of all machinery equipment for such maintenance, and cleaning services for the Building and Premises, which Lessor shall provide. CAM charges shall not include costs for services provided by employees of the Village of Morton. CAM charges shall not include charges for mowing, regardless of whether mowing is performed by an employee of the Village of Morton or an independent contractor.

c. Notwithstanding the terms of the Intergovernmental Agreement executed on or about September 27, 2017, Lessee shall tender rent to Lessor in the form of monetary payment. Lessee shall not offset rent owed to Lessor against amounts due and owing to Lessee by Lessor for dispatch services.

d. All payments made hereunder shall be made to Lessor at PO Box 28 Morton, Illinois, 61550 or such other place as Lessor may from time to time so designate.

4. ANNUAL RENT ADJUSTMENT: On the fifth (5th) anniversary date of the Commencement Date, the Base Rent shall increase as follows:

a. At the end of the fourth (4th) year, the annual Base Rent (and the monthly installments thereof) shall be adjusted by the Consumer Price Index ("CPI") by multiplying the Base Rent times a fraction, the numerator of which shall be the CPI for the commencement month in 2023 and the denominator of which shall be the CPI for the commencement month in 2022 (but in no event shall the rent be reduced as a result of such adjustment), and the annual Base Rent thereby established by such adjustments shall take effect at the beginning of the next lease year and continue in effect for the next lease year, and the Base Rent for each ensuing lease year shall be adjusted in the same manner with the numerator being the month of the new lease year and the denominator being the month of the last lease year. For all purposes of this Lease, the CPI is defined to be the "Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1982-1984)", published by the Bureau of Labor Statistics of the United States Department of Labor, or any comparable successor or substitute index designated by Lessor appropriately adjusted.

b. Not later than thirty (30) days prior to the commencement month for each lease year, Lessor shall deliver to Lessee a written statement of the Base Rent adjustment, together with reasonable detail of the calculations thereof. In the event Lessor fails to deliver the Base Rent adjustment within the time or manner provided herein, Lessee shall pay Base Rent for the immediately preceding lease year, and Lessor shall be deemed to have waived any right to demand, collect, or receive any amount in excess of the Base Rent for the immediately preceding lease year.

5. ACCEPTANCE OF PREMISES: Lessee accepts the Premises with the appurtenances and fixtures in their present condition.

6. INSURANCE: Lessee shall maintain at its own expense the following insurance:

a. Insurance indemnifying and protecting both Lessor (as an additional insured) and Lessee against loss, suits for damages, and damages, claimed to be directly or indirectly, in whole or in part, due to the condition or use of the Property, Building, or Premises, or any part thereof, or any appurtenances or equipment thereof, or due to the happening of any accident in or about the Property, Building, or Premises, or due to any act or neglect of Lessee or any occupant of the Property, Building, or Premises. Said insurance policy shall have a minimum limit of \$1,000,000.00 for bodily injury to any one person, and \$1,000,000.00 for bodily injury in the aggregate, and also a minimum limit for property damage of \$1,000,000.00.

b. The insurance policy procured by Lessee in compliance with the provisions of the above paragraph shall be subject to the approval of Lessor, which shall not be unreasonably withheld, as to substance and to form, and Lessee shall deliver to Lessor certificates of such insurance coverage and insurance agent's address, telephone and fax numbers and e-mail (if applicable) within thirty (30) days of the date of possession, and annually thereafter. The certificate of insurance shall declare that the respective insurer may not cancel the same in whole or in part without giving Lessor written notice of its intention to do so at least thirty (30) days in advance. Failure to do so shall constitute an event of default of this Lease.

c. The said insurance policy shall be in the usual and customary form issued by insurance companies covering the hazards hereinabove set forth. In the event Lessee shall fail to procure and maintain in force at any time during the term of this Lease any of the insurance which it is Lessee's obligation to procure and maintain as provided in these paragraphs, Lessor may, at Lessor's option, procure the same and collect the costs therefore from Lessee at the next ensuing rent-paying day or thereafter; and the same shall become a part of the rent due and payable.

7. CONTENTS OF PREMISES: Lessee shall provide insurance on all contents, equipment, and other property used by Lessee in its operations.

8. UTILITIES: Lessor shall pay for all heat, water, electricity and all other utility services during the term of this Lease. Such utilities shall not be included in the CAM charges or separately billed to Lessee for payment thereof.

9. MAINTENANCE - REPAIRS: Lessee shall maintain, at its cost, the Premises in as good of a condition as it is upon the commencement of this Lease, reasonable wear and tear excepted. It is expressly understood that Lessee shall be responsible for all maintenance and repair to the interior of the Premises during the term of this Lease, including but not limited to the heating and air conditioning system for the Premises. Notwithstanding the foregoing, Lessor will be responsible for all structural components of the Building, Premises, roof, roof covering, and parking lot.

10. ASSIGNMENT: Lessee shall not assign, underlet, or part with the possession of the whole or any part of the Premises without first obtaining Lessor's written consent.

11. RIGHT OF ENTRY: Lessor or its designees, at all reasonable times, may enter upon the Premises for the purpose of determining its condition and providing or causing the repair or maintenance thereof. Lessor or its designees may also enter upon the Premises to show the same to persons who may wish to lease or buy any part or all of the Property, Building, or Premises.

12. PROPERTY AND PERSONS ON PREMISES AT LESSEE'S RISK: All property of any kind which may be on the Property, Building or Premises during the continuance of this Lease shall be at the sole risk of Lessee; and Lessor shall not be liable to Lessee or any other person for any claim, injury, loss or damage to property, or to any person in or on the

Property, Building or Premises. Lessee shall save harmless and indemnify Lessor for any such claim, injury, loss or damage arising out of any use of the Property, Building or Premises, or any act of Lessee, its employees or agents, together with all costs, expenses and reasonable attorney fees incurred by Lessor with respect to any such claim, or demand or proceeding made or brought against Lessor and its respective successors, agents, officers, employees and assigns.

13. ASSENT NOT WAIVER OF FUTURE BREACH OF COVENANTS: No assent, expressed or implied, by Lessor to any breach of any of Lessee's covenants shall be deemed to be a waiver of any succeeding breach of the same covenant.

14. TERMINATION OF LEASE OR SUSPENSION OF RENT IN CASE OF FIRE:
In case the Premises or any part thereof shall at any time during the said term be destroyed or damaged by fire or other unavoidable casualty so as to be unfit for occupancy and use and so that the Premises cannot be rebuilt or restored by Lessor within ninety (90) days thereafter, then this Lease shall terminate immediately upon written notice of either party. Lessor shall notify Lessee in writing within thirty (30) days of such casualty whether the Premises can be rebuilt or restored within the time period provided herein. If the Premises can be rebuilt or restored within ninety (90) days, Lessor shall, at its own expense and with due diligence, so rebuild or restore the Premises.

15. FORCE MAJEURE: Except as otherwise expressly set forth herein, in the event either party hereto shall be delayed or hindered in, or prevented from, the performance of any act or rendering any service required under this Lease, by reason of strikes, inability to procure materials, failure of power, restrictive governmental laws or regulations, riot, insurrection, war or other reasons of a similar or dissimilar nature which are beyond the reasonable control of the party (collectively referred to herein as "Event"), then the performance of any such act or

rendering of any such service shall be excused for the period of the resulting delay and the period of the performance or rendering shall be extended for a period equivalent to the period of such delay. Notwithstanding the foregoing, this paragraph shall not be applied so as to excuse or delay payment of any monies by one party to the other, including rent.

Except in the instance described in a provision of this Lease expressly referring to this Section, nothing contained in this Section shall be applied so as to: (a) permit any delay or time extension due to shortage of funds; or (b) excuse any nonpayment or delay in payment of rent; or (c) limit either party's rights under right-to-cure-other's-default as if this Section were not contained in this Lease. It shall be a condition to either party's claim of the benefit of this Section that such party ("Claiming Party") notify the other in writing within forty-eight (48) hours after the occurrence of the Event, and within twenty-four (24) hours after request shall advise the other party in writing of its good faith estimate of the time which will be required until the delay is ended. Claiming Party shall have no liability to the other if the good faith estimated time of cure of the delay is not met but Claiming Party shall advise the other in writing whenever Claiming Party learns that any material additional time shall be required (and promptly upon request shall advise the other party of any latest estimated time of cure of the delay and the actions being taken to cure the delay).

16. COMPLIANCE WITH REQUIREMENTS AND USES PROHIBITED:

a. Lessee shall comply with all lawful requirements of the local Board of Health, police and fire departments, and governmental authorities respecting the manner in which Lessee uses the Premises, including but not limited to any requirements of any environmental protection agency and any requirements of the Americans with Disabilities Act.

b. Lessee agrees that the Premises shall not be used for any purpose or

business which increases the fire or extended coverage insurance rate. Lessee further agrees that Lessee will not injure, overload or deface the Property, Building, or Premises nor permit the same nor any part thereof to be injured, defaced, or overloaded, and will not permit or suffer any noise, noxious or offensive trade, business, or occupation, or any heavy manufacturing to be carried on said Property, Building or Premises, or permit the same to be occupied or used for any immoral or illegal purposes whatsoever.

c. Lessee shall not allow any space heaters in the Premises other than those existing on the console.

d. Lessee shall not allow any hot plates or similar appliances or devices in the Premises.

e. Lessee shall not allow any pets or other animals in the Building or Premises.

f. Lessee shall monitor the security cameras, all exterior doors and the "Sally Ports" and open and close them as necessary. Lessor agrees to indemnify and hold harmless Lessee against any and all damages, costs, losses, liabilities or expenses, judgments, fines and other losses incurred in connection with any claim or demand against Lessee arising out of or related to the performance by Lessee under the provisions of this paragraph 16(f).

g. Lessor shall be permitted to house equipment in the electrical room shown on Exhibit A. The electrical room shall be shared space by Lessor and Lessee.

17. RIGHTS AND REMEDIES: If Lessee defaults in the payment of rent or other monetary charges due hereunder and fails to remedy such default within five (5) days after written notice of such default from Lessor, or defaults in the performance any of the covenants herein contained and fails to remedy such default within fifteen (15) days after written notice of

such default from Lessor, then Lessor may, without further notice to Lessee, immediately terminate this Lease and shall have the right to reenter and take possession of the Premises.

18. ALTERATIONS BY LESSEE AFTER COMMENCEMENT OF LEASE:

a. Lessee shall not make any changes or alterations in the interior of the Building or Premises in excess of five thousand dollars (\$5,000.00) without obtaining the written consent of Lessor, which shall not be unreasonably withheld. Lessee shall not make any changes or alterations to the exterior of the Building or Premises.

b. In the event Lessor consents to any such changes or alterations, all improvements or changes made by Lessee shall be completed and maintained in good workmanlike condition; and Lessee shall not suffer or permit any lien or liens to attach to the Property, Building or Premises on account of the making of said improvements or the maintenance thereof. Lessor shall have the right to require a lien waiver from all contractors and subcontractors, or if not provided, require Lessee to post cash or an appropriate bond guaranteeing that any improvements to be made by Lessee which have been consented to by Lessor will be paid in full upon the satisfactory completion of same.

c. At the termination of this Lease or any extension thereof, all improvements, changes, and additions made to the Building or Premises during the term of this Lease or prior to the term of this Lease shall remain in the Building and Premises and shall become the property of Lessor, except such trade fixtures as Lessee can remove without injury to the Premises, it being agreed that upon the removal of such trade fixtures the Premises shall be placed by Lessee in the condition in which they were prior to the affixing of such trade fixtures to the Premises.

19. PAYMENT OF FEES: In the event either party should find it necessary to retain

an attorney to commence litigation for the enforcement of any of the provisions hereunder occasioned by the fault of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees and costs incurred for the purpose of negotiation, trial, appellate or other legal services.

20. HOLDING OVER: If Lessee retains possession of the Premises or any part thereof after the termination of the term by lapse of time or otherwise, then Lessor may at its option, within thirty (30) days after the termination of the term, serve written notice upon Lessee that such holding over constitutes either: (a) renewal of this Lease for one (1) year and from year to year thereafter at the rent specified in Section 3 for such period; or (b) creation of a month-to-month tenancy upon the terms of this Lease, except at one hundred fifty percent (150%) of the monthly rent specified in Section 3. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from Lessee's retention of possession.

21. PARKING: Lessee acknowledges it shares parking with the Village of Morton Police Department. Lessee shall have no less than eight (8) available spaces during normal business hours.

22. NOTICES: All notices to be given to either party hereunder shall be in writing, deposited in the United States Mail, certified, return receipt requested, with postage prepaid and addressed to the parties at the addresses listed below. Either party shall notify the other in writing of any change in its notice address.

Lessor: Village of Morton
Attn: Chief of Police
PO Box 28
Morton, IL 61550

with copy to: Patrick B. McGrath
Davies-McGrath Law Office, P.C.
1600 S. Fourth Ave., Suite 137

Morton, IL 61550

Lessee: TC3
Attn: Director
1130 Koch St.
Pekin, IL 61554

with copy to: Miller, Hall & Triggs, LLC
416 Main Street
Suite 1125
Peoria, IL 61602

23. BINDING EFFECT: This Lease shall be binding upon the heirs, devisees, legatees, personal representatives, successors, or assigns of the parties hereto.

24. COUNTERPARTS: This Lease may be executed in any number of counterparts, each of which shall be deemed as original and all of which shall constitute one and the same instrument.

25. WARRANTY OF EXECUTION: The undersigned do hereby warrant that they have the power and authority to execute this Lease for and on behalf of each respective party.

26. GRANT FUNDS: The parties acknowledge that a grant has been applied for with the State of Illinois, which, if awarded, would provide funds to the Tazewell County Emergency Telephone System Board ("ETSB") as reimbursement for costs incurred by the Village of Morton directly related or ancillary to the preparation of the Premises for the use of TC3. The parties agree that the grant funds, if awarded, shall be the sole and exclusive property of the Village of Morton upon disbursement by the ETSB. The receipt of grant funds by the Village of Morton shall not entitle TC3 to any reduction in rent or credit against rental payments due hereunder.

IN WITNESS WHEREOF, the parties hereto have subscribed their respective seals to this Lease the day and year first written above.

[SIGNATURE PAGE FOLLOWS]

LESSOR:

VILLAGE OF MORTON, an Illinois
municipal corporation

By: _____
President of the Board of Trustees

ATTEST:

Village Clerk

LESSEE:

TAZEWELL COUNTY CONSOLIDATED
COMMUNICATIONS, an intergovernmental
agency

By: John P. Kahl
Its: Chairman

ATTEST: Elin Mone
Secretary

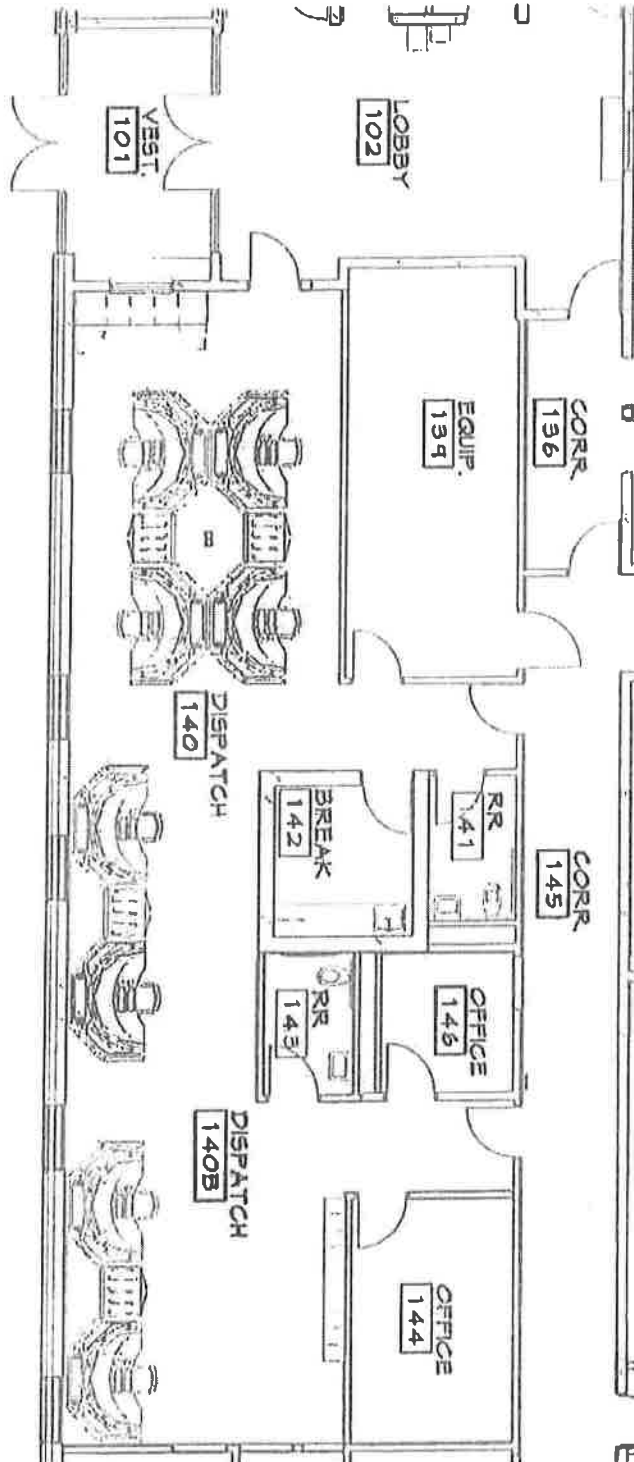
EXHIBIT A

Site Plan



DISPATCH PLAN

SCALE: 1" = 10'-0"



SHEET TITLE DISPATCH PLAN		AN ADDITION TO MORTON POLICE FACILITY		 KEACH ARCHITECTURAL DESIGN, INC. <small>375 W. BIRCHWOOD ST. MORTON, ILL. 61550 TEL: 815/223-1111 FAX: 815/223-1112</small>
SHEET NO. A 1	JOB NO. 117036 DATE 2/11/19	375 W. Birchwood St. Morton, IL 61550		

ORDINANCE NO. 19-29

**AN ORDINANCE MAKING AMENDMENTS REGARDING DEVELOPMENT FEES TO CHAPTER 13 OF
TITLE 8 OF THE MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, Chapter 13 of Title 8 sets forth those annexation fees and development fees imposed by the Village of Morton when property is annexed to the Village; and

WHEREAS, the annexation of land which includes the annexation of roadways designated as arterial or collector on the Planning Map of the Village of Morton presents additional financial burdens to the Village in excess of those presented by other annexations

WHEREAS, the Board of Trustees desires to adopt certain amendments to the fees imposed in Chapter 13 of Title 8 for those circumstances where an annexation includes a street designated as arterial or collector on the Planning Map of the Village of Morton.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 8-13-4 of the Morton Municipal Code is amended in the following method and manner, with additions shown in underlined font and deletions shown in strikethrough font.

8-13-4: DEVELOPMENT FEES: For all property annexed on or after July 1, 2012, there shall not be an annexation fee under the provisions of Section 8-13-2 but there shall be a development fee as follows:

(A) Property zoned for residential use: One thousand one hundred dollars (\$1,100.00) per dwelling unit.

(B) Property zoned for business or industrial use: Three thousand two hundred seventy dollars (\$3,270.00) per acre.

(C) Each July 1 thereafter, commencing with the year 2013, the above fees shall be increased by three percent (3%) from the preceding year.

(D) A fee in addition to those fees previously set forth in this section in the amount of three hundred dollars (\$300.00) per linear foot shall be imposed for each linear foot of frontage of an annexed parcel along a street which (a) was an existing street on July 1, 2019, and (b) was not annexed to the Village of Morton on July 1, 2019, and (c) is designated as an arterial or collector street on the official Planning Map of the Village of Morton at the time the property is annexed. Each July commencing with the year 2020, the fee set forth in this section shall increase by three percent (3%) from the preceding year. The fee due under this paragraph shall be due immediately upon annexation.

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

BE IT FURTHER ORDAINED that if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

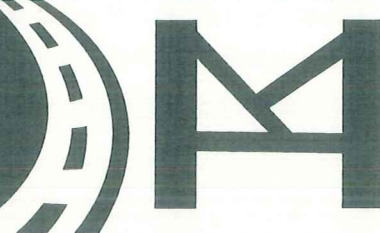
ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk



May 1, 2019

Village President & Board of Trustees
Village of Morton
120 N. Main St.
Morton, IL 61550

Re: Paris Ave. Improvements
Morton, Illinois

Ladies & Gentlemen:

Bids were received for the above referenced project on Wednesday , May 1, 2019

The bids received were as follows:

<u>Contractor</u>	<u>Amounts</u>
Stark Excavating	\$405,847.00
R. A. Cullinan & Son	\$432,600.02
I.C.C.I.	\$470,955.15
Otto Baum	\$473,386.47

After reviewing the bids, we recommend that Stark Excavating be awarded the contract based on their low bid of \$405,847.00. These bids were from four out of the seven prime contractors that took out bid packages.

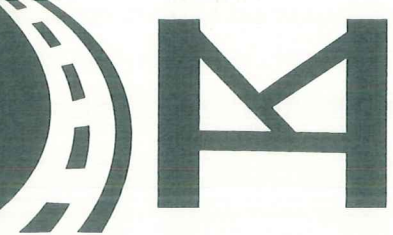
If you have any questions or need additional information, please contact our office.

Sincerely,

W. Franklin Sturm II, P.E.

[illegible]

[illegible]



May 1, 2019

Village President & Board of Trustees
Village of Morton
120 N. Main St.
Morton, IL 61550

Re: Pershing St. Improvements
Morton, Illinois

Ladies & Gentlemen:

Bids were received for the above referenced project on Wednesday, May 1, 2019

The bids received were as follows:

<u>Contractor</u>	<u>Amounts</u>
I.C.C.I.	\$407,609.10
Otto Baum	\$434,244.12
Aupperle	\$434,589.70
Stark Excavating	\$449,487.40
R. A. Cullinan & Son	\$503,345.16
C & G Concrete	\$559,486.50
Laverdiere Construction	\$575,214.00

After reviewing the bids, we recommend that I.C.C.I. be awarded the contract based on their low bid of \$407,609.10. These bids were from seven out of the seven prime contractors that took out bid packages.

If you have any questions or need additional information, please contact our office.

Sincerely,

W. Franklin Sturm II, P.E.

[illegible]

[illegible]

[illegible]

[illegible]

RESOLUTION NO. 01-20

**RESOLUTION AUTHORIZING ACCEPTANCE OF
MORTON POCKET PARK PROPOSAL
FROM FARNSWORTH GROUP**

WHEREAS, the Morton Chamber of Commerce has proposed the construction of a small “pocket park” at the Northwest corner of the intersection of First Avenue and Jefferson Street; and

WHEREAS, the proposed pocket park will be a public park owned and maintained by the Village of Morton; and

WHEREAS, the Director of Public Works has recommended the Village of Morton retain the services of the Farnsworth Group to provide design services in connection with the development of the proposed pocket park; and

WHEREAS, the Director of Public Works intends to present at a future date a refined concept plan and 3D modeling rendering views for the review and consideration of the Board of Trustees; and

WHEREAS, the Director of Public Works intends to request the consideration of the Board of Trustees after their review of the refined concept plan and 3D modeling rendering views of a funding resolution setting forth the specific financial commitments the Village of Morton is desirous of making towards the construction of the pocket park and setting forth the terms and conditions of that funding commitment; and

WHEREAS, it is necessary for the Village of Morton to contract for the provision of professional services to obtain the necessary design, conceptual plan and 3D modeling rendering views to present to the Board of Trustees for the Board of Trustees to then make a determination

of whether and to what extent the Village of Morton is desirous of funding the construction of the proposed pocket park.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. The Morton Pocket Park Proposal from the Farnsworth Group in the form attached as Exhibit 1 is approved.
2. The Director of Public Works is authorized to execute the proposal on behalf of the Village of Morton.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk



PROPOSAL

Morton Pocket Park

Proposal for Village of Morton, Illinois

April 9, 2019

Mr. Craig Loudermilk
Director of Public Works
Village of Morton, Illinois
120 N. Main Street
Morton, Illinois 61550

RE: Professional Services for the Downtown Morton Pocket Park

Dear Craig:

Farnsworth Group is pleased to present this Proposal for Professional Services for the Downtown Morton Pocket Park. Our team looks forward to assisting you in the development of this project.

This PROPOSAL is made to the Village of Morton, Illinois, and, hereinafter referred to as the CLIENT, for consideration of professional services provided by the Farnsworth Group, Inc., hereinafter referred to as FARNSWORTH GROUP, for the Bidding Documents for the Downtown Morton Pocket Park, hereinafter referred to as the PROJECT.

PART 1 - PROJECT DESCRIPTION & DELIVERY

The project shall consist of building a small pocket park per the approved Master Plan dated Nov. 12, 2018 at the corner of Jefferson and 1st Street. Farnsworth Group shall work with the Village of Morton and the Morton EDC to develop the final design and bidding documents based on the Approved Master Plan. The project shall be a traditional design, bid, build delivery method using the AIA General Conditions A201 "General Conditions for the Contract of Construction".

PART 2 - PROJECT CONTACT INFORMATION /

Farnsworth Group's primary point of contact on this project will be:

Bruce A. Brown PLA

Farnsworth Group, Inc.
100 Walnut Street, Suite 200
Peoria, Illinois 61602
Phone: (309) 689-9888
[Email: bbrown@f-w.com](mailto:bbrown@f-w.com)

The Village of Morton primary point of contact on this project will be:

Craig Loudermilk

Village of Morton, Illinois
120 Main St.
Morton, Illinois 61550
Phone: (309) 266-4362
Email:

The Morton EDC primary point of contact on this project will be:

Leigh Ann Brown

Morton EDC

415 West Jefferson St.

Morton, Illinois 61550

Phone: (309) 263-2491

PART 3 – SCOPE OF WORK

PHASE 1 PRELIMINARY & SCHEMATIC DESIGN SERVICES

A. Pre-Design

Our specific scope of work includes:

Task 1 (Base Map) Prior to Meeting #1 provide a pdf file base map of the area showing the actual survey along with an overlay of the master plan for use by owner and the consultant. We shall collect the following information if available:

- a) Aerial Photography
- b) Boundaries, property ownership & easements (from the property survey)
- c) Topographic survey information (from the property survey)
- d) Environmental Reports from the Village
- e) Pending improvements plans
- f) Utility information from the Village
- g) Power & communications utilities
- h) Assist the owner to engage a surveyor to complete a boundary and topographic survey of the project site.

Task 2 (Meeting #1 / Kick-off, Work Shop, Site Review) Conduct a project kick-off meeting with the owner's representatives and other team members as provided by the owner to confirm the following

- a) Project limits
- b) Review the overall master plan for the site
- c) Project goals and objectives
- d) Review of existing conditions mapping
- e) Gain updated input from the Village of Morton, and the EDC.
- f) Discuss best practices (standards, trends, technologies)
- g) Project budget
- h) Project delivery method
- i) Consultant responsibilities
- j) Owner responsibilities
- k) Public engagement, communications tools and protocol
- l) Decision making process
- m) Tentative schedule
- n) Invoicing and payment
- o) Other administrative considerations

Deliverables:

- Base Map (Size TBD, pdf)
- Kick-off Meeting Summary (pdf)

B. Schematic Design

Goal: Develop a consensus of the type, location, organization, scale, charter, and potential cost of the specific phase 1 improvements.

Our specific scope of work includes:

Task 3 Prepare 2 Alternate Concepts This includes creating plan view drawings along with digital 3D massing models to illustrate the overall design, scale and organization based on the approved concept. Elements shall include:

- a) Earthwork, drainage & stormwater management techniques
- b) Pedestrian circulation
- c) Play structures & features
- d) Natural and ornamental landscapes
- e) General layout of the project area
- f) Preliminary materials for discussion
- g) Preliminary Cost Opinion

Task 4 (Meeting #2) Review the alternate concepts with the owner. Select the concept to move forward and refine.

Task 5 Refine Alternate Concepts: Refine the alternate concepts as discussed with the owner. Prepare a Construction Cost Opinion which includes the following:

- a) Project improvements
- b) Construction staging, insurance, bonds, and other soft cost
- c) Design, bid, and construction contingencies
- d) Owner allowances
- e) Design & Engineering Fees
- f) Update plan view and digital 3D massing model

Task 4 (Meeting #3) Review updated concept & cost estimate with the owner

Task 5 (Schematic Design Report) Prepare a concise Schematic Design Report including appropriate graphics, text, and 3D modeling. Submit to the owner for review and approval prior to starting the Design Development Phase.

Deliverables:

- 2 Alternate Concepts (Plan view size TBD, pdf), 3D modeling views, (printed pdf)
- Meeting Summary (pdf)
- Refined concept (Plan view size TBD, pdf), 3D modeling rendering views (stills, and animation)

PHASE 2 DESIGN DEVELOPMENT & BIDDING DOCUMENTS

A. Design Development Phase (Pre-Final Engineering)

Goal: To reach a final consensus with the owner on the final design, layout, materials and probable construction cost for the project. Obtain project approvals from the appropriate jurisdictional agencies.

Task 6 (Drawings & Details) Prepare Design Development Level drawings and details which show the final size, layout, structure, and materials for the site improvements. Provide supporting calculations as needed for approval. Specific items potentially included:

- a) Demolition Plans
- b) Site Plans
- c) Erosion Control Plans
- d) Site Utility Plan
- e) Site Electrical Plan
- f) Site Planting Plan

Task 7 (Product Data & Specifications)

- a) Collect material samples and product data for review and approval by the client
- b) Prepare "Front End" and "Technical" Outline specifications

Task 8 (Construction Cost Opinion)

- a) Update the cost of the project.
- b) Submit to the owner for review and approval

Task 9 (Meeting #4, Design Development Document Review w/Owner):

- a) Review the completed DD set with the client
- b) Provide a summary of the meeting and note any changes required to the documents
- c) Finalize the construction schedule
- d) Submit the General Conditions to the Owner for review and input.

Task 10 (Permit Documents)

- A. Prepare and submit the required permit documents, applications, and supporting information to secure the construction permits for the project.
- B. Make minor changes to the permit documents as requested by the permitting agency.

Deliverables:

- Design Development Drawing (3 sets of plan view size TBD, plus pdf files)
- Meeting Summary (pdf)
- Pdf copies of permit sets submitted

B. Construction Document Phase (Final Engineering)

Goal: Complete and finalize all documents, and specifications that will be used to bid the project.

Task 11 (Drawings, Details, Specifications) Prepare final drawings, details, and specifications which show the final size, layout, structure, and materials for the site improvements. Specific items potentially included:

- e) Demolition Plans
- f) Site Plans
- g) Erosion Control Plans
- h) Site Utility Plan
- i) Site Electrical Plan

- j) Site Planting Plan
- k) Front End Bid Forms and Bidders Information
- l) Technical Specifications

Task 12 (Construction Cost Opinion)

- a) Update the cost of the project.
- b) Submit to the owner for review and approval

Task 13 (Meeting #5, Bidding Documents Review w/Owner):

- c) Review the completed CD set with the client
- d) Provide a summary of the meeting and note any changes required to the documents
- e) Update the project schedule

PHASE 3 BIDDING & CONSTRUCTION SERVICES

A. Bidding & Negotiation Phase

Goal: Assist the Owner with the bidding process and to engage a qualified contractor to complete the work.

Task 14 (Bidding Documents)

Assis the Owner with the following:

- a) Post the bidding documents to the Farnsworth Group Bidding Website.
- b) Advertisement to Bid, Bid Forms, and Sample Contract
- c) Attend 1 bid opening meeting

Task 15 (Pre-Bid Meeting)

- a) Conduct a pre-bid meeting for bidders and issue a written Pre-Bid Meeting Summary
- b) Post the Summary to the Farnsworth Group Bidding Website

Task 16 (Addendums)

- a) Issue written addendums, as needed, to all bidders regarding changes to or clarifications to the Bidding Documents.
- b) Post Addendums to the Farnsworth Group Bidding Website.

Task 17 (Post Bidding)

- a) Review the bids, tabulate the results and issue a bid tabulation and award recommendation to the owner.
- b) Meet with staff and the selected contractor to negotiate the final contract.
- c) Prepare and submit the Owner/Construction AIA Agreement to staff and the selected contractor.

Deliverables:

- Post bidding documents to the Farnsworth Group Bidding Website.
- Issue Addendums as needed
- Attend the Pre-Bid Meeting and issue a summary of the meeting
- Attend 1 Bid Opening Meeting
- Submit a bid tabulation and recommendation letter

B. Construction Services

Task 17 (Notice to Proceed & Pre-Construction Meeting)

- a) Upon direction from the owner prepare a Notice to Proceed for the contractor.
- b) Assist the Owner with the pre-construction meeting.

- c) Prepare a summary of the meeting and distribute to all attendees.

Task 18 (Material Testing)

- a) Assist the Owner to engage an independent testing service for material testing on site.

Task 19 (Site Reviews, Meetings, Pay Request)

- a) Site Visits: Visit and observe the work (6 visits total) at intervals appropriate to the construction of the project and as called out in the construction documents for owner review and approvals.
- b) Progress Meeting: Attend 1 progress meeting per month (3 total) per the construction schedule. Review pay request prior to the meeting and submit a signed pay application to the Owner.

Task 20 (Submittals & Certificate of Payment)

- a) Review and issue comments for all required submittals per the contract documents through Newforma
- b) Maintain a submittal log of all submittals and their status
- c) Copy the Owner on all submittal correspondence
- d) Maintain a Request for Information Log (RFI) for the project. Prepare any supplemental information needed per the Request for Information.
- e) Copy the Owner on all RFI Information
- f) Maintain and update a Contract Log for each Certificate of Payment. Submit the Log to the Owner with each Certificate of Payment.

C. Contract Close-out

Task 21 (Substantial Completion & Final Pay Application)

- a) Upon written request by the contractor Farnsworth Group shall complete a substantial completion inspection. A detailed punchlist shall be issued. This shall be coordinated with the Owners Staff.
- b) We will process the substantial completion certificate and pay request upon approval by the owner.
- c) Reviews and submittals include:
 - Record drawing provided by the contractor
 - Lien waivers as required by the general conditions
 - O&M Manuals
 - Contractors final pay application

D. Post Construction

Task 22 – Final Walk Through

- a) Prior to the end of the 60-day warranty period Farnsworth Group shall review the project for final compliance to the Construction Documents.
- b) If defects in materials or workmanship are observed Farnsworth Group shall consult the Owner to determine the most appropriate action to correct the work.

PART 4 – FEE SCHEDULE

• Pre-Design & Schematic Design	Lump Sum	\$2,500.00
• Design Development	Lump Sum	\$6,800.00
• Construction Documents	Lump Sum	\$6,800.00
• <u>Bidding and Construction Admin.</u>	<u>Lump Sum</u>	<u>\$5,400.00</u>
• Total Lump Sum Cost		\$21,500.00

PART 5 – PROJECT SCHEDULE

- To be determined at the project kick-off meeting

PART 6 - NOT INCLUDED IN THIS PROPOSAL

Our scope of services for this phase does not include the following:

- Geotechnical Reports
- Additional Site Survey
- Overall Owners Project Budget
- Wayfinding Systems
- Site Irrigation
- Audio Systems
- Supplemental General Conditions (To be provided by the owner)
- Surveillance Systems
- Additional Public Presentations
- Stormwater design, documentation, calculations & submittals
- Public Meeting & Stakeholder Meetings
- Online Surveys

AGREEMENT /

Thank you again for the opportunity to provide you with this proposal. If you accept this letter and attached conditions as presented, please sign below and return to me. We will return a signed, fully executed copy to you and will begin our scope of work immediately as outlined above.

We look forward to working with you on this exciting project. Please call me at (309) 689-9888 if you have any questions or comments.

Sincerely,

FARNSWORTH GROUP, INC.

Bruce A. Brown, PLA
Landscape Architectural Manager

FARNSWORTH GROUP, INC.

Village of Morton, Illinois

Signature

Signature

Typed Name

Typed Name

Title

Title

Date

Date

Date: April 9, 2019

Client: Village of Morton, Illinois

Project: Downtown Pocket Park

Reference Conditions: Farnsworth Group, Inc. will hereinafter be referred to as "Farnsworth Group," the above referenced Client will be referred to as "Client," and the above referenced Project will hereinafter be referred to either as Project or by abbreviation as above set forth. Farnsworth Group is defined as including Farnsworth Group, Inc. and its subsidiaries, affiliates, contractors, subconsultants and agents, including their respective officers, directors, employees, successors and assigns.

Entire Agreement: These General Conditions and the signed document to which they are attached constitute the entire Agreement between Client and Farnsworth Group, and are referred to hereinafter collectively as the "Agreement". The Agreement supersedes all prior communications, understandings and agreements, whether written or oral. Both parties have participated fully in the preparation and revision of the Agreement, and each party and its counsel have reviewed the final document. Any rule of contract construction regarding ambiguities being construed against the drafting party shall not apply in the interpreting of the Agreement, including any Section Headings or Captions.

Precedence: The Agreement shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding Farnsworth Group's services.

Fee Schedule: Where lump sum fees have been agreed to between the parties, they shall be so designated in the signed document attached hereto and by reference made a part hereof. Where fees are based upon hourly charges for services and costs incurred by Farnsworth Group, they shall be based upon the hourly fee schedule annually adopted by Farnsworth Group, as more fully set forth in a Schedule of Charges attached hereto and by reference made a part hereof. Such fees in the initial year of the Agreement shall be those represented by said Schedule of Charges, and these fees will annually change at the beginning of each calendar year after the date of the Agreement.

Invoices: Charges for services will be billed at least as frequently as monthly, and at the completion of Project. Client shall compensate Farnsworth Group for any sales or value added taxes which apply to the services rendered under the Agreement or any amendment thereto. Client shall reimburse Farnsworth Group for the amount of such taxes, if any, in addition to the compensation due for services. Payment of invoices shall not be subject to any discounts or set-offs by Client unless agreed to in writing by Farnsworth Group. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Amounts outstanding more than thirty (30) days will accrue interest at the rate of 1.5% per month (compounded), or if lower, the maximum rate permitted by applicable law. Should a past due amount exceed sixty (60) days, Farnsworth Group shall have the right to suspend all Services, without liability of any kind to Client, until full payment is received. All time spent and expenses incurred (including attorney's fees) in connection with collection of any delinquent amount will be paid by Client to Farnsworth Group per Farnsworth Group's then current Schedule of Charges.

Confidentiality: Each party shall retain as confidential all information and data furnished to it by the other party which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with the Agreement, and said party shall not reveal such information to any third party. However, nothing herein is meant to preclude either disclosing and/or otherwise using information (i) when the

information is actually known to the receiving party before being obtained or derived from the transmitting party; or (ii) when the information is generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; or (iii) where the information is obtained or acquired in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party in respect thereof; or (iv) is required by law or court order to be disclosed.

Modification to the Agreement: Client or Farnsworth Group may, from time to time, request modifications or changes in the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of Farnsworth Group's compensation, to which Client and Farnsworth Group mutually agree shall be incorporated in the Agreement by a written amendment to the Agreement.

Compliance with Law: In the performance of services to be provided hereunder, Farnsworth Group and Client agree to comply with applicable federal, state, and local laws and ordinances and lawful order, rules, and regulations of any constituted authority.

Force Majeure: Obligations of either party under the Agreement, other than payment obligations, shall be suspended, and such party shall not be liable for damages or other remedies while such party is prevented from complying herewith, in whole or in part, due to contingencies beyond its reasonable control, including, but not limited to strikes, riots, war, fire, acts of God, injunction, compliance with any law, regulation, or order, whether valid or invalid, of the United States of America or any other governmental body or any instrumentality thereof, whether now existing or hereafter created, inability to secure materials or obtain necessary permits, provided, however, the party so prevented from complying with its obligations hereunder shall promptly notify the other party thereof.

Standard of Care: Services performed by Farnsworth Group under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee, is included or intended in the Agreement, or in any report, opinion, document, or otherwise.

Assignment: Client shall not transfer or assign any rights under or interest in the Agreement, without the written consent of Farnsworth Group.

Dispute Resolution: In an effort to resolve any conflicts that arise during the performance of professional services for the Project or following completion of the Project, Client and Farnsworth Group agree that all disputes shall first be negotiated between senior officers of Client and Farnsworth Group for up to thirty (30) days before being submitted to mediation. In the event negotiation and mediation are not successful, either Client or Farnsworth Group may seek a resolution in any state or federal court that has the required jurisdiction within 180 days of the conclusion of mediation.

Timeliness of Performance: Farnsworth Group will begin work under the Agreement upon receipt of a fully executed copy of the Agreement. Client and Farnsworth Group are aware that many factors outside Farnsworth Group's control may affect Farnsworth Group's ability to complete the services to be provided under the Agreement. Farnsworth Group will perform these services with reasonable diligence and expediency consistent with sound professional practices.

Suspension: Client or Farnsworth Group may suspend all or a portion of the work under the Agreement by notifying the other party in writing if unforeseen circumstances beyond control of Client or Farnsworth Group make normal progress of the work impossible. Farnsworth Group may suspend work in the event Client does not pay invoices when due, and Farnsworth Group shall have no liability whatsoever to Client, and Client agrees to make no claim for any delay or damage as a result of such suspension. The time for completion of the work shall be extended by the number of days work is suspended. If the period of suspension exceeds ninety (90) days, Farnsworth Group shall be entitled to an equitable adjustment in compensation for start-up, accounting and management expenses.

Termination: If either party defaults in performing any of the terms or provisions of the Agreement, and continues in default for a period of fifteen (15) days after written notice thereof, the party not in default shall have the right to immediately terminate the Agreement. The non-defaulting party shall be entitled to all remedies under Illinois law at the time of breach, including, without limitation, the right to recover as an element of its damages, reasonable attorney's fees and court costs.

Consequential Damages: Notwithstanding any other provision of the Agreement, and to the fullest extent permitted by law, neither Client nor Farnsworth Group, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for incidental, indirect, or consequential damages arising out of or connected in any way to the Project or the Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation and any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict and implied warranty. Both Client and Farnsworth Group shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in Project.

Personal Liability: It is intended by the parties to the Agreement that Farnsworth Group's services in connection with the Project shall not subject Farnsworth Group's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand, or suit shall be directed and/or asserted only against "Farnsworth Group, Inc., an Illinois corporation," and not against any of Farnsworth Group's individual employees, officers or directors.

Reuse of Documents: All documents including reports, drawings, specifications, and electronic media prepared by Farnsworth Group and/or any subconsultant pursuant to the Agreement are instruments of its services for use solely with respect to this Project. Farnsworth Group and/or any subconsultant shall be deemed the authors and owners of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. They are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without specific written verification or adaptation by Farnsworth Group will be at Client's sole risk, and without liability to Farnsworth Group, and Client shall indemnify and hold harmless Farnsworth Group or any subconsultant from all claims, damages, losses and expenses including court costs and attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle Farnsworth Group to further compensation at rates to be agreed upon by Client and Farnsworth Group.

Subcontracting: Farnsworth Group shall have the right to subcontract any part of the services and duties hereunder without the consent of Client.

Third Party Beneficiaries: Nothing contained in the Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or Farnsworth Group, except as expressly provided herein. Farnsworth Group's services under the Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against Farnsworth Group because of the Agreement; or the performance or nonperformance of services hereunder; or reliance upon any report or document prepared hereunder. Neither Farnsworth Group nor Client shall have any obligation to indemnify each other from third party claims, except as expressly provided herein. Client and Farnsworth Group agree to require a similar provision in all contracts with construction contractors and subconsultants,

vendors, and other entities involved in the Project to carry out the intent of this provision.

Insurance and Limitation: Farnsworth Group is covered by commercial general liability insurance, automobile liability insurance and workers compensation insurance with limits which Farnsworth Group considers reasonable. Certificates of all insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from any loss, damage or liability arising directly from any negligent act by Farnsworth Group. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

Professional Liability Insurance and Limitation: Farnsworth Group is covered by professional liability insurance for its professional acts, errors and omissions, with limits which Farnsworth Group considers reasonable. Certificates of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, Farnsworth Group agrees to indemnify and hold Client harmless from loss, damage or liability arising from errors or omissions by Farnsworth Group that exceed the industry standard of care for the services provided. Farnsworth Group shall not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance. Farnsworth Group shall not be responsible for any loss, damage or liability arising from any act, error or omission by Client, its agents, staff, other consultants, independent contractors, third parties or others working on the Project over which Farnsworth Group has no supervision or control. Notwithstanding the foregoing agreement to indemnify and hold harmless, the parties agree that Farnsworth Group has no duty to defend Client from and against any claims, causes of action or proceedings of any kind.

Additional Limitation: In recognition of the relative risks and benefits of the Project to both Client and Farnsworth Group, the risks have been allocated such that Client agrees that for the compensation herein provided, Farnsworth Group cannot expose itself to damages disproportionate to the nature and scope of Farnsworth Group's services or the compensation payable to it hereunder. Therefore, to the maximum extent permitted by law, Client agrees that the liability of Farnsworth Group to Client for any and all causes of action, including, without limitation, contribution, asserted by Client and arising out of or related to the negligent acts, errors or omissions of Farnsworth Group in performing professional services shall be limited to fifty thousand dollars (\$50,000) or the total fees paid to Farnsworth Group by Client under the Agreement, whichever is greater ("Limitation"). Client hereby waives and releases (i) all present and future claims against Farnsworth Group, other than those described in the previous sentence, and (ii) any liability of Farnsworth Group in excess of the Limitation. In consideration of the promises contained herein and for other separate, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Client acknowledges and agrees that (i) but for the Limitation, Farnsworth Group would not have performed the services, (ii) Client has had the opportunity to negotiate the terms of the Limitation as part of an "arms-length" transaction, (iii) the Limitation amount may be less than the amount of professional liability insurance required of Farnsworth Group under the Agreement, (iv) the Limitation is merely a limitation of, and not an exculpation from, Farnsworth Group's liability and does not in any way obligate Client to defend, indemnify or hold harmless Farnsworth Group, (v) the Limitation is an agreed remedy, and (vi) the Limitation amount is neither nominal nor a disincentive to Farnsworth Group performing the services in accordance with the Standard of Care.

Opinions of Cost: Farnsworth Group's opinions of probable Project cost or construction cost for the Project will be based solely upon its own experience with construction. Since Farnsworth Group has no control over the cost of labor, materials or equipment, or over a contractor's method of determining prices, or over competitive bidding or market conditions, Farnsworth Group cannot and does not guarantee that proposals, bids, or the construction cost will not vary from its opinions of probable cost. If Client wishes greater assurance as to the construction cost, Client should employ an independent cost estimator.

Subpoenas: Client is responsible, after notification, for payment of time charges and expenses resulting from the required response by Farnsworth Group and/or any subconsultant to subpoenas issued by any party other than Farnsworth Group and/or any subconsultant in conjunction with the services performed under the Agreement. Charges are based on fee schedules in effect at the time the subpoena is served.

Right of Entry: Client shall provide for Farnsworth Group's and/or any subconsultant's right to enter property owned by Client and/or others in order for Farnsworth Group and/or any subconsultant to fulfill the scope of services for this Project. Client understands that use of exploration equipment may unavoidably cause some damage, the correction of which is not part of the Agreement unless explicitly so provided.

Recognition of Risk: Client acknowledges and accepts the risk that: (1) data on site conditions such as geological, geotechnical, ground water and other substances and materials, can vary from those encountered at the times and locations where such data were obtained, and that this limitation on the available data can cause uncertainty with respect to the interpretation of conditions at Client's site; and (2) although necessary to perform the Agreement, commonly used exploration methods (e.g., drilling, borings or trench excavating) involve an inherent risk of contamination of previously uncontaminated soils and waters. Farnsworth Group's and/or any subconsultant's application of its present judgment will be subject to factors outlined in (1) and (2) above. Client waives any claim against Farnsworth Group and/or any subconsultant, and agrees to indemnify and hold Farnsworth Group and/or any subconsultant harmless from any claim or liability for injury or loss which may arise as a result of alleged contamination caused by any site exploration. Client further agrees to compensate Farnsworth Group and/or any subconsultant for any time spent or expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Authority and Responsibility: Client agrees that Farnsworth Group and any subconsultant shall not guarantee the work of any construction contractor or construction subconsultant, shall have no authority to stop work, shall have no supervision or control as to the work or persons doing the work, shall not have charge of the work, shall not be responsible for safety in, on, or about the job site, or have any control of the safety or adequacy of any equipment, building component, scaffolding, supports, forms, or other work aids.

Electronic Files Transfer.

- (a) Farnsworth Group may prepare electronic files which contain machine-readable information or certain information for a project ("Project Files"). Client may request Project Files to facilitate Client's understanding of the project. The Parties recognize that the Project Files are subject to alteration, either intentionally or unintentionally, due to, among other causes, transmission, conversion, media degradation, software error or human error. The Parties further understand that the transfer of Project Files from the system and format used by Farnsworth Group to an alternate system or format cannot be accomplished without the introduction of anomalies and/or errors.
- (b) Upon request, during the active term of the project Farnsworth Group will supply Project Files to Client upon the express terms and conditions set forth herein:
 - (i) The Project Files may not be used for any purpose not related specifically to the Client's project. Use of these files for development of other projects; additions to the project, or duplication of the project at any location is expressly prohibited.
 - (ii) The Project Files are provided for information purposes only and are not intended as an end product. The Project Files may be a work in process, and Farnsworth Group is under no obligation to provide Client with any updated version(s) of the Project Files.
 - (iii) Client acknowledges and understands that the Project Files may not reflect all data contained in the contract documents, addenda, or other pertinent contract-related documents. Client acknowledges and understands that the Project Files may contain data which is not included in the contract documents.

- (iv) Client shall indemnify Farnsworth Group for client's use of the Project Files.

- (c) BIM Digital Files. With regard to the transfer of Building Information Model (BIM) digital files, both Parties agree as follows:

- (i) Farnsworth Group will provide only those BIM files created for Client's project. There is no representation the BIM files are comprehensive or comprise a complete model of the building.
- (ii) The level of development of the model will be defined consistent with AIA Document E202-2008, as agreed by the parties. After reviewing and verifying the accuracy of the information contained within Farnsworth Group's BIM files, Client is authorized to develop its own model to a higher level of development for its own uses, but, in doing so, expressly agrees to assume all risks associated therewith and indemnify Farnsworth Group.

Statutes of Repose and Limitation: All legal causes of action between the parties to the Agreement shall accrue and any applicable statutes of repose or limitation shall begin to run not later than the date of Substantial Completion. If the act or failure to act complained of occurs after the date of Substantial Completion, then the date of final completion shall be used, but in no event shall any statute of repose of limitation begin to run any later than the date Farnsworth Group's services are completed or terminated.

Severability: If any term or provision of the Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of the Agreement shall remain in full force and effect.

Waiver: No waiver by either party of any breach, default, or violation of any term, warranty, representation, agreement, covenant, condition, or provision hereof shall constitute a waiver of any subsequent breach, default, or violation of the same or any other term, warranty, representation, agreement, covenant, condition, or provision hereof. All waivers must be in writing.

Survival: Notwithstanding completion or termination of the Agreement for any reason, all rights, duties, obligations of the parties to the Agreement shall survive such completion or termination and remain in full force and without limitation.

Governing Law: The Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

Utilities: If Client is responsible to provide information on the location of underground utility lines for use on the Project, as defined in the scope of services, then Farnsworth Group is entitled to exclusively rely on the accuracy and completeness of that information and shall provide prompt written notice to Client if Farnsworth Group becomes aware of any errors, omissions or inconsistencies in such information. Client is responsible for disclosing and providing information on the existence and location of subterranean structures on the Project. Client agrees to waive any claim against Farnsworth Group and/or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and/or any subconsultant or other persons encountering utilities or other man-made objects that were not called to Farnsworth Group's attention or which were not properly located on documents furnished to Farnsworth Group. Client further agrees to compensate Farnsworth Group and/or any subconsultant for any time spent or expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Topographic Surveys/Utilities: If Farnsworth Group is performing the topographic surveys for the Project and the defined scope of service includes Farnsworth Group's efforts to obtain and show information on the location of underground utility lines on the Project, then any such identification and location of underground utilities by Farnsworth Group are strictly limited to public utilities. Client understands that information regarding underground utilities obtained from public agencies and utility owners are not guaranteed to be accurate or reliable. Additionally, the information obtained from the use of underground utility locators or locating technology may not be completely accurate or reliable. Farnsworth Group will use reasonable effort to understand the underground utilities on the Project using the level of service identified in the scope of services, however,

Client agrees that Farnsworth Group is not responsible for and has no liability for any such underground utilities that are not locatable and are not shown on available utility agency or municipality mapping, including private utilities, service lines (lines connecting on-site facilities to the public utilities), and other private utilities interconnecting on-site facilities. Client agrees to waive any claim against Farnsworth Group and/or any subconsultant, and to indemnify and hold harmless from any claim or liability for injury or loss arising from Farnsworth Group and/or any subconsultant for utilities that are not locatable, not shown on available utility agency or municipal mapping, and private utilities and service lines that were not made known to Farnsworth Group. Client further agrees to compensate Farnsworth Group and/or any subconsultant for any time spent or expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, in accordance with Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy.

Samples: All samples of any type (soil, rock, water, manufactured materials, biological, etc.) will be discarded sixty (60) days after submittal of Project deliverables. Upon Client's authorization, samples will be either delivered in accordance with Client's instructions or stored for an agreed charge.

Discovery of Unanticipated Hazardous Substances or Pollutants: Hazardous substances are those so defined by prevailing Federal, State, or Local laws. Pollutants mean any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acids, alkalies, chemicals and waste. Hazardous substances or pollutants may exist at a site where they would not reasonably be expected to be present. Client and Farnsworth Group and/or any subconsultant agree that the discovery of unanticipated hazardous substances or pollutants constitutes a "changed condition" mandating a renegotiation of the scope of services or termination of services. Client and Farnsworth Group and/or any subconsultant also agree that the discovery of unanticipated hazardous substances or pollutants will make it necessary for Farnsworth Group and/or any subconsultant to take immediate measures to protect human health and safety, and/or the environment. Farnsworth Group and/or any subconsultant agree to notify Client as soon as possible if unanticipated known or suspected hazardous substances or pollutants are encountered. Client encourages Farnsworth Group and/or any subconsultant to take any and all measures that in Farnsworth Group's and/or any subconsultant's professional opinion are justified to preserve and protect the health and safety of Farnsworth Group's and/or any subconsultant's personnel and the public, and/or the environment, and Client agrees to compensate Farnsworth Group and/or any subconsultant for the additional cost of such measures. In addition, Client waives any claim against Farnsworth Group and/or any subconsultant, and agrees to indemnify and hold Farnsworth Group and/or any subconsultant harmless from any claim or liability for injury or loss arising from the presence of unanticipated known or suspected hazardous substances or pollutants. Client also agrees to compensate Farnsworth Group and/or any subconsultant for any time spent and expenses incurred by Farnsworth Group and/or any subconsultant in defense of any such claim, with such compensation to be based upon Farnsworth Group's and/or any subconsultant's prevailing fee schedule and expense reimbursement policy. Further, Client recognizes that Farnsworth Group and/or any subconsultant has neither responsibility nor liability for the removal, handling, transportation, or disposal of asbestos containing materials, nor will Farnsworth Group and/or any subconsultant act as one who owns or operates an asbestos demolition or renovation activity, as defined in regulations under the Clean Air Act.

Job Site: Client agrees that services performed by Farnsworth Group and/or any subconsultant during construction will be limited to providing observation of the progress of the work and to address questions by Client's representative concerning conformance with the Contract Documents. This activity is not to be interpreted as an inspection service, a construction supervision service, or guaranteeing the construction contractor's or construction subconsultant's performance. Farnsworth Group and/or any subconsultant will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs. Farnsworth Group and/or any subconsultant will not be responsible for construction contractor's or construction subconsultant's obligation to carry out the work according to the Contract Documents. Farnsworth Group and/or any subconsultant will not be considered an agent of Client and will not have authority to direct construction contractor's or construction subconsultant's work or to stop work.

Shop Drawing Review: Client agrees that Farnsworth Group and/or any subconsultant shall review shop drawings and/or submittals solely for their

general conformance with Farnsworth Group's and/or any subconsultant's design concept and general conformance with information given in the Contract Documents. Farnsworth Group and/or any subconsultant shall not be responsible for any aspects of a shop drawing and/or submittal that affect or are affected by the means, methods, techniques, sequences, and procedures of construction, safety precautions and programs incidental thereto, all of which are the construction contractor's or construction subconsultant's responsibility. The construction contractor or construction subconsultant will be responsible for dimensions, lengths, elevations and quantities, which are to be confirmed and correlated at the jobsite, and for coordination of the work with that of all other trades. Client warrants that the construction contractor and construction subconsultant shall be made aware of the responsibility to review shop drawings and/or submittals and approve them in these respects before submitting them to Farnsworth Group and/or any subconsultant.

LEED Certification and Energy Models: Client agrees that Farnsworth Group and/or any subconsultant do not guarantee the LEED certification of any facility for which Farnsworth Group and/or any subconsultant provides commissioning, LEED consulting or energy modeling services. The techniques and specific requirements for energy models used to meet LEED criteria have limitations that result in energy usage predictions that may differ from actual energy usage. Farnsworth Group and/or any subconsultant will endeavor to model energy usage very closely to actual usage, but Client agrees that Farnsworth Group and/or any subconsultant will not be responsible or liable in any way for inaccurate budgets for energy use developed from the predictions of LEED-compliant energy models. LEED certification and the number of LEED points awarded for energy efficiency are solely the responsibility of the U.S. Green Building Council and Green Building Certification Institute.

Environmental Site Assessments: No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Subject Property. Performance of an Environmental Site Assessment is intended to reduce, but not eliminate, uncertainty regarding potential for Recognized Environmental Conditions in connection with a Subject Property. In order to conduct the Environmental Site Assessment, information will be obtained and reviewed from outside sources, potentially including, but not limited to, interview questionnaires, database searches, and historical records. Farnsworth Group is not responsible for the quality, accuracy, and content of information from these sources. Any non-scope items provided in the Phase I Environmental Site Assessment Report are provided at the discretion of the environmental professional for the benefit of Client. Inclusion of any non-scope finding(s) does not imply a review of any other non-scope items with the Environmental Site Assessment investigation or report. The Environmental Site Assessment report is prepared for the sole and exclusive use of Client. Farnsworth Group does not intend, without its written consent, for the Phase 1 Environmental Site Assessment Report to be disseminated to anyone beside Client, or to be used or relied upon by anyone beside Client. Use of the report by any other person or entity is unauthorized and such use is at their sole risk.



Schedule of Charges - January 1, 2019

Engineering/Surveying Professional Staff	Per Hour
Administrative Support	\$ 70.00
Engineering Intern I/Cx Specialist I	\$ 112.00
Engineering Intern II/Cx Specialist II	\$ 123.00
Engineer/Land Surveyor/Senior Cx Specialist	\$ 135.00
Senior Engineer/Senior Land Surveyor/Cx Project Manager	\$ 141.00
Project Engineer/Project Land Surveyor/Senior Cx Project Manager	\$ 155.00
Senior Project Engineer/Senior Project Land Surveyor/Cx Manager	\$ 172.00
Engineering Manager/Land Surveying Manager/Senior Cx Manager	\$ 194.00
Senior Engineering Manager/Senior Land Surveying Manager/Senior Cx Director	\$ 204.00
Principal/Vice President	\$ 212.00

Technical Staff

Technician I	\$ 73.00
Technician II	\$ 98.00
Senior Technician	\$ 109.00
Chief Technician	\$ 126.00
Designer/Computer Specialist/Lead Technician	\$ 136.00
Senior Designer	\$ 141.00
Project Designer/Project Technician	\$ 150.00
Senior Project Designer/Systems Integration Manager	\$ 169.00
Design Manager/Government Affairs Manager	\$ 181.00
Technical Manager	\$ 192.00
Senior Technical Manager	\$ 205.00

Architecture/Landscape Architecture/Interior Design Professional Staff

Designer I	\$ 101.00
Senior Interior Designer/Designer II	\$ 112.00
Architect/Interior Design Manager/Designer III/Project Coordinator	\$ 128.00
Senior Architect/Senior Project Coordinator	\$ 135.00
Project Architect/Project Manager	\$ 148.00
Senior Project Architect/Senior Project Manager	\$ 162.00
Architectural Manager	\$ 173.00
Senior Architectural Manager	\$ 182.00
Principal – Architecture	\$ 206.00

Units

Overtime, If Required by Client – Non-Exempt Employees Only	1.25xbilling rate
Expert Testimony	2xbilling rate
Per diem	\$55.00/day
ATV & Trailer	\$11.00/hr
Field Vehicle	\$14.00/hr
Automobile mileage	\$0.61/mile
Software/CAD/Revit Station	\$15.00/hr
Hand Held GPS	\$11.00/hr
GPS Unit (each)	\$22.00/hr
Utility Locator/Robotic Total Station	\$26.00/hr
Stationary Scanner	\$300.00/day
Subconsultants & Other Reimbursable Expenses Related to Project*	Cost+ 10%

*Includes the actual cost of prints/copies, supplies, travel charges, testing services, conferencing services, and other costs directly incidental to the performance of the above services.

CHARGES EFFECTIVE UNTIL JANUARY 1, 2020 UNLESS NOTIFIED

ORDINANCE NO. 20-02

**AN ORDINANCE MAKING AMENDMENTS REGARDING DANGEROUS TREES TO CHAPTER 9 OF
TITLE 8 OF THE MORTON MUNICIPAL CODE**

WHEREAS, the Morton Municipal Code was adopted on March 2, 1970, and duly published in book form; and

WHEREAS, pursuant to Section 11-60-2 of the Illinois Municipal Code, the Village Board has the authority to define, prevent and abate nuisances within the Village; and

WHEREAS, the President and Board of Trustees have determined that dead, diseased and damaged trees are dangerous and constitute a nuisance if they are permitted to exist in a condition that creates a significant risk of injury to persons or property other than property on which the tree is located; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village to amend Chapter 8 of Title 8 of the Morton Municipal Code to define dead, diseased and damaged trees as a nuisance under certain circumstances.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, that Section 8-8-1 of the Morton Municipal Code is hereby amended in the method and manner shown as follows with additions shown in underlined font and deletions shown in strikethrough font:

8-8-1: NUISANCE: For purposes of this Chapter, ~~the term "nuisance" is to the property of others or which causes or tends to cause diminution in the value of other property in the neighborhood in which such premises are located. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of garbage or debris, and any dilapidated structures.~~ the following definitions apply:

~~The following definitions apply:~~

GARBAGE: Wastes resulting from the handling, preparation, cooking, and consumption of food; wastes from the handling, storage, and sale of produce.

DEBRIS: Includes but is not limited to lumber, junk, trash, abandoned, discarded, or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans, or containers, ashes, and refuse.

ASHES: Residue from fires used for cooking and for heating buildings.

REFUSE: Combustible trash, including, but not limited to, paper, cartons, boxes, barrels, wood, excelsior, tree branches, yard trimmings, wood furniture, bedding; noncombustible trash, including, but not limited to, metal, tin cans, metal furniture, dirt, small quantities of rock and pieces of concrete, glass crockery, other mineral wastes; street rubbish, including, but not limited to, street sweepings, dirt, leaves, catch basin dirt, contents of litter receptacles; but "refuse" does not mean earth and waste from building operations, nor shall it include solid wastes resulting from industrial processes and manufacturing operations such as food processing wastes, boiler-house cinders, lumber, scraps, and shavings.

DILAPIDATED STRUCTURES: Any structure that has broken windows, missing siding, substantial trim missing, significant portions of exterior missing, boarded doors or windows, missing doors, portions of roof exposed, significant portions of roof missing, or any similar condition showing the structure is in a significant state of disrepair.

DANGEROUS TREE: Any tree or portion thereof that is dead, diseased, insect-infected, or damaged and that because of such condition, constitutes a significant risk of injury to persons, obstruction of traffic or damage to property (including without limitation damage to other trees or vegetation through the spread of disease or insect infestation) other than private property on the same parcel on which such tree is located.

NUISANCE: Any condition or use of property or of building exteriors which is detrimental to the property of others, or which causes or tends to cause diminution in the value of other property in the neighborhood in which such premises are located, including but not limited to:

(A) The keeping or the depositing on or the scattering over the premises of garbage, debris, ashes, or refuse;

(B) Any dilapidated structure; or

(C) Any dangerous tree.

BE IF FURTHER ORDAINED that Section 8-8-2 of the Morton Municipal Code is hereby amended in the method and manner shown as follows with additions shown in underlined font and deletions shown in strikethrough font:

8-8-2: DUTY OF MAINTENANCE OF PRIVATE PROPERTY: No person, owning, leasing, occupying, or having charge of any premises shall maintain or keep any nuisance thereon. ~~nor shall any such person, keep or maintain such premises in a manner causing diminution in the value of other property in the neighborhood in which such premises are located.~~

BE IT FURTHER ORDAINED that Section 8-8-3 of the Morton Municipal Code of the Village of Morton is hereby deleted and in its place a new Section 8-8-3 shall be inserted which shall be as follows:

8-8-3: NOTICE TO ABATE: Except as otherwise provided by the ordinances of the Village, the Village Police Chief, Zoning Enforcement Officer, and the Village Attorney are authorized to serve or cause to be served a notice in writing upon the owner, agent, occupant, or person in possession, charge, or control of any lot, building, or premises, or item of personal property in or upon which any nuisance exists. Such notice shall require the owner, agent, occupant, or person in possession, charge or control to abate the nuisance within a specified reasonable time not less than seven (7) days. Notwithstanding the foregoing, whenever in the opinion of the Village Police Chief or the Zoning Enforcement Officer the maintenance or continuation of a nuisance creates an imminent threat of serious injury to persons or serious damage to personal or real property or a substantial interference with the quiet enjoyment of life normally present in the Village, the Village shall proceed to abate such nuisance without the necessity to provide a seven (7) day written notice to the owner, agent, occupant, or person in possession, charge, or control of the lot, building, or premises, or item of personal property in or upon which the nuisance has occurred.

BE IT FURTHER ORDAINED that Section 8-8-4 of the Morton Municipal Code is hereby amended in the method and manner shown as follows with additions shown in underlined font and deletions shown in strikethrough font:

8-8-4: MANNER OF SERVICE OF NOTICE TO ABATE: ~~The Village Police Chief or Zoning Enforcing Officer is hereby authorized and empowered to notify the person in control of any private property, whether as owner, lessee, tenant, occupant, or otherwise to remove to an enclosed area on the property or otherwise remove from the property, any garbage or debris which are stored in violation of Section 8-8-3 of this Chapter.~~

~~Said notice shall allow said person seven (7) days to remove said property; and in the event same is not so removed, the provisions of Section 8-8-6 of this Chapter shall apply. Such~~ The notice required by Section 8-8-3 may be given by any of the following methods.

- (A) Certified or Registered Mail addressed to the person occupying the premises in question and to the owner, if different than the occupant.
- (B) Personal delivery to the occupant and personal delivery to the owner, if different than the occupant.
- (C) Posting of the notice on the premises.

BE IT FURTHER ORDAINED that Section 8-8-5 of the Morton Municipal Code is hereby amended in the method and manner shown as follows with additions shown in underlined font and deletions shown in strikethrough font:

8-8-5: PENALTY FOR FAILURE TO ABATE SUCH NUISANCE: if said person allows a nuisance to exist as defined in this Chapter and fails to abate said nuisance within the period allowed by ~~Section 8-8-4~~ of this Chapter, then, upon conviction thereof, said person shall be fined not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00) for each offense, and a separate offense shall be deemed committed on each day during or on which said nuisance is permitted to exist.

BE IT FURTHER ORDAINED that Section 8-8-6 of the Morton Municipal Code is hereby amended in the method and manner shown as follows with additions shown in underlined font and deletions shown in strikethrough font:

8-8-6: ABATEMENT BY VILLAGE: In addition to the penalty provided for in ~~Section 8-8-5~~ of this Chapter, whenever any person fails to abate said nuisance within the period allowed by ~~Section 8-8-4~~ of this Chapter, then the Village may abate the nuisance and file a lien as provided in this Chapter.

BE IT FURTHER ORDAINED that if any section or part of this Ordinance is held invalid, it shall not affect the validity of the remainder of this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall take effect 10 days after publication thereof as provided by law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

RESOLUTION NO. 02-20

RESOLUTION AUTHORIZING PROFESSIONAL SERVICES AGREEMENT WITH CURRY AND ASSOCIATES ENGINEERS, INC. FOR WATER TREATMENT PLANT UPGRADES

WHEREAS, Curry and Associates Engineers, Inc. is an engineering firm providing civil and environmental engineering services in the state of Illinois; and

WHEREAS, the Superintendent of Public Works is engaged in the planning stages for necessary improvements and upgrades to the Village of Morton's water treatment plant; and

WHEREAS, the Superintendent of Public Works estimates that the construction costs for the proposed water treatment plant improvements and upgrades will be approximately ten million dollars (\$10,000,000.00); and

WHEREAS, the United States Department of Agriculture has published Water/Wastewater Project Guidelines setting forth calculated costs for engineering fees based upon the construction cost for a particular project; and

WHEREAS, the USDA Water/Wastewater Project Guidelines project engineering costs in the amount seven hundred twenty-five thousand two hundred fifty dollars (\$725,250.00) for a project with a construction cost of ten million dollars (\$10,000,000.00); and

WHEREAS, the Superintendent of Public Works recommends the Village of Morton enter into a Professional Services Agreement with Curry and Associates Engineers, Inc. for the provision of design, bid and guidance engineering services in connection with the proposed water treatment plant improvements and upgrades.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. The Superintendent of Public Works is authorized to enter into a Professional Services Agreement with Curry and Associates Engineers, Inc. for professional civil engineering services for design, bid and guidance engineering services in connection with the proposed water treatment plant improvements and upgrades on a time and material basis for an amount not to exceed seven hundred twenty-five thousand two hundred fifty dollars (\$725,250.00) with the form and substance of the Professional Services Agreement to be approved by the Superintendent of Public Works and Corporation Counsel prior to its execution.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this _____ day of _____, 2019; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2019.

President

ATTEST:

Village Clerk

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number 19-01 ZA Date 3-5-19

1. Legal Description: LOT 3 JEFF GREEN MEMORIAL SUBDIVISION

Street Address: NONE ASSIGNED

2. Area of subject property: _____ sq.ft. or 13.51 Ac.

3. Present land use: VACANT

Proposed land use or special use: PARK - MORTON PARK DISTRICT

Requested zoning change: from 1-2 District to R-5 District

4. Surrounding zoning districts: North B-3 East B-3 South 1-2 West 1-2

5. Subject property is owned by:

Name: MORTON FACILITIES, LLC

Address: 2411 W. CORNERSTONE COURT
PEORIA, IL 61614

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):

SEE ATTACHED LIST

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Additional exhibits submitted by the petitioner:

PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

9. Petitioners' Signature:

Name (printed)

Address (printed)

Signature

DAVID MALOOF
MANAGER
MORTON FACILITIES LLC

2411 W Cornerstone Ct.
PEORIA, IL 61614

David Maloof



2411 W. Cornerstone Court
Peoria, Illinois 61614
309.693.3000

maloofcommercial.com

March 5, 2019

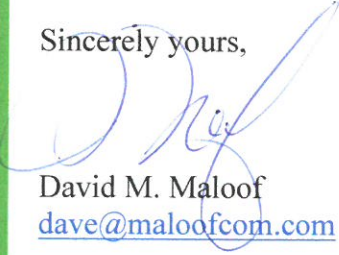
Roger Spangler
Village of Morton
Planning & Zoning
120 N. Main St.
Morton, IL 61550

RE: *Lot 3 Jeff Green Memorial Subdivision*
203 W. Ashland, Morton, Illinois

Dear Roger:

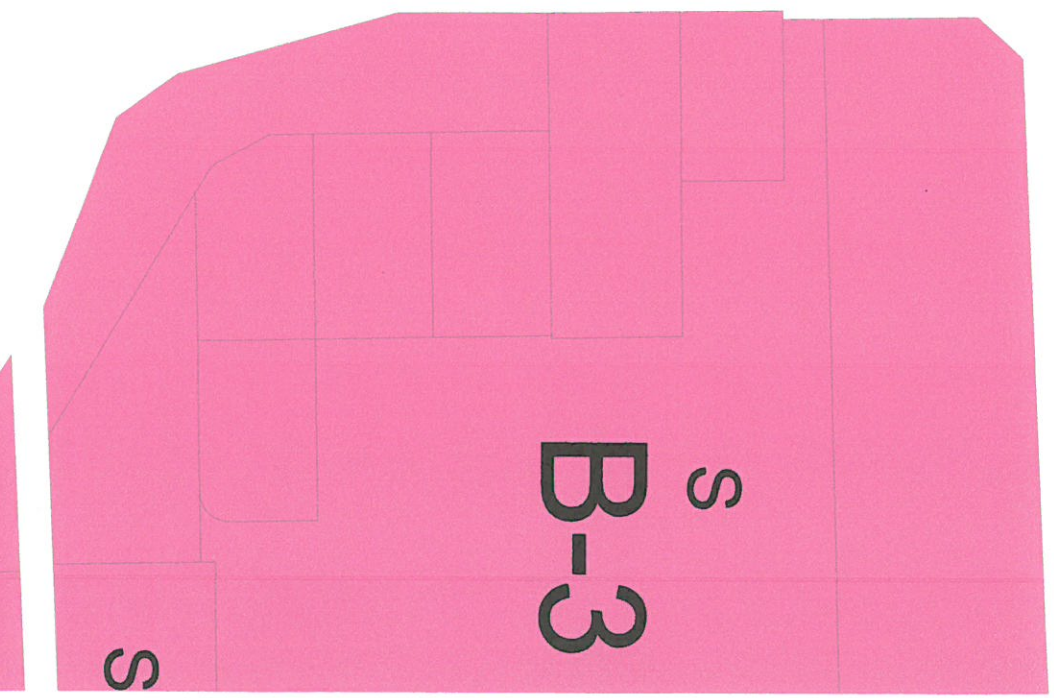
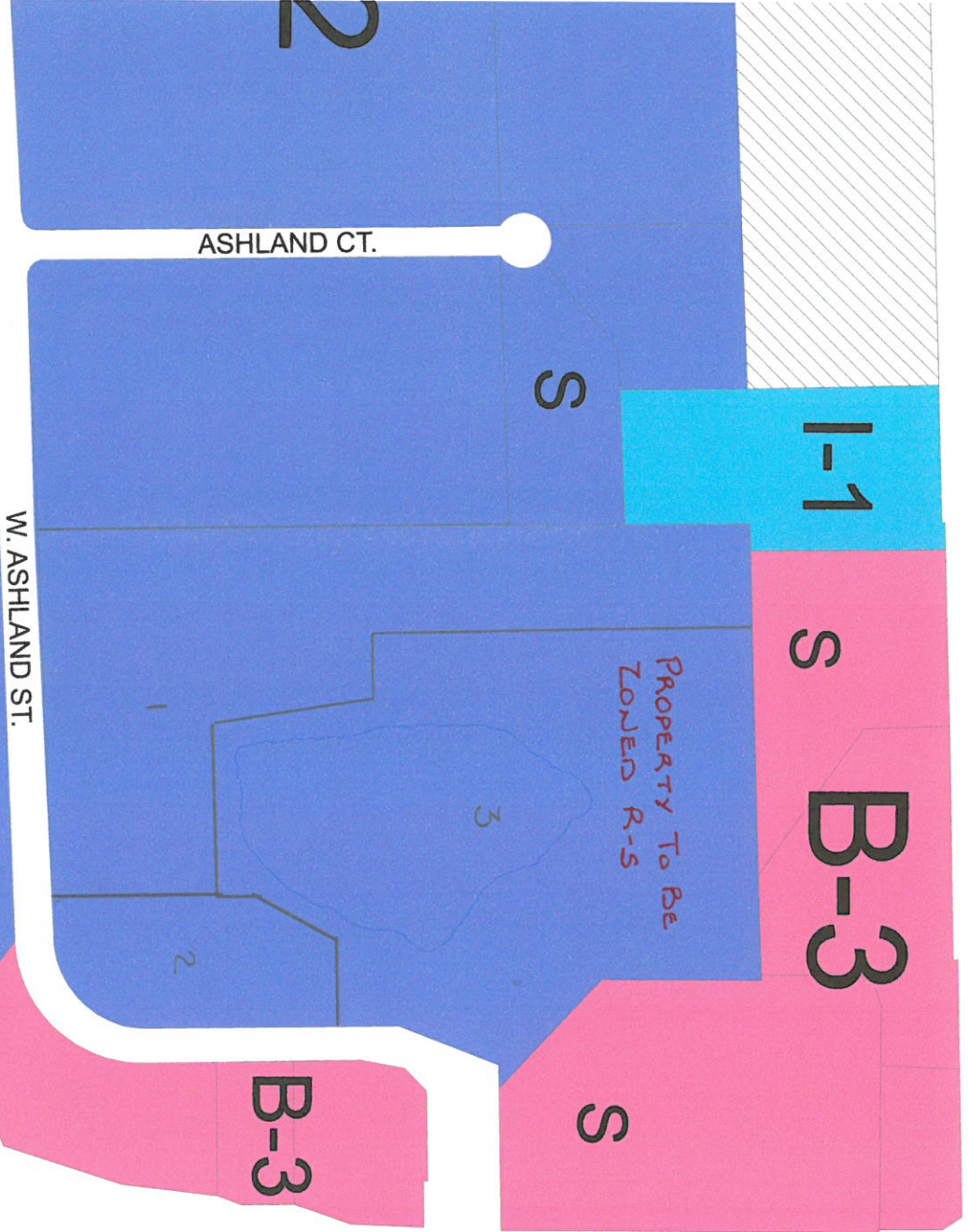
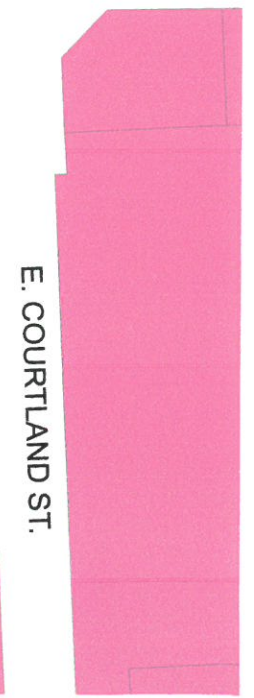
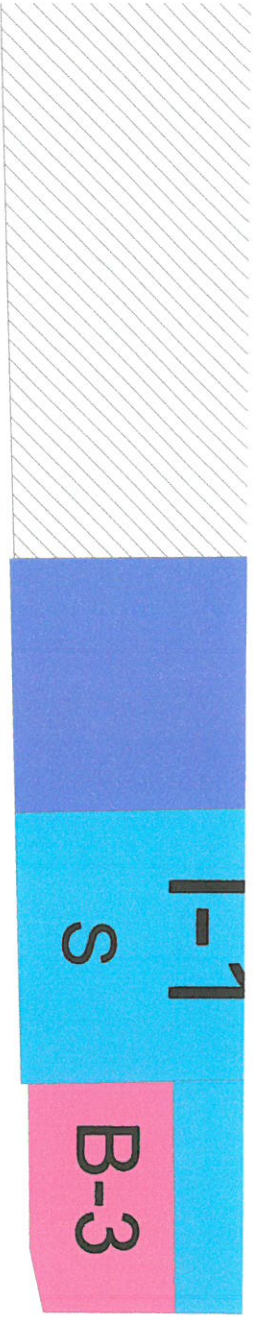
This letter is in regards to our rezoning request for the 13.51 acres (Lot 3 of Jeff Green Memorial Subdivision), Morton, Illinois. We are requesting this change in the zoning classification due to our desire to donate this property to the Morton Park District for their use as part of their park system. We believe this rezoning and use will be a positive influence on the surrounding area and will not create any detrimental effects. If you have any questions, please contact me.

Sincerely yours,



David M. Maloof
dave@maloofcom.com

Enc.
DMM:jdww



A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

[illegible]

9
FAL
AS
OF OF
E
S 17
O+
100
E OF
ST
BY
AND
UTES
EST
LNE,
ONIS

NOTAS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

[illegible][illegible]

DATE: _____

THE ABOVE INFORMATION IS BEING FURNISHED FOR THE INFORMATION OF THE FBI AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE DISCLOSED TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN AUTHORIZATION OF THE FBI. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE DISCLOSED TO ANY OTHER AGENCY OR INDIVIDUAL WITHOUT THE WRITTEN AUTHORIZATION OF THE FBI.

[illegible][illegible]

DO NOT WRITE IN THESE SPACES

THESE STATISTICS ARE BASED ON THE DATA PROVIDED BY THE INDIVIDUALS WHO HAVE BEEN CONTACTED BY THE BUREAU OF THE CENSUS. THE BUREAU OF THE CENSUS DOES NOT GUARANTEE THE ACCURACY OF THE DATA. THE BUREAU OF THE CENSUS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THESE STATISTICS. THE BUREAU OF THE CENSUS IS NOT RESPONSIBLE FOR ANY CONSEQUENCES THAT MAY RESULT FROM THE USE OF THESE STATISTICS. THE BUREAU OF THE CENSUS IS NOT RESPONSIBLE FOR ANY CONSEQUENCES THAT MAY RESULT FROM THE USE OF THESE STATISTICS.

[illegible][illegible][illegible][illegible]

STATE OF NEW YORK
COUNTY OF ALBANY
IN SENATE,
January 12, 1910.

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN ANSWER TO A RESOLUTION PASSED
BY THE SENATE, MARCH 11, 1909,
RELATIVE TO THE LANDS BELONGING
TO THE STATE.

ALBANY:
J. B. LEECH, STATE PRINTER,
1910.

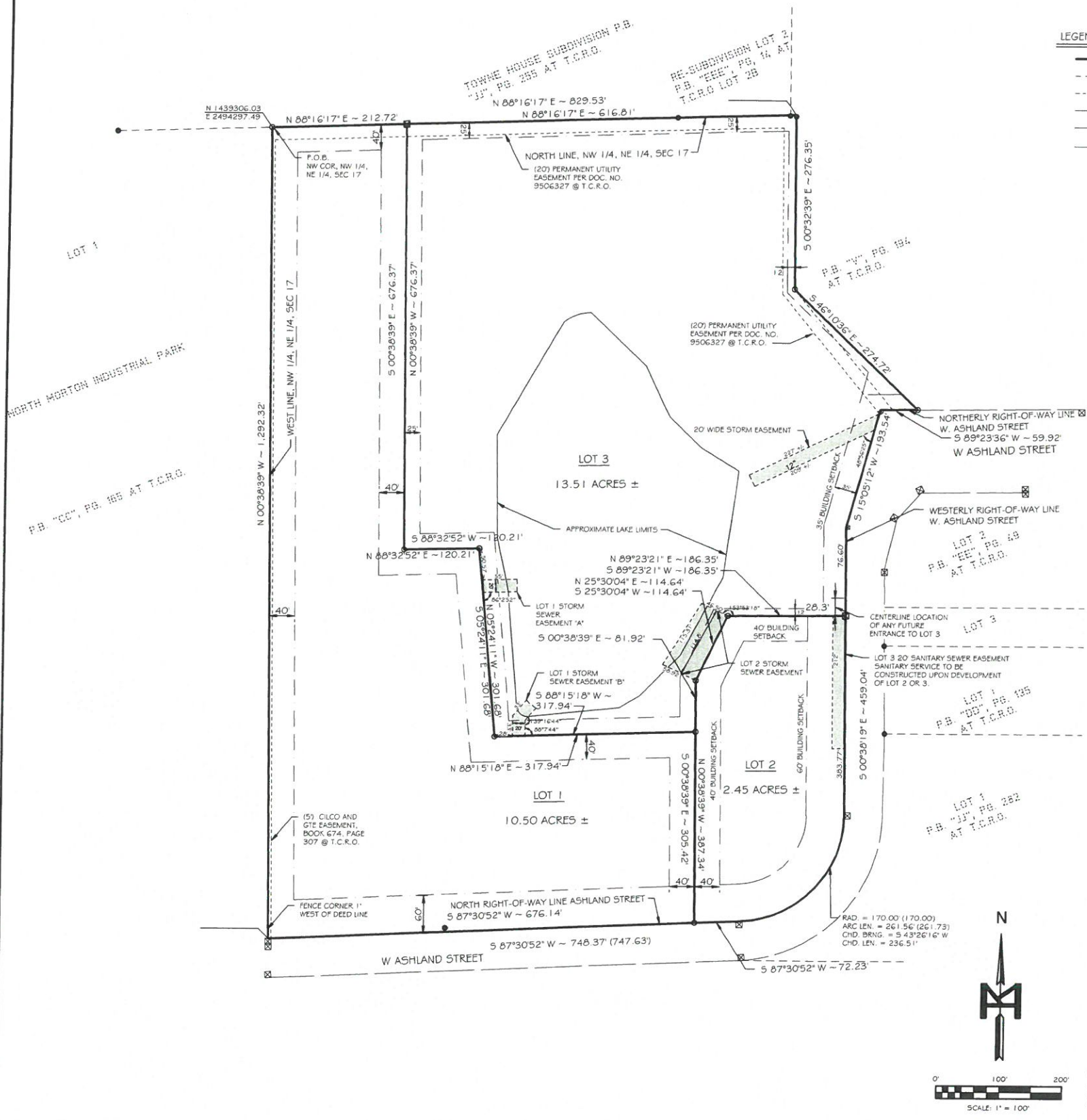
[illegible][illegible]

PROJECT NO.	18-046
SHEET 1 OF 1	
DRAWING NO.	

	Name	Address 1	City	State	Zip	Street	Apt
	MORTON'S BEST STORAGE LLC	PO BOX 330	MORTON	IL	61550-0330	80 ASHLAND CT	
	STRUBE ENTERPRISES LLC	108 FORESTVIEW RD	MORTON	IL	61550-1106	90 ASHLAND CT	
	TACO BELL	7211 N KNOXVILLE AVE STE 3	PEORIA	IL	61614-2075	100 W ASHLAND ST	
	MORTON DONUTS INC	415 CENTRAL AVE	NORTHFIELD	IL	60093-3037	120 W ASHLAND ST	
	SAINATH INVESTMENTS LLC	150 W ASHLAND ST	MORTON	IL	61550-1424	150 W ASHLAND ST	
	DAILY EXPRESS INC	3220 ZIMMERMAN DR	BETTENDORF	IA	52722-5582	200 W ASHLAND ST	
	ENTERPRISE RENT A CAR	4509 N BRADY ST	DAVENPORT	IA	52806-4051	203 W ASHLAND ST	
	GROWMARK INC	240 W ASHLAND ST	MORTON	IL	61550-1437	230 W ASHLAND ST	
PO	MORTON FACILITIES LLC	2411 W CORNERSTONE CT	PEORIA	IL	61614-2493	230 W ASHLAND ST	
	GROWMARK INC	240 W ASHLAND ST	MORTON	IL	61550-1437	240 W ASHLAND ST	
PO	MORTON FACILITIES LLC	2411 W CORNERSTONE CT	PEORIA	IL	61614-2493	240 W ASHLAND ST	
	KEEN TRANSPORT INC	10700 PRAIRIE LAKES DR	EDEN PRAIRIE	MN	55344-3858	265 W ASHLAND ST	
	SHIPTON, DIANE & WILLIAM	16885 SCHMIDT RD	MORTON	IL	61550-9661	150 W COURTLAND ST	
	ARBY'S #7152 MORTON LLC	PO BOX 1526	BLOOMINGTON	IL	61702-1526	1801 N MORTON AVE	- B
	MAC'S CONVENIENCE STORES LLC #1424	PO BOX 2440	SPOKANE	WA	99210-2440	1801 N MORTON AVE	- A
PO	MACS CONVENIENCE STORES LLC #1424	4080 W JONATHAN MOORE PIKE	COLUMBUS	IN	47201-8667	1801 N MORTON AVE	
	COMMERCE BANK % FEULNER MIKE	8000 FORSYTH BLVD STE 1300	ST LOUIS	MO	63105	1901 N MORTON AVE	

FINAL PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LEGEND

- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXIST. RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXIST. FENCE
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD ANGLE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / RR SPIKE
- FOUND RIGHT-OF-WAY MONUMENT
- SET IRON ROD 1/2" x 24"
- SET CONCRETE MONUMENT
- TAZEWELL COUNTY RECORDER'S OFFICE
- POINT OF BEGINNING
- RIGHT-OF-WAY

NOTES:

- IT IS NOT WARRANTED THAT THIS FINAL PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING HAZARD. AS PER FLOOD INSURANCE RATE MAP NO. 17179C0065E, 17179C0201E & 17179C0202E EFFECTIVE DATE FEBRUARY 17, 2018.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, WEST ZONE, NAD 1983, 2007 ADJUSTMENT.
- ANY BUFFERING (SUCH AS, BUT NOT LIMITED TO, VEGETATIVE) BETWEEN LOTS 1 AND 3; OR LOTS 2 AND 3; DUE TO CURRENT OR FUTURE ZONING REQUIREMENTS, SHALL TAKE PLACE ON LOT 3.
- THE EXISTING LAKE WILL SERVE IN PERPETUITY AS STORM SEWER DETENTION FOR LOTS 1 AND 2. NO ADDITIONAL DETENTION REQUIREMENTS WILL BE REQUIRED OF LOTS 1 AND 2, REGARDLESS OF FUTURE DEVELOPMENT.
- TOTAL AREA OF JEFF GREEN MEMORIAL SUBDIVISION: 26.46 ACRES ±
- JEFF GREEN MEMORIAL SUBDIVISION IS P.L.N. 06-06-17-200-022.

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 829.53 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 276.35 FEET; THENCE SOUTH 46 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 274.72 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ASHLAND STREET; (THE FOLLOWING 5 COURSES ARE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID WEST ASHLAND STREET) THENCE SOUTH 89 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 59.92 FEET; THENCE SOUTH 15 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 193.54 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 459.04 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE COCAVE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 261.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 26 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 236.51 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 748.37 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,292.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 26.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

DECLARATION AND DEDICATION OF "JEFF GREEN MEMORIAL SUBDIVISION" SUBDIVISION TO THE VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS.

I, WE, DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER OF THE LAND SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY CERTIFY THAT I/WE HAVE CAUSED THE SURVEY AND SUBDIVISION THEREOF TO BE MADE AS SHOWN ON THE ACCOMPANYING PLAT TO BE KNOWN AS "JEFF GREEN MEMORIAL SUBDIVISION" IN THE VILLAGE OF MORTON, TAZEWELL COUNTY, ILLINOIS, AND ACKNOWLEDGE SAID SURVEY TO BE CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF, AND THEN HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN ON SAID PLAT TO PUBLIC USE FOREVER.

EASEMENTS AS SHOWN BY DASHED LINES AND MARKED "UTILITY EASEMENT" OR "DRAINAGE EASEMENT" ON SAID PLAT ARE HEREBY RESERVED FOR THE USE OF ALL PUBLIC UTILITY COMPANIES TO INSTALL, LAY, CONSTRUCT, OPERATE, MAINTAIN, RENEW, AND/OR REMOVE UNDERGROUND WATER MAINS, SEWER PIPES, GAS PIPELINES, AND ELECTRIC, CABLE TELEVISION, AND TELEPHONE CABLES OR CONDUITS WITH ALL NECESSARY ABOVE GROUND TRANSFORMER AND SERVICE PEDESTAL INSTALLATIONS, WITH THE FURTHER RIGHT TO INSTALL AND MAINTAIN OVERHEAD ELECTRIC, CABLE TELEVISION, AND TELEPHONE POLE AND WIRELINE INSTALLATIONS WITH ALL NECESSARY BRACES, GUYWIRES, ANCHORS, AND OTHER APPLIANCES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES WITH WATER, SEWER, GAS, ELECTRIC, CABLE TELEVISION, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHEN NECESSARY, AND TO OVERHANG OR BURY ACROSS ALL LOTS SERVICE WIRES, PIPELINES, AND/OR CABLES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES TO INSTALL, OPERATE, AND MAINTAIN SAID UTILITY FACILITIES AND TO TRIM OR REMOVE ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH SAID UTILITY FACILITIES.

EASEMENTS INDICATED AS "DRAINAGE EASEMENT" ARE FOR THE CONVEYANCE OF STORM DRAINAGE OVER THE SURFACE OF THE GROUND, AND NO ELEVATION CHANGES OR OBSTRUCTIONS SUCH AS GARDENS OR LANDSCAPING THAT WOULD INTERFERE WITH THE INTENTION OF SAID EASEMENT SHALL BE PERMITTED. EASEMENTS INDICATED AS DETENTION BASIN DRAINAGE EASEMENT ARE FOR THE TEMPORARY DETENTION OF STORM WATER, AND NO CONFIGURATION OR ELEVATION CHANGES OR OBSTRUCTIONS SUCH AS GARDENS OR LANDSCAPING THAT WOULD INTERFERE WITH THE INTENTION OF SAID EASEMENT SHALL BE PERMITTED.

NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENTS FOR PUBLIC UTILITY PURPOSES.

I/WE FURTHER CERTIFY THAT, TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY IS LOCATED WITHIN MORTON UNIT DISTRICT 709.

DATED AT MORTON, ILLINOIS, THIS _____ DAY OF _____, 2019.

OWNER _____ OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT OF _____, AND _____, PERSONALLY KNOWN TO ME TO BE THE SECRETARY OF SAID CORPORATION, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH PRESIDENT AND SECRETARY, THEY SIGNED AND DELIVERED SAID INSTRUMENT OF WRITING AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND CAUSED THE SEAL OF SAID CORPORATION TO BE AFFIXED THERETO, PURSUANT TO AUTHORITY GIVEN BY THE BOARD OF DIRECTORS OF SAID CORPORATION AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC _____

TAZEWELL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, _____, COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2019.

COUNTY CLERK _____ DEPUTY CLERK _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I HEREBY CERTIFY THAT THE FINAL PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" SUBDIVISION WAS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE _____ DAY OF _____, 2019, AND THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON WERE ACCEPTED.

VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE PREPARED A FINAL PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION", BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE FINAL PLAT IS CORRECT AS SHOWN AND DRAWN TO A SCALE OF 1" = 100'. (1 INCH = 100 FEET)

DATED THIS _____ DAY OF _____, 2019.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3084

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES _____

MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com

Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED
1	02-25-2019	PRELIMINARY SUBDIVISION PLAT 18-046.dwg	

SURVEYED	CGT / MDP / CEJ	CLIENT:
DRAWN	DEH	
CHECKED	CEJ	
SCALE	1" = 100'	
DATE	02-25-2019	

MORTON FACILITIES, LLC

TITLE: **FINAL PLAT OF JEFF GREEN MEMORIAL SUBDIVISION**

PROJECT NO. 18-046
SHEET 1 OF 1
DRAWING NO. 1

PRELIMINARY PLAT OF JEFF GREEN MEMORIAL SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

LEGEND

---	LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	EXIST. RIGHT OF WAY LINE
---	BUILDING SETBACK LINE
---	EXIST. UNDERGROUND GAS SERVICE
---	EXIST. SANITARY SEWER SERVICE
---	EXIST. STORM SEWER
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED STORM SEWER
---	EXIST. WATER MAIN SERVICE
---	EXIST. FENCE
5 00°44'54" E	MEASURED BEARING
647.99'	MEASURED DISTANCE
(90°07'50")	RECORD ANGLE
(647.99')	RECORD DISTANCE
●	FOUND IRON ROD / PIPE / RR SPIKE
⊗	FOUND RIGHT-OF-WAY MONUMENT
○	SET IRON ROD 1/2" Ø x 24"
⊗	SET CONCRETE MONUMENT
T.C.R.O.	TAZEWELL COUNTY RECORDERS OFFICE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

NOTES:

DATUM BASED ON VILLAGE OF MORTON G.I.S. CONTROL (NORTH AMERICAN DATUM OF 1983 HAD 83, 1997 ADJUSTMENT, ILLINOIS WEST ZONE, 1202).

PROPERTY SHOWN HEREON IS ZONED I-2.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING HAZARD, AS PER FLOOD INSURANCE RATE MAP NO. 17179CO065E, 17179CO201E & 17179CO202E EFFECTIVE DATE FEBRUARY 17, 2018.

LOT 3 HAS NO ACCESS TO SANITARY SEWER.

ANY BUFFERING OR SCREENING (SUCH AS, BUT NOT LIMITED TO, VEGETATIVE) BETWEEN LOTS 1 AND 3; OR LOTS 2 AND 3; DUE TO CURRENT OR FUTURE ZONING REQUIREMENTS, SHALL TAKE PLACE ON LOT 3.

THE EXISTING LAKE WILL SERVE IN PERPETUITY AS STORM SEWER DETENTION FOR LOTS 1 AND 2. NO ADDITIONAL DETENTION REQUIREMENTS WILL BE REQUIRED OF LOTS 1 AND 2. REGARDLESS OF FUTURE DEVELOPMENT.

"PROPOSED ENTRANCES" AS SHOWN ON THE EAST SIDE OF THIS SUBDIVISION, ARE DIRECTLY ACROSS FROM EXISTING ENTRANCES ON ASHLAND STREET.

CURRENT P.I.N. 06-06-17-200-022

OWNERS: MORTON FACILITIES LLC
2411 W. CORNERSTONE COURT
PEORIA, ILLINOIS 61614

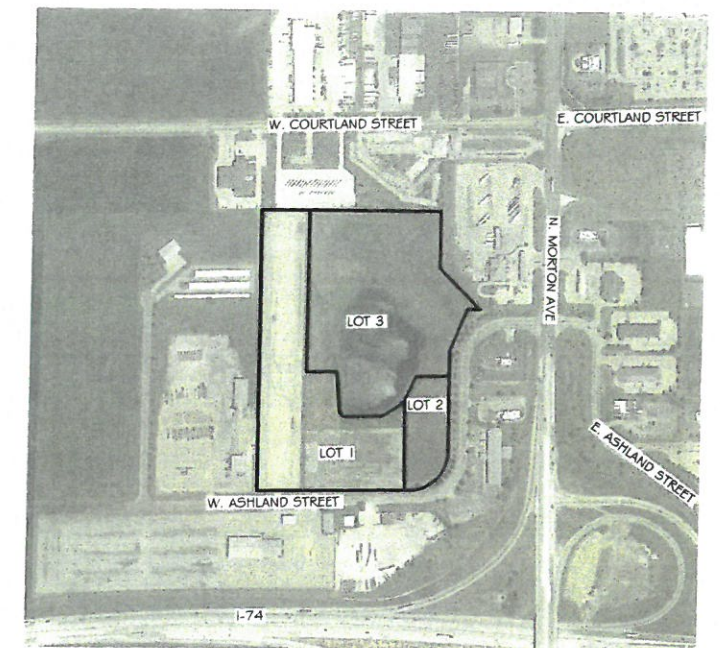
DEVELOPER: MORTON FACILITIES LLC
2411 W. CORNERSTONE COURT
PEORIA, ILLINOIS 61614

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED:

FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 829.53 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 39 SECONDS EAST, A DISTANCE OF 276.35 FEET; THENCE SOUTH 46 DEGREES 10 MINUTES 36 SECONDS EAST, A DISTANCE OF 274.72 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ASHLAND STREET; (THE FOLLOWING 5 COURSES ARE ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID WEST ASHLAND STREET) THENCE SOUTH 89 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 59.92 FEET; THENCE SOUTH 15 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 193.54 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 459.04 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE COINCIDE TO THE NORTHWEST, HAVING A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 261.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 26 MINUTES 16 SECONDS WEST AND A CHORD LENGTH OF 236.51 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 748.37 FEET, TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 39 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,292.32 FEET, TO THE POINT OF BEGINNING, CONTAINING 26.46 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY OF RECORD.



LOCATION MAP
NOT TO SCALE

VILLAGE OF MORTON PLANNING DIRECTORS CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF TAZEWELL)

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" WAS APPROVED BY THE VILLAGE OF MORTON, ILLINOIS, PLAN COMMISSION, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF ____, 2019.

PLAN DIRECTOR _____

CHAIRMAN _____

VILLAGE OF MORTON CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF TAZEWELL)

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" WAS APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS, AT ITS REGULARLY SCHEDULED MEETING HELD ON THE ____ DAY OF ____, 2019.

VILLAGE CLERK _____

SURVEYOR'S CERTIFICATE

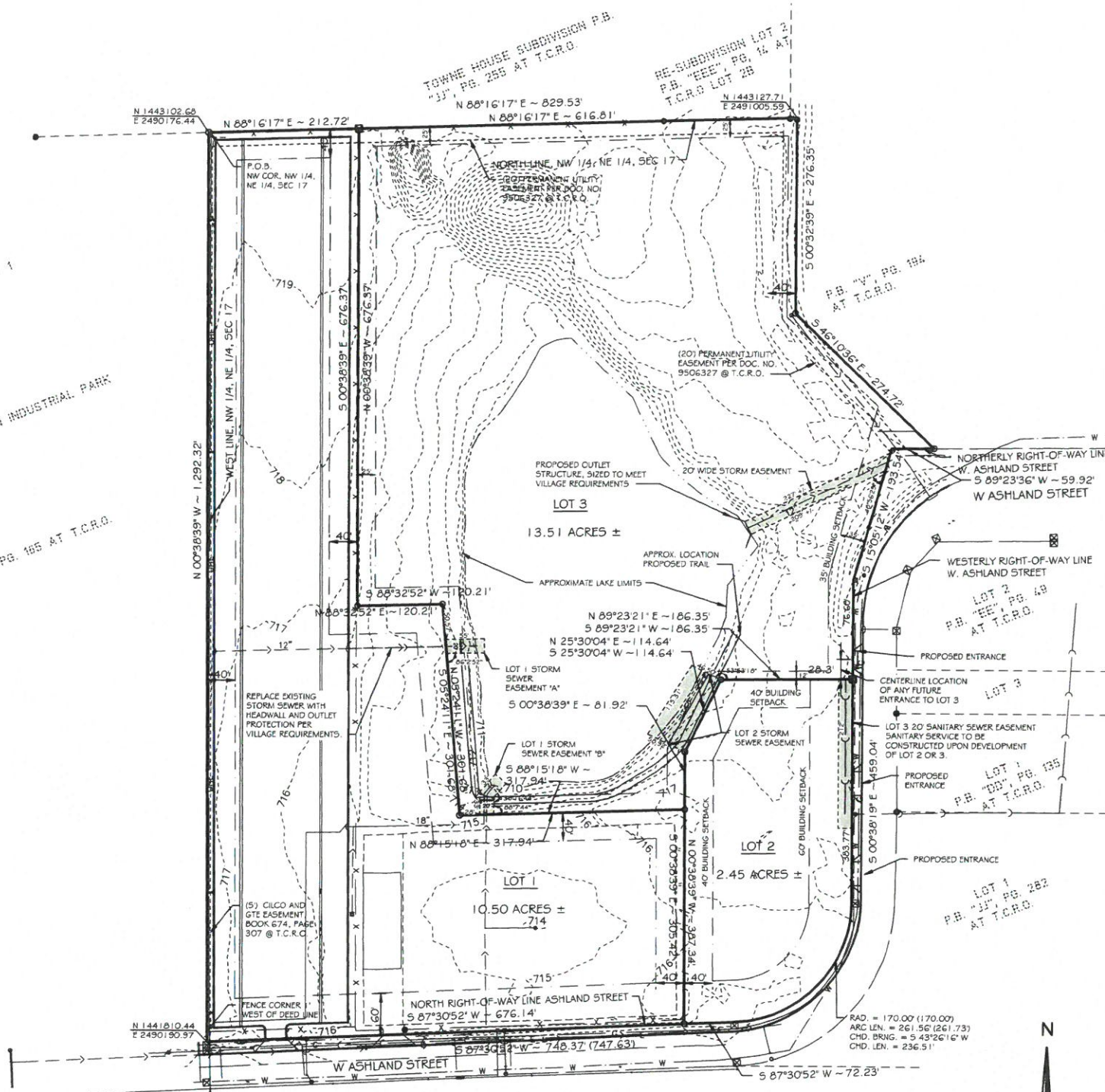
STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C. DO HEREBY STATE THAT WE HAVE PREPARED A PRELIMINARY PLAT OF "JEFF GREEN MEMORIAL SUBDIVISION" BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP-25-NORTH, RANGE-3-WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. WE FURTHER STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PRELIMINARY PLAT IS CORRECT AS SHOWN AND DRAWN TO A SCALE OF 1 INCH = 100 FEET.

DATED THIS ____ DAY OF ____, 2019.

MOHR AND KERR ENGINEERING AND LAND SURVEYING P.C.

CALEB E. JOHNSON
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR #035-3884

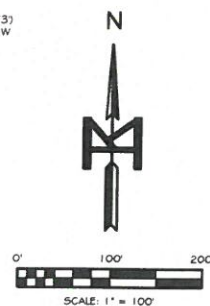


GENERAL NOTES

PROPERTY ZONED I-2 - GENERAL INDUSTRIAL DISTRICT
FRONT YARD SETBACK: 60'
SIDE YARD SETBACK: 40' & AS SHOWN ON LOT 2
BACK YARD SETBACK: 40' & AS SHOWN ON LOT 2

PROPERTY ZONED B-3 - GENERAL BUSINESS DISTRICT
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 10'
BACK YARD SETBACK: 20'
PARKING SETBACK: 10'

PROPOSED RE-ZONING		
	EXISTING	PROPOSED
LOT 1	I-2	I-2
LOT 2	I-2	I-2
LOT 3	I-2	RS



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com
Office: (309) 692-8500
Fax: (309) 692-8501
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION	CHECKED
1	02-27-2019	PRELIMINARY SUBDIVISION PLAT 18-046.dwg Feb 28, 2019	

SURVEYED	CGT / MDP / CEJ
DRAWN	DEH
CHECKED	CEJ
SCALE	1" = 100'
DATE	02-27-2019

CLIENT:

MORTON FACILITIES, LLC

TITLE:

PRELIMINARY PLAT OF
JEFF GREEN MEMORIAL SUBDIVISION

PROJECT NO.	18-046
SHEET 1 OF 1	
DRAWING NO.	1

AGENDA
PLAN COMMISSION OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, APRIL 22, 2019
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

I. Call to Order / Roll Call

II. Approval of Minutes

Regular Meeting – March 25, 2019

III. Public Hearing(s):

Petition No. 19-02 SP: Subject property is located at 2230 Veterans Road, zoned R-S, requested zoning change to R-S / Special Use. The requested special use will allow for installation of a roof mounted solar energy system.

Staff Comment: The request appears to be consistent with the intent of our Ordinance.

Petition No. 19-03 SP: Subject property is located at 379 E. Hazelwood St. zoned R-1, requested zoning to R-1 / Special Use. The requested special use will allow for installation of a roof mounted solar energy system.

Staff Comment: The request appears to be consistent with the intent of our Ordinance.

Petition No. 19-04 SP: Subject property is located at 1507 Brookcrest Ave., zoned R-1, requested zoning change to R-1 / Special Use. The requested special use will allow for installation of a roof mounted solar energy system.

Staff Comment: The request appears to be consistent with the intent of our Ordinance.

IV. Other Business: None

V. Roger Spangler:

VI. Adjourn

MORTON PLAN COMMISSION
MINUTES-APRIL 22, 2019

The Plan Commission met on Monday, April 22, 2019, at the Freedom Hall, at 7:00 P.M., Chairman Ferrill presiding. Present: Ritterbusch, Ferrill, Knepp, Keach, Deweese, Smock, Zobrist, Fick and Geil. Also, in attendance: Planning and Zoning Officer Roger Spangler and Attorney Pat McGrath.

Ritterbusch made a motion to approve the minutes from the March 25, 2019 meeting. Zobrist seconded them. With a voice roll call, they were unanimously approved.

Public Hearing(s):

Petition No. 19-02 SP: Subject property is located at 2230 Veterans Road, zoned R-S. Gene and Jo Anne Knapp are requesting a zoning change to R-S / Special Use. The requested Special Use will allow for installation of a roof mounted solar energy system. Discussion among the board ensued in regard to why the board would not give a favorable recommendation for any solar panel Special Use request. Attorney McGrath read the criteria for board members to base their recommendation. A motion to approve was made by Ritterbusch. A second was made by Knepp, followed by a vote to approve.

Keach	Yes	Geil	Yes
Knepp	Yes	Deweese	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes	Ferrill	Yes
Fick	Yes		

Petition No. 19-02 SP: Approved

Petition No. 19-03 SP: Subject property is located at 379 E. Hazelwood St. zoned R-1. Heath Weaks is requesting a zoning change to R-1 / Special Use. The requested Special Use will allow for installation of a roof mounted solar energy system. Discussion took place in regards for the need of a Special Use for roof mounted solar energy systems. A motion to approve was made by Keach. A second to approve was made by Knepp, followed by a vote to approve.

Keach	Yes	Geil	Yes
Knepp	Yes	Deweese	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes	Ferrill	Yes
Fick	Yes		

Petition No. 19-03 SP: Approved

Petition No. 19-04 SP: Subject property is located at 1507 Brookcrest Ave. zoned R-1. Jeff Fulton is requesting a zoning change to R-1 / Special Use. The requested Special Use will allow for installation of a roof mounted solar energy system. There was no discussion. A motion to

approve was made by Knepp. A second to approve was made by Fick, followed by a vote to approve.

Keach	Yes	Geil	Yes
Knepp	Yes	Deweese	Yes
Ritterbusch	Yes	Zobrist	Yes
Smock	Yes	Ferrill	Yes
Fick	Yes		

Petition No. 19-04 SP: Approved

Roger Spangler: ZEO Spangler noted that the next scheduled meeting will be Tuesday, May 28, 2019 due to Memorial Day on Monday the 27th.

With no further business, Smock made a motion to adjourn; seconded by Zobrist followed by a unanimous voice vote to adjourn.

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number 19-02 SP Date 3-21-19

1. Legal Description: SEE ATTACHMENT

Street Address: 2230 VETERANS ROAD

2. Area of subject property: _____ sq.ft. or 6.182 Ac.

3. Present land use: SINGLE FAMILY

Proposed land use or special use: SOLAR

Requested zoning change: from R-S District to R-S/SPECIAL USE District

4. Surrounding zoning districts: North R-S East R-1 South R-1 West R-1/R-S

5. Subject property is owned by:

Name: GENE - JO ANNE KNAPP

Address: 2230 VETERAN ROAD

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):

SEE ATTACHED LIST

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

8. Additional exhibits submitted by the petitioner:

GPS VIEWS OF PROPERTY & ROOFTOP SOLAR

9. Petitioners' Signature:

Name (printed)

Address (printed)

Signature

GENIE A. KNAPP

2230 VETERANS RD

Gene A. Knapp

Jo Anne Knapp

2230 Veterans Rd.

Jo Anne Knapp

We want to add solar energy to our property. We want to be environmentally friendly and energy efficient. The solar panels will be on the South side of our garage, North of our house. Not too many people will even see the panels. Our neighbors will not be inconvenienced at all.

Gene Knapp



Gene Knapp
2230 Veterans Dr. – Morton, IL 61550



15 RD.

1/4 OF SECTION 8

N00°13'02"E 558.21'

POB 40.000

POB 6.102 ACRE TRACT

N17°03'55" E 223.22'

509°13'29"E 273.60'

AREA = 6.102 ACRES ±
PIN

N00°30'55"E 399.74'

500°30'55"E 378.72'

N01°29'05"E 217.78'

N40°53'23"W 107.33'

N00°13'02"E 362.63'

509°46'58"E 394.40'

500°30'55"E 171.16'

N51°31'37"E 125.35'

N20°33'18"E 171.18'

S09°16'25"E 1055.16'

NORTH LINE OF THE NW 1/4 OF SECTION 8

N03°43'51"W 90.99'

NW CORNER, NW 1/4 OF SECTION 8, T25N, R3W, 3RD PM

BOU
THC
SEC

BOU
THC
SEC

S46°2

AREA = 40.000 ACRES ±
PIN

BOUNDARY OF THORNIDGE, SECTION FIVE

574°10'55"W 136.08'

S03°15'15"W 368.00'

STONEWAY

98

97

96

95

94

DIA

05

CERTIFICATE
COUNTY IN THE STATE
ED ARE PERSONALLY KNOWN TO
IBED TO THE FOREGOING
ON AND ACKNOWLEDGED THAT THEY
AS THEIR FREE AND VOLUNTARY ACT
IN THEIR OATH STATED THAT THEY ARE

DAY OF December, 2001.

OFFICIAL SEAL

N. C. POTTER

COMMISSION EXPIRES 08/07/04

COMMISSION EXPIRES

CERTIFICATE

MENT TAXES, UNPAID CURRENT TAXES, DELINQUENT
T SPECIAL ASSESSMENTS AGAINST ANY OF THE
PLAT OF SURVEY AND DESCRIPTION.

DAY OF _____, 2001.

TAZEWELL COUNTY CLERK

CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY
OF THE NORTHWEST QUARTER OF SECTION EIGHT
RANGE THREE (3) WEST OF THE THIRD PRINCIPAL
TRUE AND CORRECT REPRESENTATION OF SAID
1) INCH EQUALS TWO HUNDRED (200) FEET.

ACT OF LAND IS LOCATED WITHIN AN INCORPORATED
AND IS EXERCISING THE SPECIAL POWERS
11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR

OF DECEMBER, 2001.



OR NO. 1842

LICENSE EXPIRES NOVEMBER 30, 2002

OF SURVEY

W 1/4 OF SECTION 8,
THE 3RD PM

INNETT

AUSTIN ENGINEERING CO., INC.

CIVIL ENGINEERS

PEORIA

LICENSE No. 184-001143

ILLINOIS

SCALE 1" = 200'

BOOK

REVISED

PROJECT
NUMBER 70-01-024

SHEET NO. 1 OF 1



57' 0"

PROPOSED SOLAR PANELS 30 3 1/2' X 5'

19' 0"

19' 0"

12' 0"

KENNEL

ROOF

CHAIN LINK

DOS

FENCE

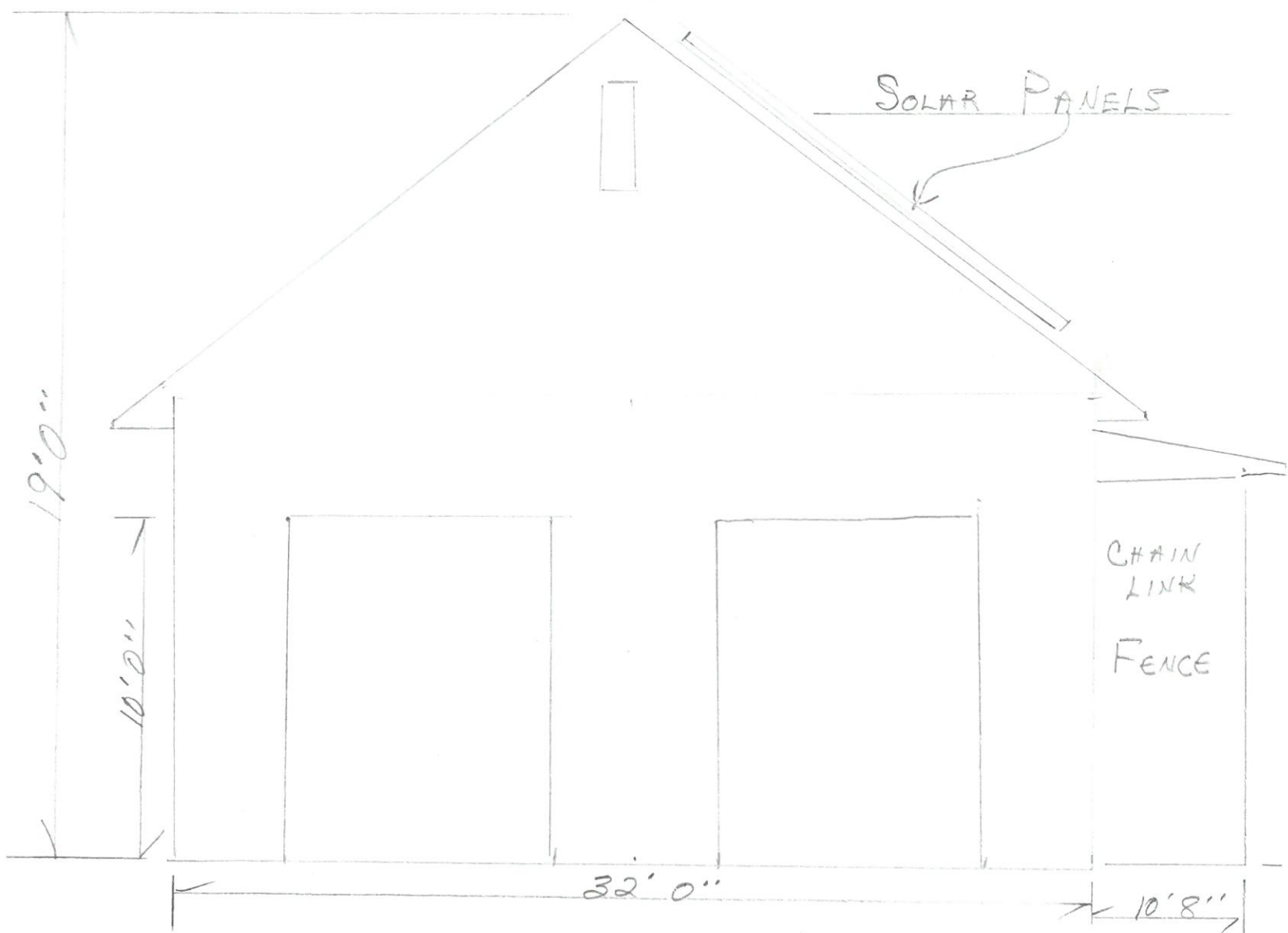
KENNEL

23' 4"

23' 0"

48' 8"

SOUTH FENCE



Name	Address 1	City	State	Zip	Street
PATEL, AIPESHKUMAR	465 GARNET DR	MORTON	IL	61550-8508	465 GARNET DR
PRATHIPATI, SUMITHRA	11 SAPPHIRE PT	MORTON	IL	61550-3609	11 SAPPHIRE PT
JONES, MATTHEW L	15 SAPPHIRE PT	MORTON	IL	61550-3609	15 SAPPHIRE PT
JUDGE, MICHAEL & BEV	19 SAPPHIRE PT	MORTON	IL	61550-3609	19 SAPPHIRE PT
NEUHOFF, KEVIN	76 SAPPHIRE PT	MORTON	IL	61550-3608	76 SAPPHIRE PT
COTTER, SHAUN	80 SAPPHIRE PT	MORTON	IL	61550-3608	80 SAPPHIRE PT
OVERCASH, NANCY	83 SAPPHIRE PT	MORTON	IL	61550-3609	83 SAPPHIRE PT
LAGACY, JULIE	86 SAPPHIRE PT	MORTON	IL	61550-3608	86 SAPPHIRE PT
HOHULIN, BRUCE & CHARLENE	89 SAPPHIRE PT	MORTON	IL	61550-3609	89 SAPPHIRE PT
WEISSER, BRIAN & CYNTHIA	90 SAPPHIRE PT	MORTON	IL	61550-3608	90 SAPPHIRE PT
STRAWBRIDGE, WILLIAM & CATHY	93 SAPPHIRE PT	MORTON	IL	61550-3609	93 SAPPHIRE PT
STENDEBACK, JODIE	94 SAPPHIRE PT	MORTON	IL	61550-3608	94 SAPPHIRE PT
FUELBERTH, DAVID	97 SAPPHIRE PT	MORTON	IL	61550-3609	97 SAPPHIRE PT
KRUMHOLZ, DENNIS & JUDY	98 SAPPHIRE PT	MORTON	IL	61550-3608	98 SAPPHIRE PT
DECAMP, ROBERT E	700 STONEWAY DR	MORTON	IL	61550-1189	700 STONEWAY DR
DIETRICH, WM J	706 STONEWAY DR	MORTON	IL	61550-1189	706 STONEWAY DR
MCCLAIN, JASON & RENEE	707 STONEWAY DR	MORTON	IL	61550-1190	707 STONEWAY DR
REICHERT, BRIAN	712 STONEWAY DR	MORTON	IL	61550-1189	712 STONEWAY DR
TILLER, CYNTHIA DAWN	715 STONEWAY DR	MORTON	IL	61550-1190	715 STONEWAY DR
COOK, JEREMY & LISA	720 STONEWAY DR	MORTON	IL	61550-1189	720 STONEWAY DR
KEECH, MICHELLE	723 STONEWAY DR	MORTON	IL	61550-1190	723 STONEWAY DR
SHURMAN, KEVIN	726 STONEWAY DR	MORTON	IL	61550-1189	726 STONEWAY DR
BERNS, ROBERT & PATRICIA	729 STONEWAY DR	MORTON	IL	61550-1190	729 STONEWAY DR
MORENO, PAUL	735 STONEWAY DR	MORTON	IL	61550-1190	735 STONEWAY DR
KNAPP, GENE	2230 VETERANS RD	MORTON	IL	61550-9545	2230 VETERANS RD
GREENE, RANDALL & LYNN	2234 VETERANS RD	MORTON	IL	61550-9545	2234 VETERANS RD
KAUFMANN, BRAD & TONYA	2252 VETERANS RD	MORTON	IL	61550-9545	2252 VETERANS RD

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

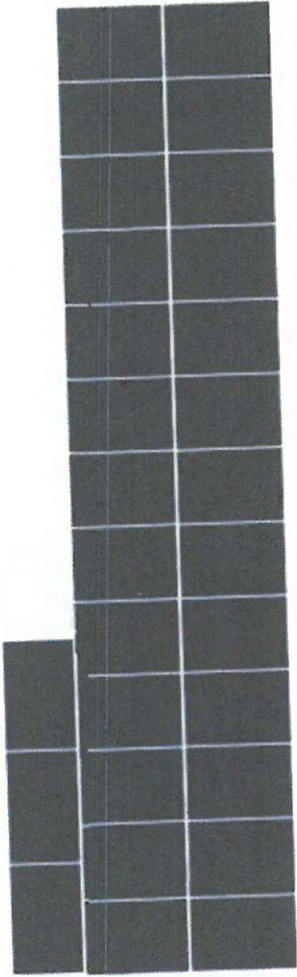
Petition Number 19-03 SP Date 4-1-19

1. Legal Description: Lot 128 of Morton Development Company
subdivision 4
- Street Address: 379 E. HAZELWOOD
2. Area of subject property: 13500 ft² sq.ft. or _____ Ac.
3. Present land use: roof
- Proposed land use or special use: roof mounted solar system
- Requested zoning change: from R-1 District to R-1/special use District
4. Surrounding zoning districts: North R-1 East R-1 South R-1 West R-1
5. Subject property is owned by:
Name: Heath Weeks
Address: 379 East Hazelwood St, Morton, IL 61550

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):
See attached list
7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.
8. Additional exhibits submitted by the petitioner:
Site plan? building Elevation
9. Petitioners' Signature
- | Name (printed) | Address (printed) | Signature |
|-----------------------|---|-----------------------|
| <u>Luke Luginbuhl</u> | <u>19292 N 900 East Rd, Bloomington, IL</u> | <u>Luke Luginbuhl</u> |
| <u>Heath Weeks</u> | <u>379 E. Hazelwood St. Morton IL 61550</u> | <u>Heath Weeks</u> |
| <u>Jennifer Weeks</u> | <u>379 E. Hazelwood St Morton</u> | <u>Jennifer Weeks</u> |

Back yard



Street side





Street View.



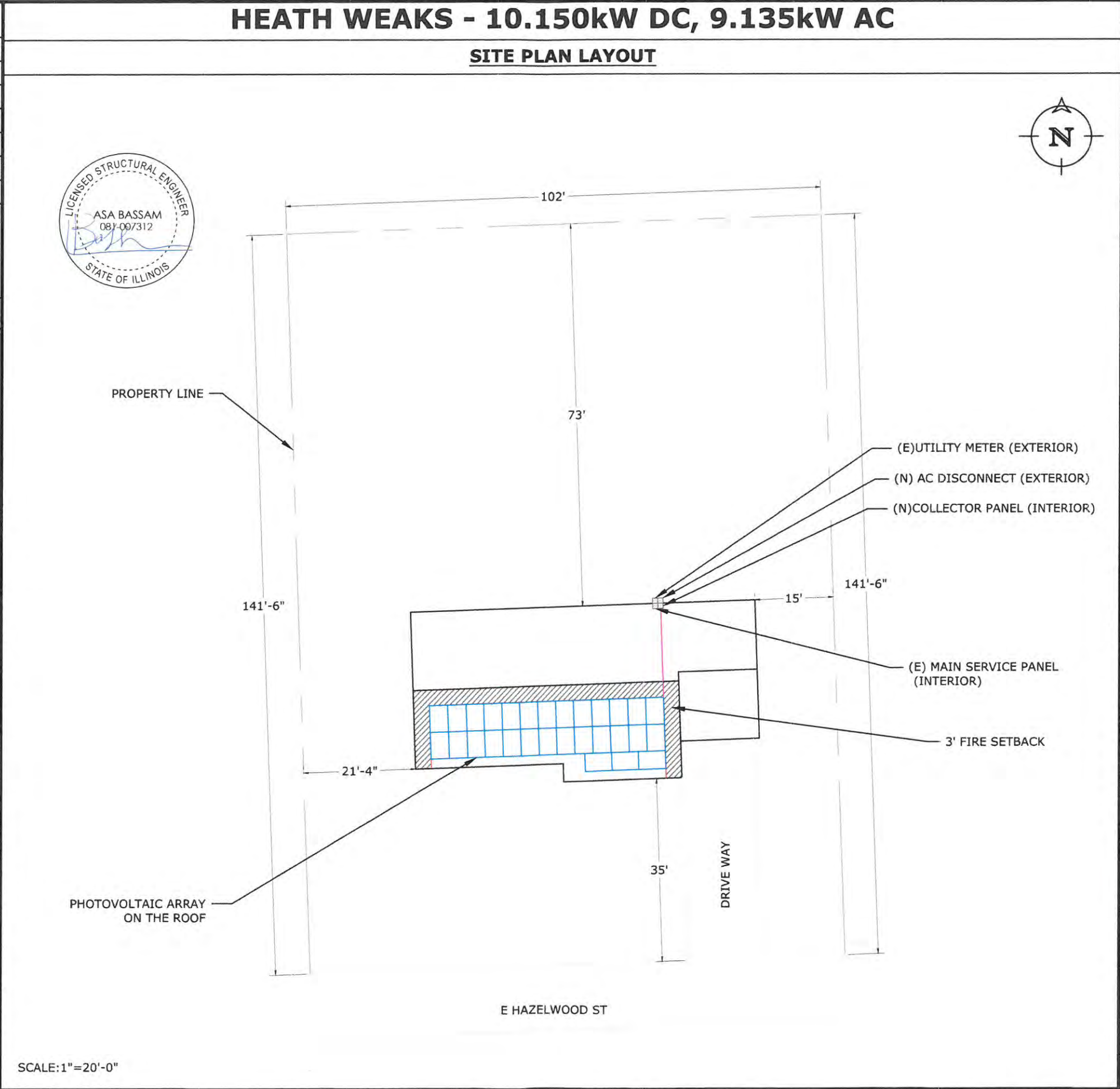
**LEGACY
SOLAR**

Power for generations.



Name	Address 1	City	State	Zip	Street
GRUNDY GRADE SCHOOL	1050 S 4TH AVE STE 200	MORTON	IL	61550-2502	1100 S 4TH AVE
THANNERT, NELLIE I	1111 S 4TH AVE	MORTON	IL	61550-2858	1111 S 4TH AVE
YOUNG, TREY MICHAEL	1201 S 4TH AVE	MORTON	IL	61550-2860	1201 S 4TH AVE
PO BOECKER, DAVID	27 LINCOLN CT	MORTON	IL	61550-2774	1201 S 4TH AVE
HILLRICH, ELIZABETH L JOHNSON & STEPHEN	1203 S 4TH AVE	MORTON	IL	61550-2860	1203 S 4TH AVE
PO BOECKER, DAVID	27 LINCOLN CT	MORTON	IL	61550-2774	1203 S 4TH AVE
ORTMAN, GARY	342 E GREENWOOD ST	MORTON	IL	61550-2556	342 E GREENWOOD ST
BUMP, DAVID W	348 E GREENWOOD ST	MORTON	IL	61550-2556	348 E GREENWOOD ST
BALDWIN, NATALIE & CLINT	349 E GREENWOOD ST	MORTON	IL	61550-2555	349 E GREENWOOD ST
ROECKER, PHIL	354 E GREENWOOD ST	MORTON	IL	61550-2556	354 E GREENWOOD ST
RUTLEDGE, DEREK K & NICOLE R	355 E GREENWOOD ST	MORTON	IL	61550-2555	355 E GREENWOOD ST
CURRAN, MARK D	360 E GREENWOOD ST	MORTON	IL	61550-2556	360 E GREENWOOD ST
KIZER, RICHARD W	361 E GREENWOOD ST	MORTON	IL	61550-2555	361 E GREENWOOD ST
ZIMMERMAN, MARY LISA	366 E GREENWOOD ST	MORTON	IL	61550-2556	366 E GREENWOOD ST
DOKTOR, MORGAN & CHRIS	367 E GREENWOOD ST	MORTON	IL	61550-2555	367 E GREENWOOD ST
EMMONS, WESLEY	372 E GREENWOOD ST	MORTON	IL	61550-2556	372 E GREENWOOD ST
OGGERO, VICTOR & PRISCILLA	373 E GREENWOOD ST	MORTON	IL	61550-2555	373 E GREENWOOD ST
HOHULIN, JAMES L	361 E HAZELWOOD ST	MORTON	IL	61550-2869	361 E HAZELWOOD ST
SCHUCK, ART L	362 E HAZELWOOD ST	MORTON	IL	61550-2870	362 E HAZELWOOD ST
BLUME, ALICIA M & RICHARD M	367 E HAZELWOOD ST	MORTON	IL	61550-2869	367 E HAZELWOOD ST
PO OGDEN, STAN & JEAN	10526 PAULI RD	DUNLAP	IL	61525-9734	367 E HAZELWOOD ST
LORENG, PHILLIP	368 E HAZELWOOD ST	MORTON	IL	61550-2870	368 E HAZELWOOD ST
SCHUNK, DEBRA L	373 E HAZELWOOD ST	MORTON	IL	61550-2869	373 E HAZELWOOD ST
WOLTERS, MICHAEL & ASHLEY	374 E HAZELWOOD ST	MORTON	IL	61550-2870	374 E HAZELWOOD ST
WEAKS, HEATH & JENNIFER	379 E HAZELWOOD ST	MORTON	IL	61550-2869	379 E HAZELWOOD ST
MILLER, CURTIS	380 E HAZELWOOD ST	MORTON	IL	61550-2870	380 E HAZELWOOD ST
PO YERBY, GARY & CLIFFORD	1409 S LEE AVE	MORTON	IL	61550-3129	380 E HAZELWOOD ST
STIDMAN, SCOTT M	385 E HAZELWOOD ST	MORTON	IL	61550-2869	385 E HAZELWOOD ST
MASSEY, LARRY D	386 E HAZELWOOD ST	MORTON	IL	61550-2870	386 E HAZELWOOD ST
GEIGER, KENT B	373 E IDLEWOOD ST	MORTON	IL	61550-2891	373 E IDLEWOOD ST
BRYAN, MARTHA L	379 E IDLEWOOD ST	MORTON	IL	61550-2891	379 E IDLEWOOD ST
MOOBERRY, LATRISHA & BRETT	385 E IDLEWOOD ST	MORTON	IL	61550-2891	385 E IDLEWOOD ST
MILLER, TAD	391 E IDLEWOOD ST	MORTON	IL	61550-2891	391 E IDLEWOOD ST
BORNEMAN, LEONARD	397 E IDLEWOOD ST	MORTON	IL	61550-2891	397 E IDLEWOOD ST

SHEET CATALOG	
INDEX NO.	DESCRIPTION
T-1	COVER PAGE
M-1	MOUNTING DETAIL
M-2	STRUCTURAL DETAIL
E-1	SINGLE LINE DIAGRAM
PL-1	WARNING PLACARDS
SS	SPEC SHEET(S)
SCOPE OF WORK	
GENERAL SYSTEM INFORMATION: SYSTEM SIZE: 10150W DC, 9135W AC MODULES: (29)SUNPOWER X21-350-BLK-E-AC BRANCH DETAILS: 1X10, 1X10, 1X9 BRANCHES OF AC MODULES	
APPLICABLE CODES	
• ELECTRIC CODE:NEC 2014 • FIRE CODE:IFC 2015 • BUILDING CODE:IBC 2015 • RESIDENTIAL CODE:IRC 2015	
GENERAL NOTES	
1.MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS. 2.INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS. 3.DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY. 4.WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26. 5.ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL/ SERVICE EQUIPMENT. 6.ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED. 7.WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS. 8.THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY. 9.ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREES, WIRES OR SIGNS. 10.PV ARRAY COMBINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING	



VICINITY MAP	
CUSTOMER INFORMATION	
NAME:HEATH WEAKS	
ADDRESS:379 EAST HAZELWOOD ST, MORTON, IL 61550 40°35'55.6"N 89°27'37.5"W APN: 060-620-422-024	
AHJ:IL- VILLAGE OF MORTON	
UTILITY:AMEREN	
PRN NUMBER:LSS-003265	
COVER PAGE	
DESIGNER/CHECKED BY: GSK/AJ	
SCALE:AS NOTED	REV:A
DATE:3/25/19	T-1

1. STRUCTURAL ROOF MEMBER LOCATIONS ARE ESTIMATED AND SHOULD BE LOCATED AND VERIFIED BY THE CONTRACTOR WHEN LAG BOLT PENETRATION OR MECHANICAL ATTACHMENT TO THE STRUCTURE IS REQUIRED.
2. ROOFTOP PENETRATIONS FOR SOLAR RACKING WILL BE COMPLETED AND SEALED WITH APPROVED SEALANT PER CODE BY A LICENSED CONTRACTOR.
3. LAGS MUST HAVE A MINIMUM 2.5" THREAD EMBEDMENT INTO THE STRUCTURAL MEMBER.
4. ALL PV RACKING ATTACHMENTS SHALL BE STAGGERED BY ROW BETWEEN THE ROOF FRAMING MEMBERS AS NECESSARY.
5. ROOF MOUNTED STANDARD RAIL REQUIRES ONE THERMAL EXPANSION GAP FOR EVERY RUN OF RAIL GREATER THAN 40'.
6. ALL CONDUCTORS AND CONDUITS ON THE ROOF SHALL BE MINIMUM 2.5" ABOVE THE ROOF SURFACE (INCLUDING CABLES UNDERNEATH MODULES AND RACKING).
7. THE PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS.

IFC 605.11.1.2.2 HIP ROOF LAYOUTS
PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH HIP ROOF LAYOUTS SHALL BE LOCATED IN A MANNER THAT PROVIDES TWO, 3-FOOT WIDE ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED. THE ACCESS PATHWAY SHALL BE AT A LOCATION ON THE BUILDING CAPABLE OF SUPPORTING THE FIRE FIGHTERS ACCESSING THE ROOF.

PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH A SINGLE RIDGE SHALL BE LOCATED IN A MANNER THAT PROVIDES TWO, 3-FOOT WIDE ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH ROOF HIPs AND VALLEYS SHALL NOT BE LOCATED CLOSER THAN 18 INCHES TO A HIP OR A VALLEY WHERE PANELS/MODULES ARE TO BE PLACED ON BOTH SIDES OF A HIP OR VALLEY. WHERE PANELS ARE TO BE LOCATED ON ONLY ONE SIDE OF A HIP OR VALLEY THAT IS OF EQUAL LENGTH, THE PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY.

SITE INFORMATION - WIND SPEED: 115 MPH AND SNOW LOAD: 20 PSF												
SR. NO	AZIMUTH	PITCH	NO. OF MODULES	ARRAY AREA (SQ. FT.)	ROOF TYPE	ATTACHMENT	ROOF EXPOSURE	FRAME TYPE	FRAME SIZE	FRAME SPACING	MAX RAIL SPAN	OVER HANG
MP-01	178°	14°	29	508.6	COMPOSITION SHINGLE	FLASHKIT PRO	ATTIC	RAFTERS	2X6	2'-0"	6'-0"	2'-0"

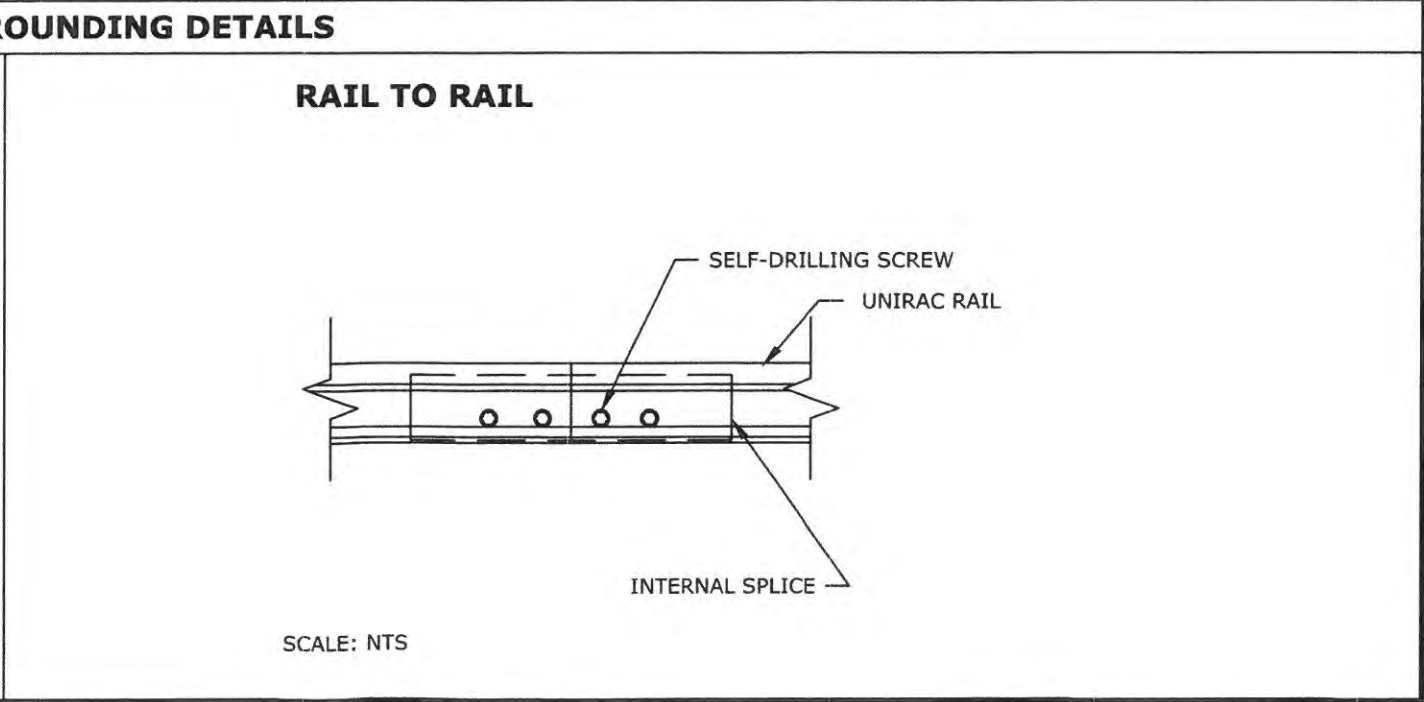
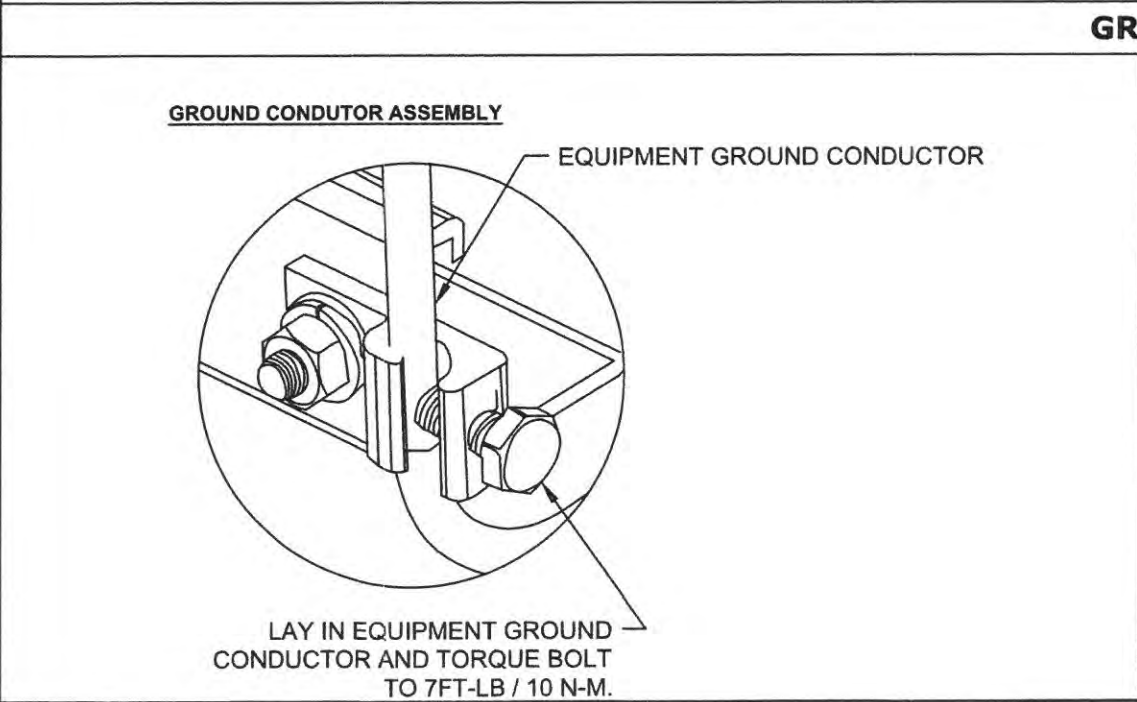
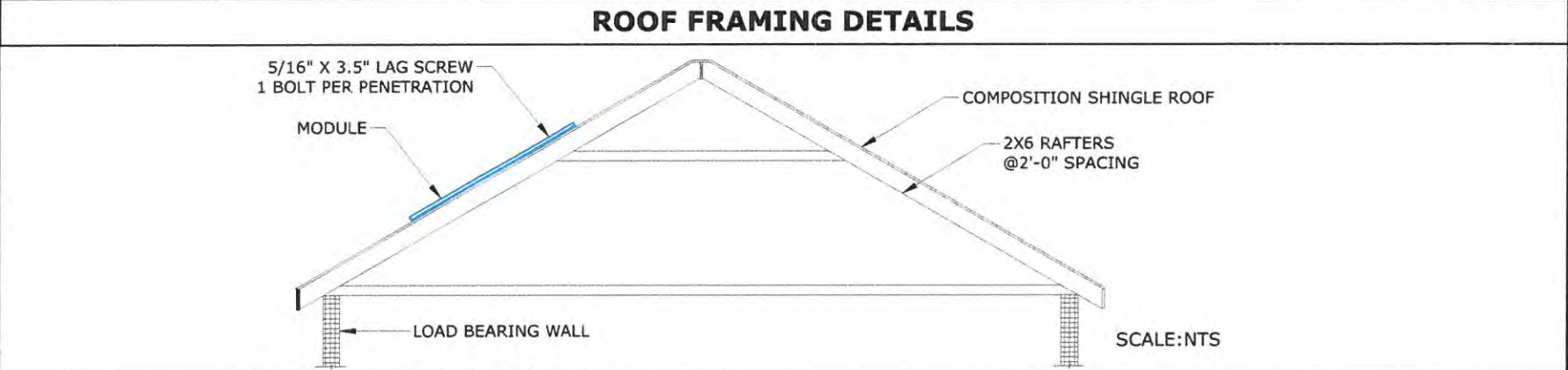
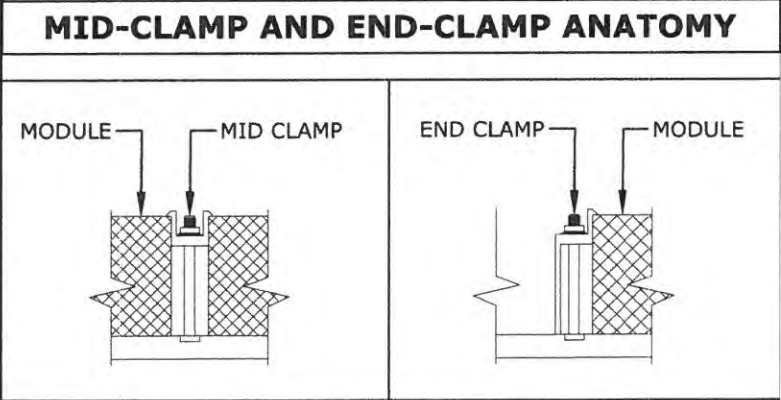
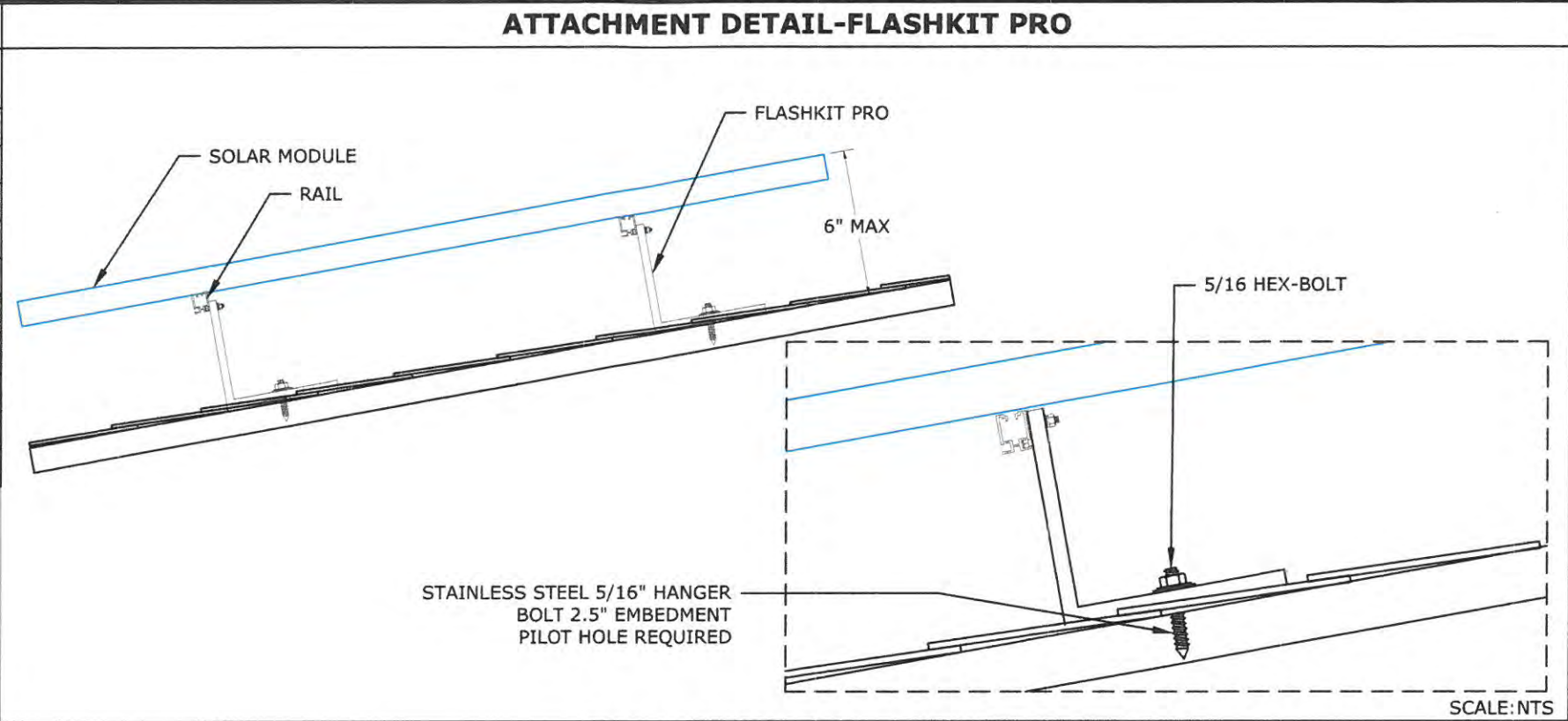


NAME:HEATH WEAKS
ADDRESS:379 EAST HAZELWOOD ST, MORTON, IL 61550
40°35'55.6"N 89°27'37.5"W APN: 060-620-422-024
AHJ:IL- VILLAGE OF MORTON
UTILITY:AMEREN
PRN NUMBER:LSS-003265



DESIGNER/CHECKED BY: GSK/AJ	
SCALE:AS NOTED	REV:A
DATE:3/25/19	M-1

DEAD LOAD CALCULATIONS			
BOM	QUANTITY	LBS/UNIT	TOTAL WEIGHT (LBS)
MODULES	29	42.9	1244.10
MID-CLAMP	52	0.1375	7.15
END-CLAMP	12	0.2425	2.91
RAIL LENGTH	206	0.5625	115.88
SPLICE BAR	14	0.5625	7.88
FLASHKIT PRO	56	1.4700	82.32
TOTAL WEIGHT OF THE SYSTEM (LBS)			1460.23
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			508.62
WEIGHT PER SQ. FT.(LBS)			2.87
WEIGHT PER PENETRATION (LBS)			26.08



MODULES DATA	
SUNPOWER X21-350-BLK-E-AC	
MODULE DIMS	61.3"x41.2"x1.2"
LAG SCREWS	5/16"x3.5":2.5"MIN EMBEDMENT
CUSTOMER INFORMATION	
NAME:HEATH WEAKS	
ADDRESS:379 EAST HAZELWOOD ST, MORTON, IL 61550	
40°35'55.6"N 89°27'37.5"W APN: 060-620-422-024	
AHJ:IL- VILLAGE OF MORTON	
UTILITY:AMEREN	
PRN NUMBER:LSS-003265	
STRUCTURAL DETAIL	
DESIGNER/CHECKED BY: GSK/AJ	
SCALE:AS NOTED	REV:A
DATE:3/25/19	M-2

SINGLE LINE DIAGRAM: DC SYSTEM SIZE - 10150W, AC SYSTEM SIZE - 9135W										ELECTRICAL NOTES																																																																																		
<div>AC MODULE SPECIFICATION</div> <table><tr><td>MODEL</td><td>SUNPOWER X21-350-BLK-E-AC</td></tr><tr><td>MODULE POWER @ STC</td><td>350W</td></tr><tr><td>MAX. CONTINUOUS OUTPUT POWER</td><td>315W</td></tr><tr><td>NORMAL OUTPUT CURRENT</td><td>1.31A</td></tr><tr><td>CEC WEIGHTED EFFICIENCY</td><td>97.5%</td></tr><tr><td>NO.OF MAX. AC MODULES/STRING</td><td>12</td></tr></table>										MODEL	SUNPOWER X21-350-BLK-E-AC	MODULE POWER @ STC	350W	MAX. CONTINUOUS OUTPUT POWER	315W	NORMAL OUTPUT CURRENT	1.31A	CEC WEIGHTED EFFICIENCY	97.5%	NO.OF MAX. AC MODULES/STRING	12	<div>1.CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.0(D).</div> <div>2.CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.8(C).</div> <div>3.MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%.</div> <div>4.ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED.</div> <div>5.BREAKER/FUSE SIZES CONFORMS TO NEC 240.6 CODE SECTION.</div> <div>6.AC GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC 250.66.</div> <div>7.AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(C).</div> <div>8.AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2)(C).</div> <div>9.MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7.</div> <div>10.CONDUCTORS ARE SIZED PER WIRE AMPACITY TABLE NEC 310.16.</div>																																																																						
MODEL	SUNPOWER X21-350-BLK-E-AC																																																																																											
MODULE POWER @ STC	350W																																																																																											
MAX. CONTINUOUS OUTPUT POWER	315W																																																																																											
NORMAL OUTPUT CURRENT	1.31A																																																																																											
CEC WEIGHTED EFFICIENCY	97.5%																																																																																											
NO.OF MAX. AC MODULES/STRING	12																																																																																											
<div>EXISTING 120/240V 1PH 60HZ</div> <div></div>										<div>LEGACY SOLAR</div>																																																																																		
<div>CONDUIT SCHEDULE</div> <table><tr><th>TAG ID</th><th>CONDUIT SIZE</th><th>CONDUCTOR</th><th>NEUTRAL</th><th>GROUND</th></tr><tr><td>1</td><td>NONE</td><td>(2) 12AWG ENGAGE CABLE PER BRANCH CIRCUIT</td><td>NONE</td><td>(1) 12AWG ENGAGE CABLE</td></tr><tr><td>2</td><td>1-1/4"EMT OR EQUIV</td><td>(6) 12-2AWG ROMEX WIRE</td><td>NONE</td><td>(1) 12-2AWG ROMEX WIRE</td></tr><tr><td>3</td><td>1"EMT OR EQUIV</td><td>(2) 6-3AWG ROMEX WIRE</td><td>(1)6-3AWG ROMEX WIRE</td><td>(1) 6-3AWG ROMEX WIRE</td></tr><tr><td>4</td><td>3/4"EMT OR EQUIV</td><td>(2) 12-3AWG ROMEX WIRE</td><td>(1) 12-3AWG ROMEX WIRE</td><td>(1) 12-3AWG ROMEX WIRE</td></tr></table> <div>NOTE: MAIN PANEL RATING:125A, MAIN BREAKER RATING:100A 120% RULE: (125AX1.2)-100A=50A =>ALLOWABLE BACKFEED IS 50A OCPD CALCULATIONS: INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X CONTINUOUS LOAD(1.25)X #OF INVERTERS =1.31x1.25x29=47.49 A =>PV BREAKER = 50A ALLOWABLE BACKFEED 50A =>50A PV BREAKER THE DESIGNED INTERCONNECTION MEETS THE 705.12(D)(2) REQUIREMENTS.</div>										TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND	1	NONE	(2) 12AWG ENGAGE CABLE PER BRANCH CIRCUIT	NONE	(1) 12AWG ENGAGE CABLE	2	1-1/4"EMT OR EQUIV	(6) 12-2AWG ROMEX WIRE	NONE	(1) 12-2AWG ROMEX WIRE	3	1"EMT OR EQUIV	(2) 6-3AWG ROMEX WIRE	(1)6-3AWG ROMEX WIRE	(1) 6-3AWG ROMEX WIRE	4	3/4"EMT OR EQUIV	(2) 12-3AWG ROMEX WIRE	(1) 12-3AWG ROMEX WIRE	(1) 12-3AWG ROMEX WIRE	<div>CUSTOMER INFORMATION</div> <div>NAME:HEATH WEAKS</div> <div>ADDRESS:379 EAST HAZELWOOD ST, MORTON, IL 61550</div> <div>40°35'55.6"N 89°27'37.5"W APN: 060-620-422-024</div> <div>AHJ:IL- VILLAGE OF MORTON</div> <div>UTILITY:AMEREN</div> <div>PRN NUMBER:LSS-003265</div>																																																									
TAG ID	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND																																																																																								
1	NONE	(2) 12AWG ENGAGE CABLE PER BRANCH CIRCUIT	NONE	(1) 12AWG ENGAGE CABLE																																																																																								
2	1-1/4"EMT OR EQUIV	(6) 12-2AWG ROMEX WIRE	NONE	(1) 12-2AWG ROMEX WIRE																																																																																								
3	1"EMT OR EQUIV	(2) 6-3AWG ROMEX WIRE	(1)6-3AWG ROMEX WIRE	(1) 6-3AWG ROMEX WIRE																																																																																								
4	3/4"EMT OR EQUIV	(2) 12-3AWG ROMEX WIRE	(1) 12-3AWG ROMEX WIRE	(1) 12-3AWG ROMEX WIRE																																																																																								
<div>ELECTRICAL CALCULATIONS</div> <div>AC WIRE SIZING CALCULATIONS BASED OF FOLLOWING EQUATIONS >>></div> <div>•REQUIRED CONDUCTOR AMPACITY: INVERTER OUTPUT CURRENT X #OF INVERTERSXMAX CURRENT PER 690.8(A)(3)X125% PER 690.8(B)(2)(A)</div> <div>•CORRECTED AMPACITY CALCULATIONS:AMPACITY X TEMPERATURE DERATE FACTOR X CONDUIT FILL DERATE = DERATED CONDUCTOR AMPACITY</div> <div>•DERATED CONDUCTOR AMPACITY CHECK: MAX CURRENT PER 690.8(B)(2)(2) < DERATED CONDUCTOR AMPACITY</div> <div>AC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C</div> <table><tr><th>TAG ID</th><th colspan="8">REQUIRED CONDUCTOR AMPACITY</th><th colspan="8">CORRECTED AMPACITY CALCULATION</th><th colspan="4">DERATED CONDUCTOR AMPACITY CHECK</th></tr><tr><td>1</td><td>1.31</td><td>X</td><td>10</td><td>=</td><td>13.10</td><td>X</td><td>1.25</td><td>=</td><td>16.38A</td><td>30</td><td>X</td><td>0.87</td><td>X</td><td>1</td><td>=</td><td>26.10A</td><td>16.38A</td><td><</td><td>26.10A</td></tr><tr><td>2</td><td>1.31</td><td>X</td><td>10</td><td>=</td><td>13.10</td><td>X</td><td>1.25</td><td>=</td><td>16.38A</td><td>30</td><td>X</td><td>0.87</td><td>X</td><td>1</td><td>=</td><td>26.10A</td><td>16.38A</td><td><</td><td>26.10A</td></tr><tr><td>3</td><td>1.31</td><td>X</td><td>29</td><td>=</td><td>37.99</td><td>X</td><td>1.25</td><td>=</td><td>47.49A</td><td>75</td><td>X</td><td>0.87</td><td>X</td><td>1</td><td>=</td><td>65.25A</td><td>47.49A</td><td><</td><td>65.25A</td></tr></table>										TAG ID	REQUIRED CONDUCTOR AMPACITY								CORRECTED AMPACITY CALCULATION								DERATED CONDUCTOR AMPACITY CHECK				1	1.31	X	10	=	13.10	X	1.25	=	16.38A	30	X	0.87	X	1	=	26.10A	16.38A	<	26.10A	2	1.31	X	10	=	13.10	X	1.25	=	16.38A	30	X	0.87	X	1	=	26.10A	16.38A	<	26.10A	3	1.31	X	29	=	37.99	X	1.25	=	47.49A	75	X	0.87	X	1	=	65.25A	47.49A	<	65.25A	<div>ILLUMINE i</div> <div>Because quality matters</div> <div>SINGLE LINE DIAGRAM</div> <div>DESIGNER/CHECKED BY: GSK/AJ</div> <div>SCALE:AS NOTED</div> <div>DATE:3/25/19</div> <div>REV:A</div> <div>E-1</div>	
TAG ID	REQUIRED CONDUCTOR AMPACITY								CORRECTED AMPACITY CALCULATION								DERATED CONDUCTOR AMPACITY CHECK																																																																											
1	1.31	X	10	=	13.10	X	1.25	=	16.38A	30	X	0.87	X	1	=	26.10A	16.38A	<	26.10A																																																																									
2	1.31	X	10	=	13.10	X	1.25	=	16.38A	30	X	0.87	X	1	=	26.10A	16.38A	<	26.10A																																																																									
3	1.31	X	29	=	37.99	X	1.25	=	47.49A	75	X	0.87	X	1	=	65.25A	47.49A	<	65.25A																																																																									

WARNING PLACARD



WARNING

ELECTRIC SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LABEL LOCATION

DC DISCONNECT, INVERTER
[PER CODE: NEC 690.35(F)]
[To be used when inverter is ungrounded]



WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.17(E)]



WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.17(E)]

WARNING-Electric Shock Hazard
No User Serviceable Parts inside
Contact authorized service provide for assistance

LABEL LOCATION

INVERTER, JUNCTION BOXES(ROOF),
AC DISCONNECT
[PER CODE: NEC 690.13.G.3 & NEC 690.13.G.4]

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION

CONDUIT, COMBINER BOX
[PER CODE: NEC690.31(G)(3)(4) & NEC 690.13(G)(4)]

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH

RATED AC OPERATING CURRENT **37.99** AMPS AC
AC NOMINAL OPERATING VOLTAGE **240** VAC

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.54]

WARNING

INVERTER OUTPUT CONNECTION
DO NOT RELOCATE THIS OVER-CURRENT DEVICE

LABEL LOCATION

POINT OF INTERCONNECTION
(PER CODE: NEC 705.12(D)(7))
[Not Required if Panel board is rated not less than sum of ampere ratings of all overcurrent devices supplying it]

CAUTION: SOLAR CIRCUIT

LABEL LOCATION

MARKINGS PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES AND CABLE ASSEMBLES AT LEAST EVERY 10 FT, AT TURNS AND ABOVE/BELOW PENETRATIONS AND ALL COMBINER/JUNCTION BOXES.
(PER CODE: IFC605.11.1.4)

SOLAR DISCONNECT

LABEL LOCATION

DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC690.13(B)]



WARNING

DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION

POINT OF INTERCONNECTION
[PER CODE: NEC705.12(D)(4)]

CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

LABEL LOCATION

WEATHER RESISTANT MATERIAL, DURABLE ADHESIVE, UL969 AS STANDARD TO WEATHER RATING (UL LISTING OF MARKINGS NOT REQUIRED), MIN 3/8" LETTER HEIGHT ARIAL OR SIMILAR FONT NON-BOLD, PLACED WITHIN THE MAIN SERVICE DISCONNECT, PLACED ON THE OUTSIDE OF THE COVER WHEN DISCONNECT IS OPERATED WITH THE SERVICE PANEL CLOSED.
(PWER CODE: NEC690.15 ,690.13(B))

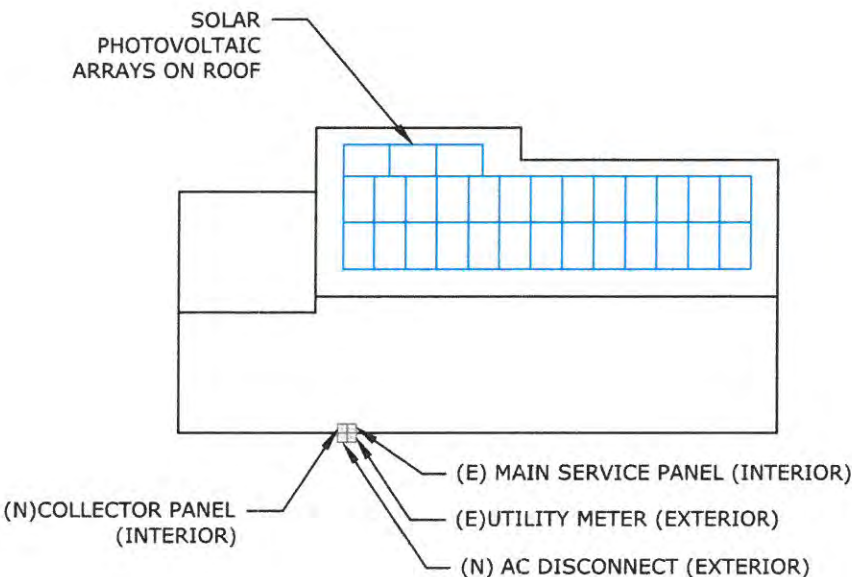
PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LABEL LOCATION

AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
(PER CODE: NEC690.56(C))

WARNING:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N.
PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE.
FASTENERS APPROVED BY THE LOCAL JURISDICTION



CUSTOMER INFORMATION

NAME: HEATH WEAKS

ADDRESS: 379 EAST HAZELWOOD ST,
MORTON, IL 61550

40°35'55.6"N 89°27'37.5"W
APN: 060-620-422-024

AHJ: IL- VILLAGE OF MORTON

UTILITY: AMEREN

PRN NUMBER: LSS-003265



WARNING PLACARDS

DESIGNER/CHECKED BY:

GSK/AJ

SCALE: AS NOTED

REV: A

DATE: 3/25/19

PL-1



SUNPOWER®

X-Series: X21-350-BLK | X21-335-BLK | X20-327-BLK

SunPower® Residential AC Module

Built specifically for use with the SunPower Equinox™ system, the only fully integrated solution designed, engineered and warranted by one manufacturer.



Maximum Power. Minimalist Design.

Industry-leading efficiency means more power and savings per available space. With fewer modules required and hidden microinverters, less is truly more.



Highest Lifetime Energy and Savings.

Designed to deliver 60% more energy over 25 years in real-world conditions like partial shade and high temperatures.



Fundamentally Different. And Better.



The SunPower® Maxeon® Solar Cell

- Enables highest-efficiency modules available
- Unmatched reliability
- Patented solid metal foundation prevents breakage and corrosion



Factory-integrated Microinverter

- Simpler, faster installation
- Integrated wire management, rapid shutdown
- Engineered and calibrated by SunPower for SunPower modules



Best Reliability. Best Warranty.

With more than 25 million modules deployed around the world, SunPower technology is proven to last. That's why we stand behind our module and microinverter with the industry's best 25-year Combined Power and Product Warranty, including the highest Power Warranty in solar.



X-Series: X21-350-BLK | X21-335-BLK | X20-327-BLK SunPower® Residential AC Module

AC Electrical Data		
Inverter Model: Enphase IQ 7XS (IQ7XS-96-ACM-US)	@240 VAC	@208 VAC
Peak Output Power	320 VA	320 VA
Max. Continuous Output Power	315 VA	315 VA
Norm. (L1) Voltage Range (V)	240 / 211–264	208 / 183–229
Max. Continuous Output Current (A)	1.31	1.51
Max. Units per 20 A (L1) Branch Circuit	12 (single phase)	10 (two pole) wye
IEC Weighted Efficiency	97.5%	97.0%
Norm. Frequency	60 Hz	
Extended Frequency Range	47–68 Hz	
AC Short-Circuit Fault Current (Max 3 Cycles)	5.8 A rms	
Overvoltage Class AC Port	III	
AC Port Breakers Current	18 mA	
Power Factor Setting	1.0	
Power Factor (adjustable)	0.7 lead / 0.7 lag	
No active phase balancing for three-phase installations		

DC Power Data			
	X21-350-BLK-E-AC	X21-335-BLK-E-AC	X20-327-BLK-E-AC
Norm. Power ¹ (Prom)	350 W	335 W	327 W
Power Tol.	+5/-0%	+5/-0%	+5/-0%
Module Efficiency	21.5%	21.0%	20.4%
Temp. Coef. (Power)	-0.29%/°C	-0.29%/°C	-0.29%/°C
Shade Tol.	• Three bypass diodes • Integrated module level maximum power point tracking		

Tested Operating Conditions	
Operating Temp.	-40°F to +185°F (-40°C to +85°C)
Max. Ambient Temp.	122°F (50°C)
Max. Load	Wind: 62 psf, 3000 Pa, 305 kg/m² front & back Snow: 125 psf, 6000 Pa, 611 kg/m² front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

Mechanical Data	
Solar Cells	96 Monocrystalline Maxeon Gen III
Front Glass	high-transmission tempered glass with anti-reflective coating
Environmental Rating	Outdoor rated
Frame	Class 1 black anodized (highest AAMA rating)
Weight	42.9 lbs (18.5 kg)
Recommended Max. Module Spacing	1.3 in. (33 mm)

1 SunPower 350 W compared to a conventional module on same-sized array (260 W, 16% efficient, approx. 1.6 in², 4% more energy per watt based on third-party module characterization and PVSim 6.75-wy. power degradation (Canisius, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013).

2 Based on reports of datasheet values from websites of top 10 manufacturers per IHS as of January 2017.

3 #1 rank in Fraunhofer PV Durability Initiative for Solar Modules: Part 2 "PV Tech Power Magazine, 2015; Canisius, Z. et al. "SunPower Module Degradation Rate," SunPower white paper, 2013.

4 Factory set to 15A/7h 2014 default settings, CA Rule 21 default settings profile per IHS during commissioning. See the Equipment Installation Guide 6518 (Q1) for more information.

5 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25°C) NREL calibration standard: 10445 current, 140.0 V and voltage. All DC voltage is fully contained within the module.

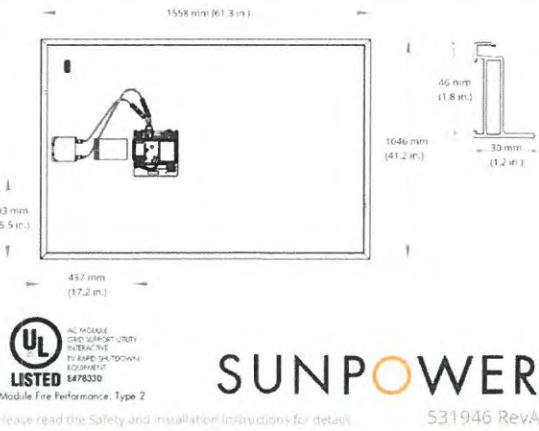
6 This product is UL Listed as PVFSE and complies with NEC 2014 and NEC 2017 690.1 and C22.1 2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC production, when installed according to manufacturer's instructions.

See www.sunpower.com for more reference information.

For more details, see extended datasheet www.sunpower.com/datasheets. Specifications included in this datasheet are subject to change without notice.

© 2018 SunPower Corporation. All Rights Reserved. SUNPOWER, the SUNPOWER logo and MAXEON are registered trademarks of SunPower Corporation in the U.S. and other countries as well. 1-800-SUNPOWER

Warranties, Certifications, and Compliance	
Warranties	• 25-year limited power warranty • 25-year limited product warranty
Certifications and Compliance	• UL 1703 • UL 1741 / IEEE 1547 • UL 1741 AC Module (Type 2 fire rated) • UL 62109-1 / IEC 62109-2 • FCC Part 15 Class B • IECES-0003 Class B • CAN/CSA-C22.2 NO. 107.1-01 • CA Rule 21 (UL 1741 SA) (includes Volt/Var and Reactive Power Priority) • UL Listed PV Rapid Shutdown Equipment
Enables installation in accordance with: • NEC 690.6 (AC module) • NEC 690.12 Rapid Shutdown (inside and outside the array) • NEC 690.15 AC Connectors, 690.33(A)-(E)(1)	
When used with InvisiMount racking and InvisiMount accessories (UL 2703): • Module grounding and bonding through InvisiMount • Class A fire rated When used with AC module Q Cables and accessories (UL 6703 and UL 2238): • Rated for load break disconnect	
PID Test	Potential-induced degradation free



CUSTOMER INFORMATION

NAME:HEATH WEAKS

ADDRESS:379 EAST HAZELWOOD ST,
MORTON, IL 61550

40°35'55.6"N 89°27'37.5"W
APN: 060-620-422-024

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003265



MODULE SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/25/19

SS-1

FLASHKIT PRO



FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Featuring Unirac's patented SHED & SEAL technology, a weather proof system which provides the ultimate protection against roof leaks. Kitted in 10 packs for maximum convenience, flashings and hardware are available in Mill or Dark finishes. With FLASHKIT pro, you have everything you need for a quick, professional installation.





TRUSTED WATER SEAL FLASHINGS
FEATURING SHED & SEAL TECHNOLOGY



YOUR COMPLETE SOLUTION
Flashings, lags, continuous slot L-Foot and hardware



CONVENIENT 10 PACKS
Packaged for speed and ease of handling

FLASHKIT PRO



INSTALLATION GUIDE

FLASHKIT PRO IS THE COMPLETE FLASHING AND ATTACHMENT SOLUTION FOR COMPOSITION ROOFS.

STEP 1



INSTALL FLASHKIT PRO FLASHING

STEP 2



INSTALL L-FOOT

STEP 3



ATTACH L-FOOT TO RAIL

PRE-INSTALL

- Locate roof rafters and snap chalk lines to mark the installation point for each roof attachment.
- Drill a 7/32" pilot hole at each roof attachment. Fill each pilot hole with sealant.

STEP 1 INSTALL FLASHKIT PRO FLASHING

- Add a U-shaped bead of roof sealant to the underside of the flashing with the open side of the U pointing down the roof slope. Slide the aluminum flashing underneath the row of shingles directly up slope from the pilot hole as shown. Align the indicator marks on the lower end of the flashing with the chalk lines on the roof to center the raised hole in the flashing over the pilot hole in the roof. When installed correctly, the flashing will extend under the two courses of shingles above the pilot hole.

STEP 2 INSTALL L-FOOT

- Fasten L-foot and Flashing into place by passing the included lag bolt and pre-installed stainless steel-backed EPDM washer through the L-foot EPDM grommet, and the raised hole in the flashing, into the pilot hole in the roof rafter.

- Drive the lag bolt down until the L-foot is held firmly in place. It is normal for the EPDM on the underside of the stainless steel backed EPDM washer to compress and expand beyond the outside edge of the steel washer when the proper torque is applied.

TIP:

- Use caution to avoid over-torquing the lag bolt if using an impact driver.
- Repeat Steps 1 and 2 at each roof attachment point.

STEP 3 ATTACH L-FOOT TO RAIL

- Insert the included 3/8" -16 T-bolts into the lower slot on the Rail (sold separately), spacing the bolts to match the spacing between the roof attachments.
- Position the Rail against the L-Foot and insert the threaded end of the T-Bolt through the continuous slot in the L-Foot. Apply anti-seize to bolt threads to prevent galling of the T-bolt and included 3/8" serrated flange nut. Place the 3/8" flange nut on the T-bolt and finger tighten. Repeat STEP 3 until all L-Foots are secured to the Rail with a T-bolt. Adjust the level and height of the Rail and torque each bolt to 30ft-lbs.



CUSTOMER INFORMATION

NAME:HEATH WEAKS

ADDRESS:379 EAST HAZELWOOD ST,
MORTON, IL 61550

40°35'55.6"N 89°27'37.5"W
APN: 060-620-422-024

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003265



MOUNT SPEC SHEET

DESIGNER/CHECKED BY:
GSK/AJ

SCALE:AS NOTED	REV:A
DATE:3/25/19	SS-2

THE COMPLETE ROOF ATTACHMENT SOLUTION

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

FASTER INSTALLATION. 25-YEAR WARRANTY.

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702



SunPower® InvisiMount™ | Residential Mounting System

Simple and Fast Installation

- Integrated module-to-rail grounding
- Pre-assembled mid and end clamps
- Levitating mid clamp for easy placement
- Mid clamp width facilitates consistent, even module spacing
- UL 2703 Listed integrated grounding

Flexible Design

- Addresses nearly all sloped residential roofs
- Design in landscape and portrait with up to 8' rail span
- Pre-drilled rails and rail splice
- Rails enable easy obstacle management

Customer-Preferred Aesthetics

- #1 module and #1 mounting aesthetics
- Best-in-class system aesthetics
- Premium, low-profile design
- Black anodized components
- Hidden mid clamps and new capped, flush end clamps

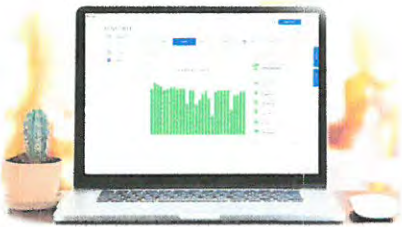
Part of Superior System

- Built for use with SunPower DC and AC modules
- Best-in-class system reliability and aesthetics
- New optional rooftop transition flashing, rail-mounted J-box, and wire management rail clips
- Combine with SunPower modules and SunPower EnergyLink® monitoring app



Elegant Simplicity

SunPower® InvisiMount™ is a SunPower-designed rail-based mounting system. The InvisiMount system addresses residential sloped roofs and combines faster installation time, design flexibility, and superior aesthetics. The InvisiMount product was specifically envisioned and engineered to pair with SunPower modules. The resulting system-level approach amplifies the aesthetic and installation benefits—for homeowners and for installers.



sunpower.com



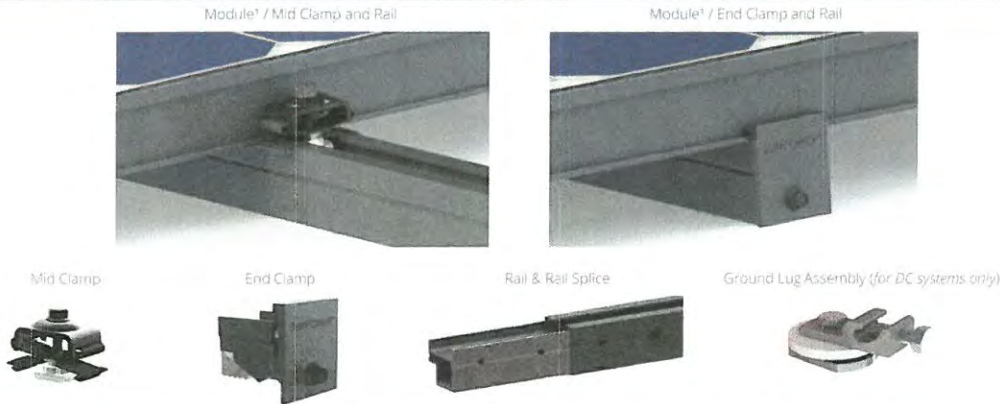
Datasheet

SUNPOWER



SunPower® InvisiMount™ | Residential Mounting System

InvisiMount Components



InvisiMount Component Details		
Mid Clamp	Black oxide stainless steel 300 series	62 g (2.2 oz)
End Clamp	Black anodized aluminum 6000 series	110 g (3.88 oz)
Rail	Black anodized aluminum 6000 series	830 g/m (9 oz/ft)
Rail Splice	Aluminum alloy 6000 series	830 g/m (9 oz/ft)
Ground Lug Assembly	304 stainless steel (A2-70 bolt, tin-plated copper lug)	106.5 g/m (3.75 oz)

InvisiMount Operating Conditions	
Temperature	-40° C to 90° C (-40° F to 194° F)
Max. Load (LRFD)	• 3000 Pa uplift • 6000 Pa downforce

Roof Attachment Hardware Supported by Design Tool	
Application	• Composition Shingle-Rafter Attachment • Composition Shingle-Roof Decking Attachment • Curved and Flat Tile Roof Attachment • Universal interface for other roof attachments

InvisiMount Component LRFD Capacities ²		
Mid Clamp	Uplift	604 lbf
	Shear	540 lbf
End Clamp	Uplift	899 lbf
	Shear	220 lbf
Rail	Moment, upward	548 lbf-ft
	Moment, downward	580 lbf-ft
Rail Splice	Moment, upward	548 lbf-ft
	Moment, downward	580 lbf-ft
L foot	Uplift	1000 lbf
	Shear	390 lbf

InvisiMount Warranties And Certifications	
Warranties	• 25-year product warranty • 5-year finish warranty
Certifications	• UL 2703 Listed • Class A Fire Rated

Roof Attachment Hardware Warranties	
Refer to roof attachment hardware manufacturer's documentation.	

¹ Module frame that is compatible with the InvisiMount system required for hardware interoperability.

² SunPower recommends that all Equinox™, InvisiMount™, and AC module systems always be designed using the SunPower Design Tool. If a designer decides to instead use the component capacities listed in this document to design a system, note that the capacities shown are Load and Resistance Factor Design (LRFD) design loads, and are NOT to be used for Allowable Stress Design (ASD) calculations; and that a licensed Professional Engineer (PE) must then stamp all calculations. Should you have any questions please contact SunPower Technical Support at 1-800-SUNPOWER (1-800-786-7693).

© 2017 SunPower Corporation. All Rights Reserved. SUNPOWER, the SUNPOWER logo, EQUINOX, and INVISIMOUNT are trademarks or registered trademarks of SunPower Corporation. All other trademarks are the property of their respective owners. Specifications included in this datasheet are subject to change without notice.

sunpower.com
509506 RevE

Datasheet

SUNPOWER



CUSTOMER INFORMATION

NAME:HEATH WEAKS

ADDRESS:379 EAST HAZELWOOD ST,
MORTON, IL 61550

40°35'55.6"N 89°27'37.5"W
APN: 060-620-422-024

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003265



RACKING SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

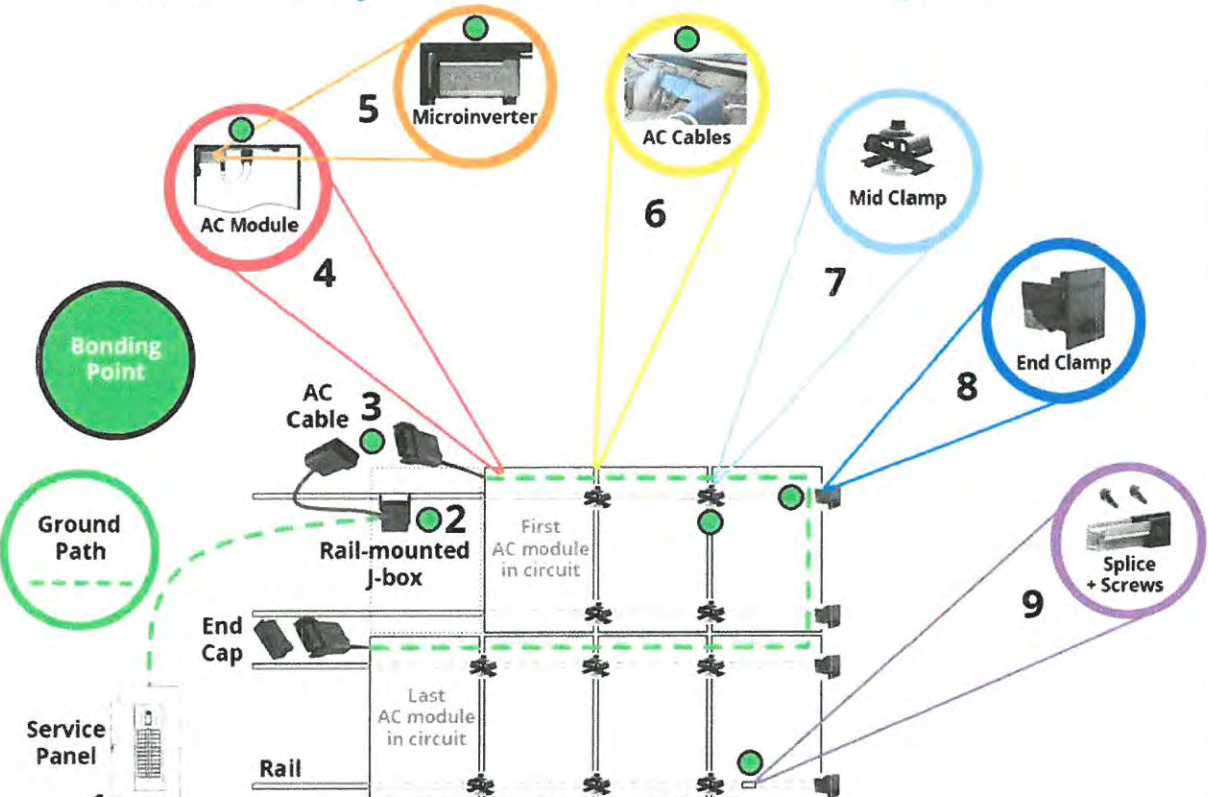
SCALE:AS NOTED

REV:A

DATE:3/25/19

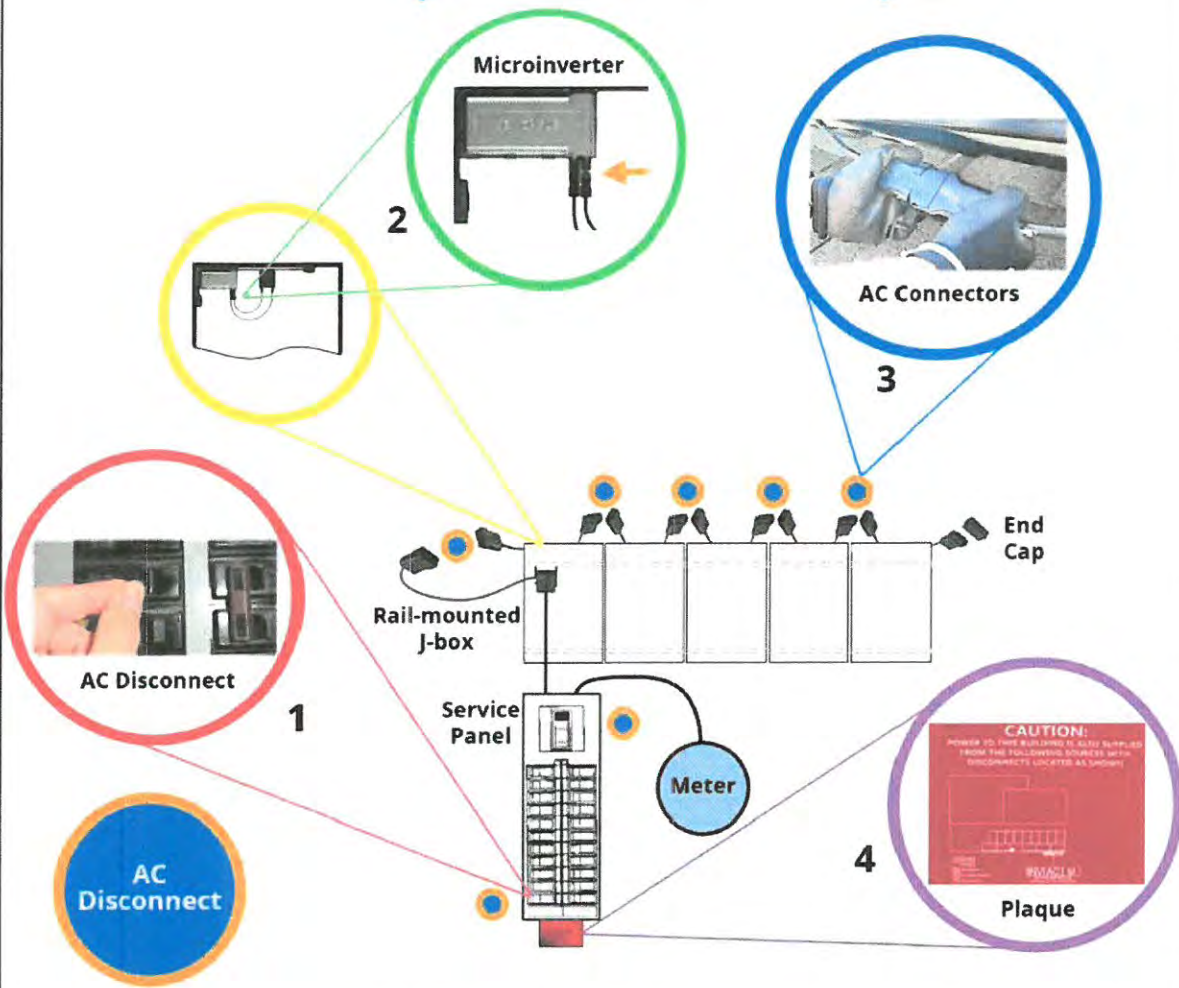
SS-3

SunPower Equinox® Ground Path and Compliance



	Bonding Components	Compliance	
		NEC	UL
1	Grounding Electrode to Service Panel	690.47(A) 690.47(D)	N/A
2	Service Panel to Ground Wire in Rail-Mounted J-Box	690.43	N/A
3	Rail-Mounted J-Box to AC Cable	690.43(A)	2703
4	AC Cable to Microinverter	N/A (part of Listing)	1703 1741
5	Microinverter to AC Module Frame	N/A (part of Listing)	1703 1741
6	AC Cable to AC Cable	690.31(D) 690.43(A) 690.43(D)	1741 6703 9703
7	AC Module Frame to Mid Clamp to Rail	690.43(A) 690.43(C) 690.43(D)	2703
8	AC Module Frame to End Clamp to Rail	690.43(A) 690.43(C) 690.43(D)	2703
9	Rail to Splice	690.43(A) 690.43(C) 690.43(D)	2703

SunPower Equinox® Disconnects and Compliance



	Compliance	NEC
1	AC Disconnect in Service Panel	690.12 690.15(A)(3)
2	DC Disconnect (factory wiring)	N/A (Part of the internal UL Listed AC Module assembly; not field wired.)
3	AC Connectors as Disconnects	690.15(A)(2) 690.33
4	Plaque	690.15(A)(4) 690.12 690.56(B) 705.10 Exception



CUSTOMER INFORMATION

NAME:HEATH WEAKS

ADDRESS:379 EAST HAZELWOOD ST,
MORTON, IL 61550

40°35'55.6"N 89°27'37.5"W
APN: 060-620-422-024

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003265



RSD AND GROUND DETAILS

DESIGNER/CHECKED BY:
GSK/AJ

SCALE:AS NOTED
REV:A

DATE:3/25/19
SS-5

PETITION FOR ZONING AMENDMENT / SPECIAL USE PERMIT

Petition Number 19-04 SP Date 4-1-19

1. Legal Description: Lot 59 of Joos Greenview Estates
Section 4
- Street Address: 1507 Brookcrest Ave, Morton IL 61550
2. Area of subject property: 11,790 sq. ft. or _____ Ac.
3. Present land use: roof
- Proposed land use or special use: roof mounted solar system
- Requested zoning change: from R-1 District to R-1 / special use District
4. Surrounding zoning districts: North R-1 East R-1 South R-1 West R-1
5. Subject property is owned by:
- Name: Jeff Fulton
- Address: 1507 Brookcrest Ave, Morton, IL 61550

(If subject property is owned by a trustee, a written statement must be furnished by the trustee, disclosing the names of all beneficial owners. A change in any of the beneficial owners during the amendment/special use process must be disclosed immediately.)

6. List names and addresses of all property owners in the petition area (within 250 feet of the area affected by this petition):

7. A statement is attached hereto, indicating why, in our opinion, the amendment or special use requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment or special use will not be detrimental to the public welfare, nor the property of other persons located in the vicinity thereof.

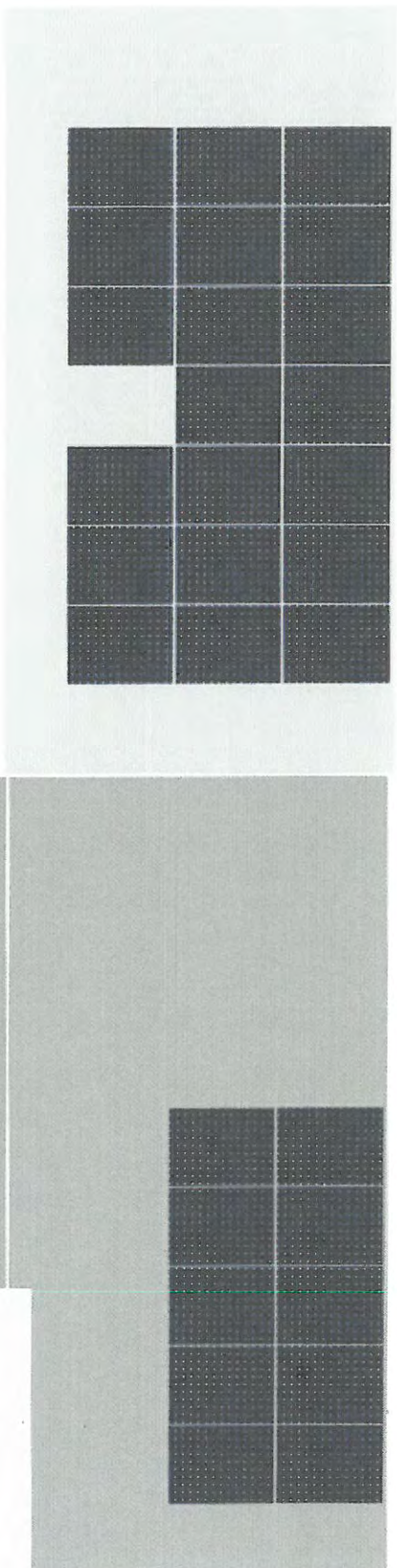
8. Additional exhibits submitted by the petitioner:

Site plan & building Elevation

9. Petitioners' Signature

Name (printed)	Address (printed)	Signature
<u>Luke Luginbuhl</u>	<u>19292N 900 East Rd, Bloomington, IL</u>	<u>Luke Luginbuhl</u>
<u>JEFF FULTON</u>	<u>1507 BROOKCREST AVE, MORTON, IL</u>	<u>Jeff Fulton</u>
<u>Laura Armstrong Fulton</u>	<u>1507 Brookcrest Ave Morton IL</u>	<u>Laura Armstrong Fulton</u>

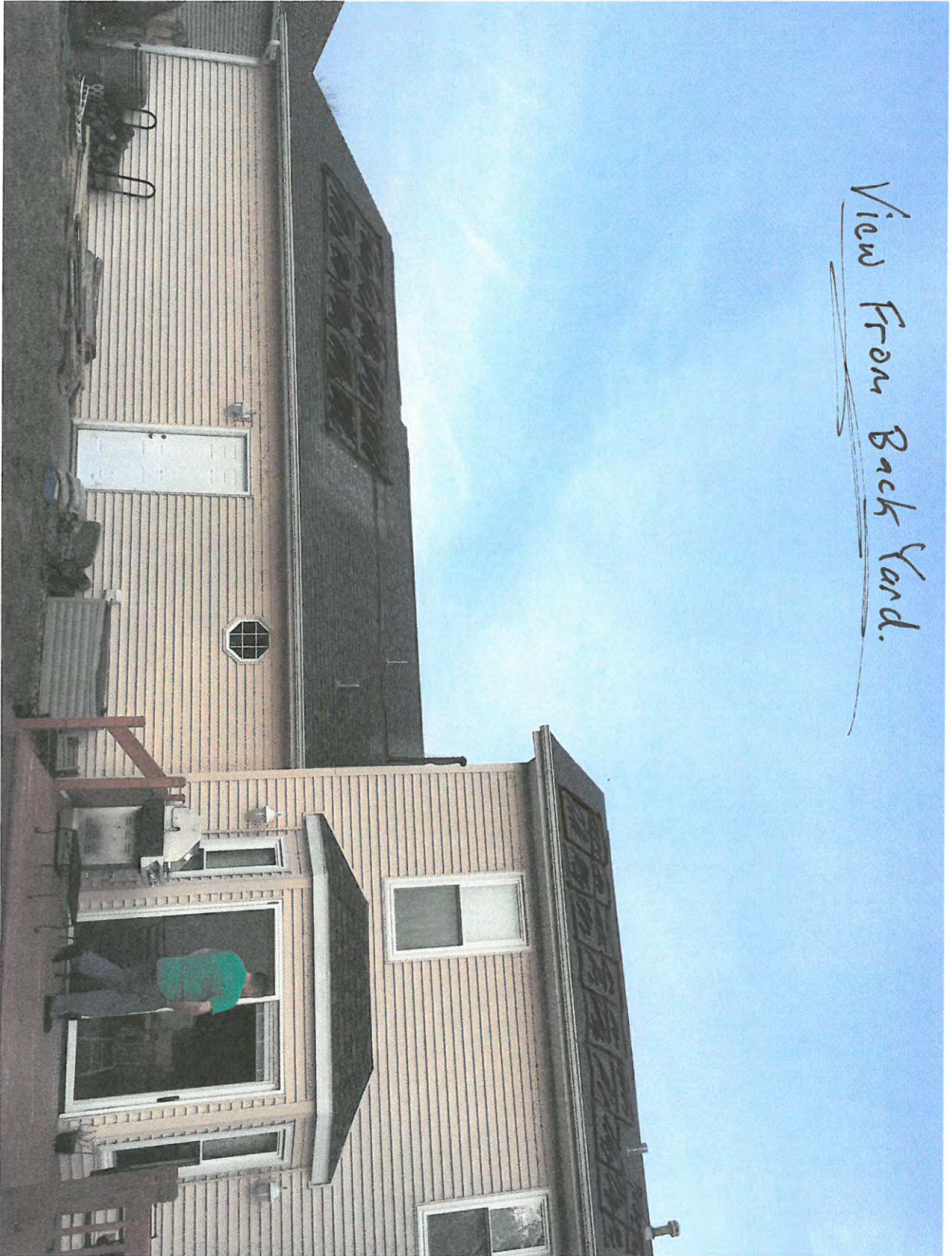
Backyard (W)



Street Side of house (E)



View From Back Yard.



PANELS will not be visible from Street View.



Other projects that are similar



**LEGACY
SOLAR**

Power for generations.



Name	Address 1	City	State	Zip		Street
WHARRAM, TAD	1408 BROOKCREST AVE	MORTON	IL	61550-3108	1408	BROOKCREST AVE
BARLOW, MANDY	1409 BROOKCREST AVE	MORTON	IL	61550-3111	1409	BROOKCREST AVE
REEB, ERIKA M	1415 BROOKCREST AVE	MORTON	IL	61550-3111	1415	BROOKCREST AVE
HENDRYX, JEFFREY D	1416 BROOKCREST AVE	MORTON	IL	61550-3108	1416	BROOKCREST AVE
BETTIS, TODD	1500 BROOKCREST AVE	MORTON	IL	61550-3109	1500	BROOKCREST AVE
JOHNSON, MARK S	1501 BROOKCREST AVE	MORTON	IL	61550-3112	1501	BROOKCREST AVE
BRINKMANN, WAYNE	1506 BROOKCREST AVE	MORTON	IL	61550-3109	1506	BROOKCREST AVE
FULTON, JEFF E & LAURA	1507 BROOKCREST AVE	MORTON	IL	61550-3112	1507	BROOKCREST AVE
FULLER, JOSEPH & MELINDA	1512 BROOKCREST AVE	MORTON	IL	61550-3109	1512	BROOKCREST AVE
LENNINGTON, SCOTT	1515 BROOKCREST AVE	MORTON	IL	61550-3112	1515	BROOKCREST AVE
PO MICHEL, WILLIAM	363 E MAYWOOD ST	MORTON	IL	61550-3120	1515	BROOKCREST AVE
SHOOK, MICHAEL & MARYBETH	120 KNOLLCREST AVE	MORTON	IL	61550-3100	120	KNOLLCREST AVE
AHLSTROM, CRAIG	125 KNOLLCREST AVE	MORTON	IL	61550-3115	125	KNOLLCREST AVE
OLSON, ROBERT A	PO BOX 5394	MORTON	IL	61550-5394	126	KNOLLCREST AVE
DICKERSON, DEL	131 KNOLLCREST AVE	MORTON	IL	61550-3115	131	KNOLLCREST AVE
REINKOESTER, CHRISTINE	132 KNOLLCREST AVE	MORTON	IL	61550-3100	132	KNOLLCREST AVE
MOLL, MICHAEL	137 KNOLLCREST AVE	MORTON	IL	61550-3115	137	KNOLLCREST AVE
PRESTON, BRYAN & LISA	138 KNOLLCREST AVE	MORTON	IL	61550-3100	138	KNOLLCREST AVE
MURPHY, MOLLY	144 KNOLLCREST AVE	MORTON	IL	61550-3100	144	KNOLLCREST AVE
TOMPKINS, R DENNIS	345 E MAYWOOD ST	MORTON	IL	61550-3120	345 E	MAYWOOD ST
IVIE, PAULA	348 E MAYWOOD ST	MORTON	IL	61550-2875	348 E	MAYWOOD ST
MCMAHON, JAMES	354 E MAYWOOD ST	MORTON	IL	61550-2875	354 E	MAYWOOD ST
LEMAN, ROGER	360 E MAYWOOD ST	MORTON	IL	61550-2875	360 E	MAYWOOD ST
MICHEL, BILL	363 E MAYWOOD ST	MORTON	IL	61550-3120	363 E	MAYWOOD ST
DAVIS, KAREN & MATTHEW	366 E MAYWOOD ST	MORTON	IL	61550-2875	366 E	MAYWOOD ST
VINCENT, RONALD	372 E MAYWOOD ST	MORTON	IL	61550-2875	372 E	MAYWOOD ST
ZOBRIST, MIKE	378 E MAYWOOD ST	MORTON	IL	61550-2875	378 E	MAYWOOD ST
BRITTON, RICHARD	381 E MAYWOOD ST	MORTON	IL	61550-3120	381 E	MAYWOOD ST
KUMPF, KRISTIN	125 WOODCREST AVE	MORTON	IL	61550-3105	125	WOODCREST AVE
LEMAN, JEFFREY & JANET	129 WOODCREST AVE	MORTON	IL	61550-3105	129	WOODCREST AVE
COOPER, SAMUEL & TANYA	133 WOODCREST AVE	MORTON	IL	61550-3105	133	WOODCREST AVE

SHEET CATALOG

INDEX NO.	DESCRIPTION
T-1	COVER PAGE
M-1	MOUNTING DETAIL
M-2	STRUCTURAL DETAIL
E-1	SINGLE LINE DIAGRAM
PL-1	WARNING PLACARDS
SS	SPEC SHEET(S)

SCOPE OF WORK

GENERAL SYSTEM INFORMATION:
SYSTEM SIZE:
10800W DC, 9600W AC
MODULES:
(30)SUNPOWER SPR-X22-360-E-AC
BRANCH DETAILS:
1X10, 1X10, 1X10 BRANCHES OF AC MODULES

APPLICABLE CODES

- ELECTRIC CODE: NEC 2014
- FIRE CODE: IFC 2015
- BUILDING CODE: IBC 2015
- RESIDENTIAL CODE: IRC 2015

GENERAL NOTES

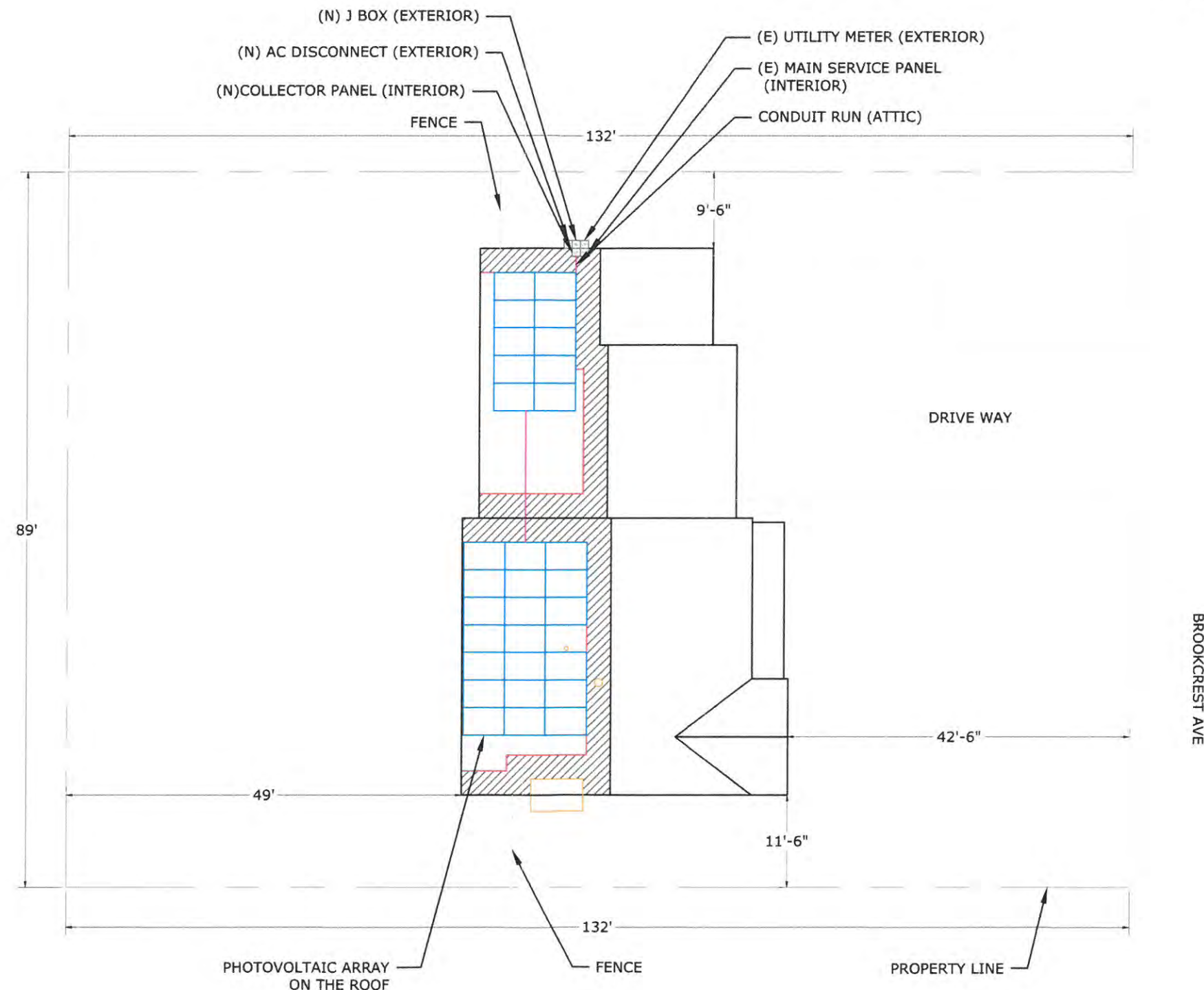
1. MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS.
2. INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS.
3. DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY.
4. WORKING CLEARANCES AROUND THE NEW PV ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
5. ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL/ SERVICE EQUIPMENT.
6. ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED.
7. WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
8. THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY.
9. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREES, WIRES OR SIGNS.
10. PV ARRAY COMBINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING

JEFF FULTON - 10.800kW DC, 9.600kW AC

SITE PLAN LAYOUT

NOTE:

- ROUTE PV WIRE THROUGH ATTIC.
- EXTERNAL CONDUIT IN ROOF TO BE PAINTED TO MATCH THE ROOF COLOR.



SCALE: 1/16" = 1'-0"

VICINITY MAP



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



COVER PAGE

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

T-1

INSTALLATION NOTES

1.STRUCTURAL ROOF MEMBER LOCATIONS ARE ESTIMATED AND SHOULD BE LOCATED AND VERIFIED BY THE CONTRACTOR WHEN LAG BOLT PENETRATION OR MECHANICAL ATTACHMENT TO THE STRUCTURE IS REQUIRED.

2.ROOFTOP PENETRATIONS FOR SOLAR RACKING WILL BE COMPLETED AND SEALED WITH APPROVED SEALANT PER CODE BY A LICENSED CONTRACTOR.

3.LAGS MUST HAVE A MINIMUM 2.5" THREAD EMBEDMENT INTO THE STRUCTURAL MEMBER.

4.ALL PV RACKING ATTACHMENTS SHALL BE STAGGERED BY ROW BETWEEN THE ROOF FRAMING MEMBERS AS NECESSARY.

5.ROOF MOUNTED STANDARD RAIL REQUIRES ONE THERMAL EXPANSION GAP FOR EVERY RUN OF RAIL GREATER THAN 40'.

6.ALL CONDUCTORS AND CONDUITS ON THE ROOF SHALL BE MINIMUM 2.5" ABOVE THE ROOF SURFACE (INCLUDING CABLES UNDERNEATH MODULES AND RACKING).

7.THE PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS.

ROOF ACCESS PATHWAYS AND SETBACKS:

IFC 605.11.1.2.2 HIP ROOF LAYOUTS

PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH HIP ROOF LAYOUTS SHALL BE LOCATED IN A MANNER THAT PROVIDES TWO, 3-FOOT WIDE ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED. THE ACCESS PATHWAY SHALL BE AT A LOCATION ON THE BUILDING CAPABLE OF SUPPORTING THE FIRE FIGHTERS ACCESSING THE ROOF.

IFC 605.11.1.2.3 SINGLE-RIDGED ROOFS

PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH A SINGLE RIDGE SHALL BE LOCATED IN A MANNER THAT PROVIDES TWO, 3-FOOT WIDE ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

IFC 605.11.1.2.4 ROOFS WITH HIPS AND VALLEYS

PANELS AND MODULES INSTALLED ON GROUP R-3 BUILDINGS WITH ROOF HIPS AND VALLEYS SHALL NOT BE LOCATED CLOSER THAN 18 INCHES TO A HIP OR A VALLEY WHERE PANELS/MODULES ARE TO BE PLACED ON BOTH SIDES OF A HIP OR VALLEY. WHERE PANELS ARE TO BE LOCATED ON ONLY ONE SIDE OF A HIP OR VALLEY THAT IS OF EQUAL LENGTH, THE PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY.

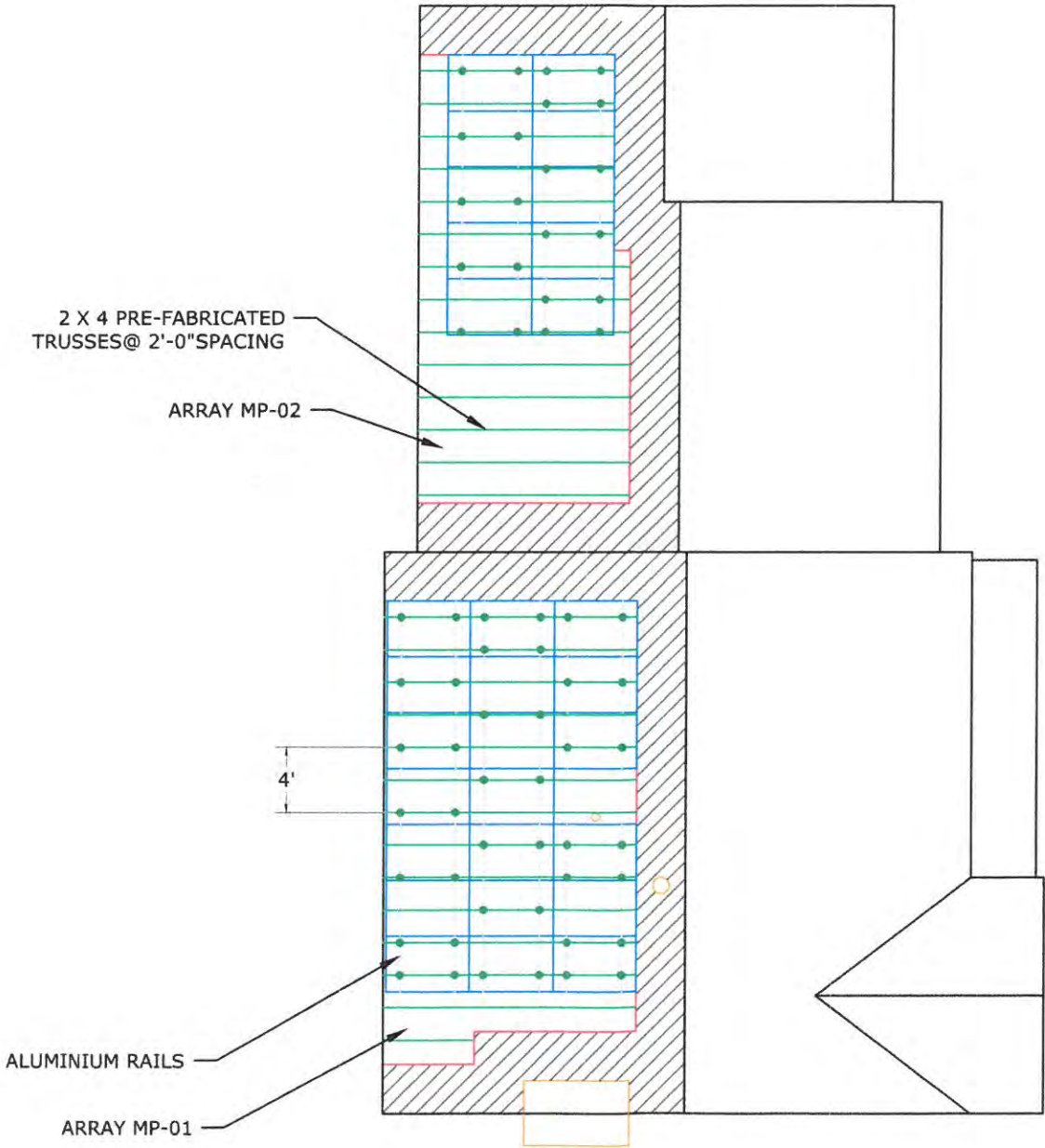
EXCEPTION:

THESE REQUIREMENT SHALL NOT APPLY TO ROOFS WITH SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR LESS.

SITE INFORMATION - WIND SPEED: 115 MPH AND SNOW LOAD: 20 PSF												
SR. NO	AZIMUTH	PITCH	NO. OF MODULES	ARRAY AREA (SQ. FT.)	ROOF TYPE	ATTACHMENT	ROOF EXPOSURE	FRAME TYPE	FRAME SIZE	FRAME SPACING	MAX RAIL SPAN	OVER HANG
MP-01	270°	26°	20	350.8	COMPOSITION SHINGLE	FLASHKIT PRO	ATTIC	PRE-FABRICATED TRUSSES	2 X 4	2'-0"	6'-0"	2'-0"
MP-02	270°	26°	10	175.4	COMPOSITION SHINGLE	FLASHKIT PRO	ATTIC	PRE-FABRICATED TRUSSES	2 X 4	2'-0"	6'-0"	2'-0"

- NOTE:
- ROUTE PV WIRE THROUGH ATTIC.

EXTERNAL CONDUIT IN ROOF TO BE PAINTED TO MATCH THE ROOF COLOR



AERIAL VIEW

CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE, MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276

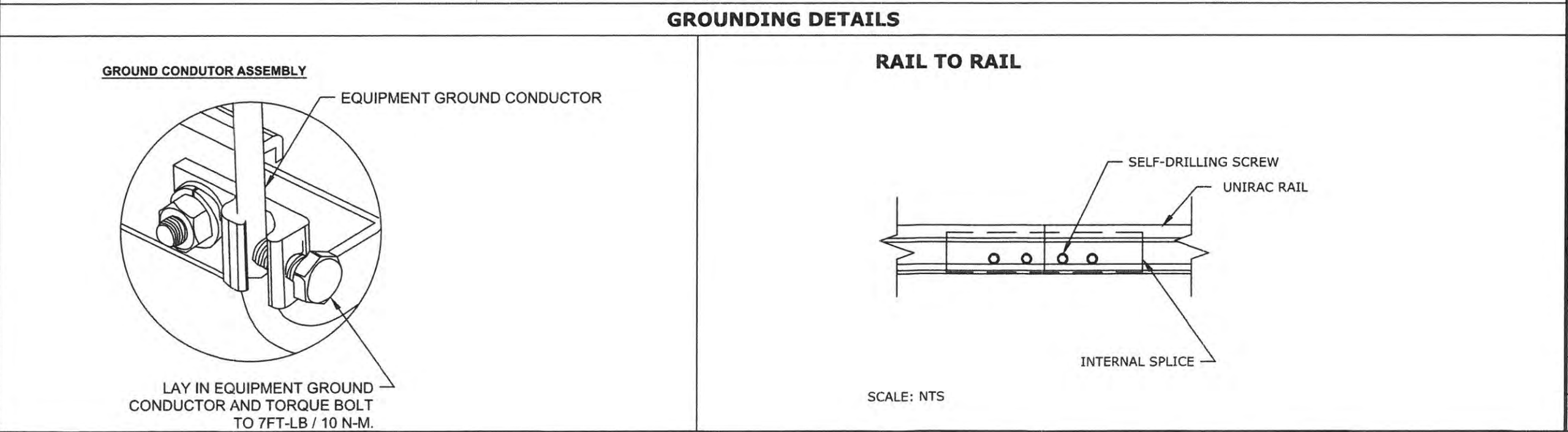
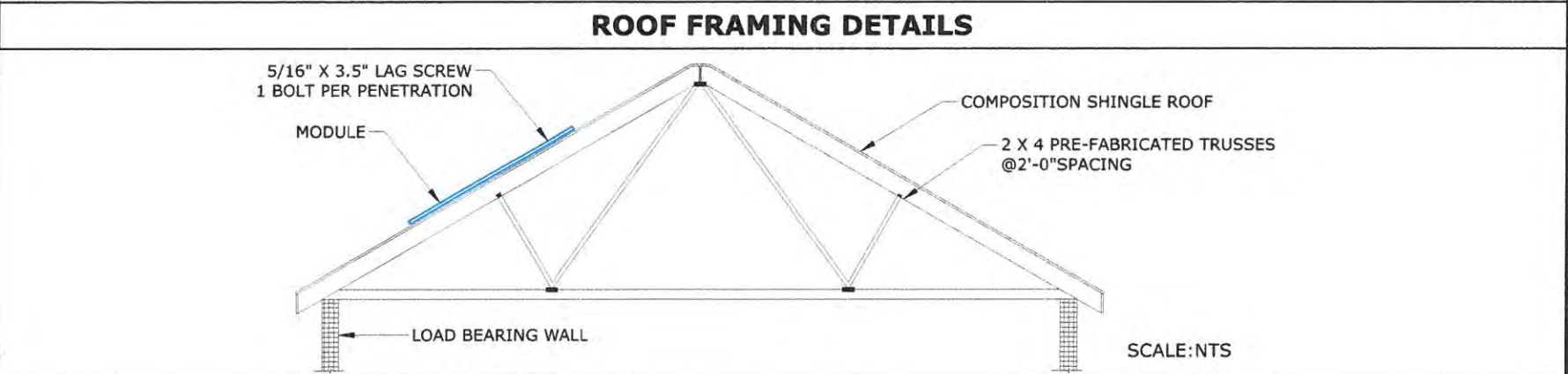
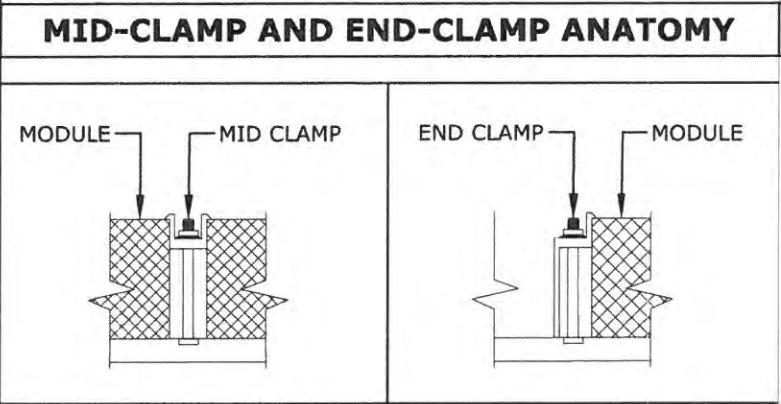
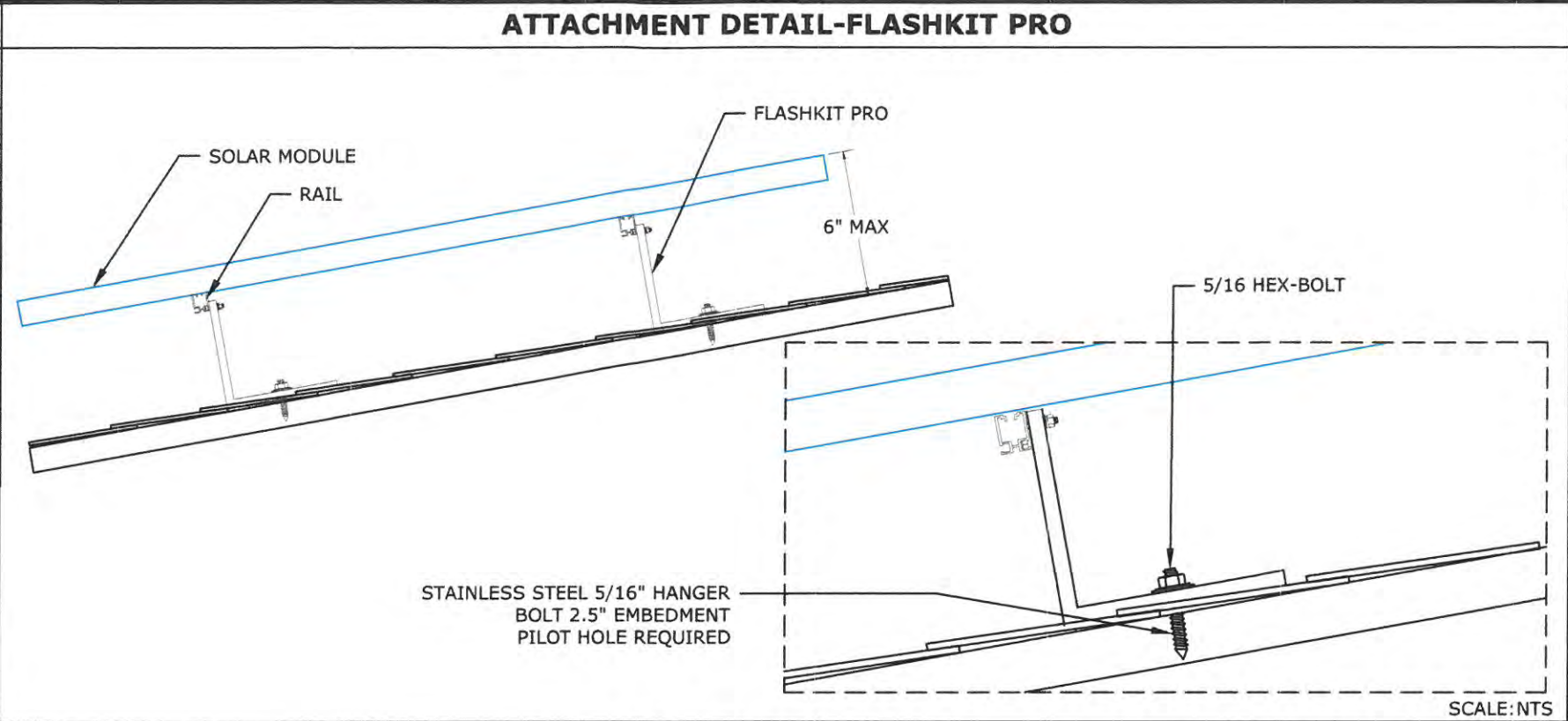
MOUNTING DETAIL



DESIGNER/CHECKED BY:
GSK/AJ

SCALE:AS NOTED
DATE:3/27/19

REV:A
M-1

DEAD LOAD CALCULATIONS			
BOM	QUANTITY	LBS/UNIT	TOTAL WEIGHT (LBS)
MODULES	30	45.5	1365.00
MID-CLAMP	48	0.1375	6.60
END-CLAMP	24	0.2425	5.82
RAIL LENGTH	235	0.5625	132.19
SPLICE BAR	10	0.5625	5.63
FLASHKIT PRO	64	1.4700	94.08
TOTAL WEIGHT OF THE SYSTEM (LBS)			1609.31
TOTAL ARRAY AREA ON THE ROOF (SQ. FT.)			526.16
WEIGHT PER SQ. FT.(LBS)			3.06
WEIGHT PER PENETRATION (LBS)			25.15



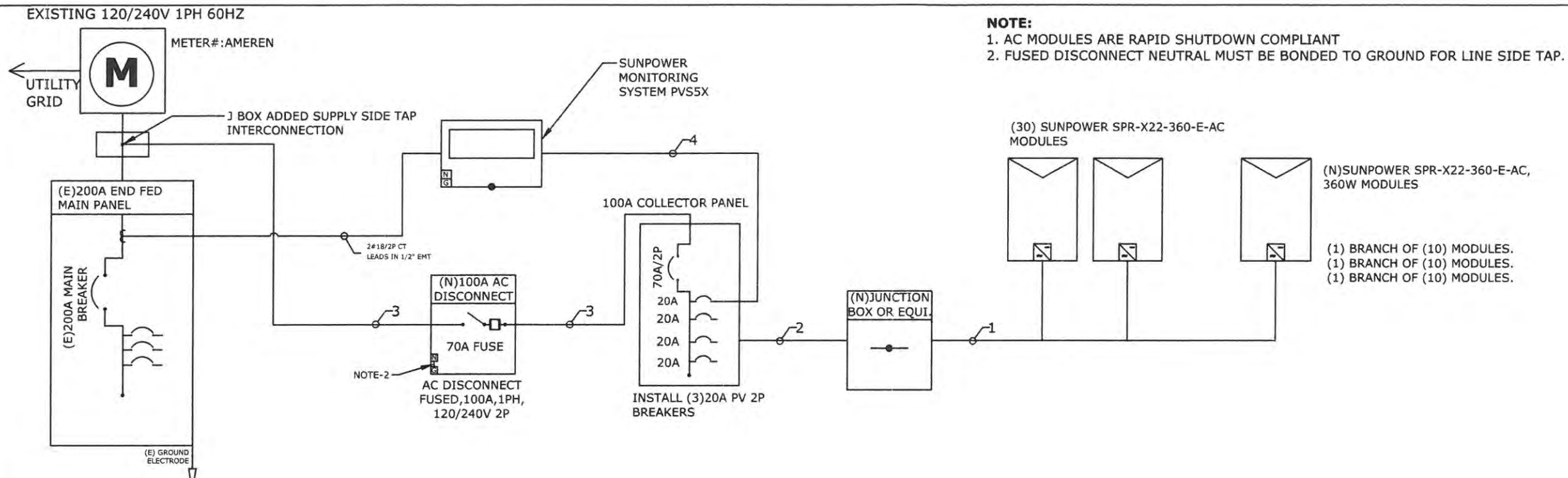
MODULES DATA	
SUNPOWER SPR-X22-360-E-AC	
MODULE DIMS	61.3"x41.2"x1.2"
LAG SCREWS	5/16"x3.5":2.5"MIN EMBEDMENT
	
CUSTOMER INFORMATION	
NAME:JEFF FULTON	
ADDRESS:1507 BROOKCREST AVE, MORTON, IL 61550	
40°34'28.0"N 89°36'54.1"W APN: 060-629-204-007	
AHJ:IL- VILLAGE OF MORTON	
UTILITY:AMEREN	
PRN NUMBER:LSS-003276	
	
STRUCTURAL DETAIL	
DESIGNER/CHECKED BY: GSK/AJ	
SCALE:AS NOTED	REV:A
DATE:3/27/19	M-2

SINGLE LINE DIAGRAM: DC SYSTEM SIZE - 10800W, AC SYSTEM SIZE - 9600W

ELECTRICAL NOTES

AC MODULE SPECIFICATION	
MODEL	SUNPOWER SPR-X22-360-E-AC
MODULE POWER @ STC	360W
MAX. CONTINUOUS OUTPUT POWER	320W
NORMAL OUTPUT CURRENT	1.31A
CEC WEIGHTED EFFICIENCY	97.5%
NO.OF MAX. AC MODULES/STRING	12

- 1.CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC 310.0(D).
- 2.CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC 310.8(C).
- 3.MAXIMUM DC/AC VOLTAGE DROP SHALL BE NO MORE THAN 2%.
- 4.ALL CONDUCTORS SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED.
- 5.BREAKER/FUSE SIZES CONFORMS TO NEC 240.6 CODE SECTION.
- 6.AC GROUNDING ELECTRODE CONDUCTOR SIZED PER NEC 250.66.
- 7.AMBIENT TEMPERATURE CORRECTION FACTOR IS BASED ON NEC 690.31(C).
- 8.AMBIENT TEMPERATURE ADJUSTMENT FACTOR IS BASED ON NEC 310.15(B)(2)(C).
- 9.MAX. SYSTEM VOLTAGE CORRECTION IS PER NEC 690.7.
- 10.CONDUCTORS ARE SIZED PER WIRE AMPACITY TABLE NEC 310.16.



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



SINGLE LINE DIAGRAM

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED	REV:A
----------------	-------

REV:A

DATE:3/27/19	F-1
--------------	-----

E-1

ELECTRICAL CALCULATIONS

AC WIRE SIZING CALCULATIONS BASED OF FOLLOWING EQUATIONS >>

- REQUIRED CONDUCTOR AMPACITY: INVERTER OUTPUT CURRENT X #OF INVERTERSXMAX CURRENT PER 690.8(A)(3)X125% PER 690.8(B)(2)(A)
- CORRECTED AMPACITY CALCULATIONS: AMPACITY X TEMPERATURE DERATE FACTOR X CONDUIT FILL DERATE = DERATED CONDUCTOR AMPACITY
- DERATED CONDUCTOR AMPACITY CHECK: MAX CURRENT PER 690.8(B)(2)(2) < DERATED CONDUCTOR AMPACITY

AC WIRE CALCULATIONS:- MATERIAL:COPPER & TEMPERATURE RATING:90°C

TAG ID	REQUIRED CONDUCTOR AMPACITY									CORRECTED AMPACITY CALCULATION							DERATED CONDUCTOR AMPACITY CHECK		
1	1.31	X	10	=	13.10	X	1.25	=	16.38A	30	X	0.87	X	1	=	26.10A	16.38A	<	26.10A
2	1.31	X	10	=	13.10	X	1.25	=	16.38A	40	X	0.87	X	1	=	34.80A	16.38A	<	34.80A
3	1.31	X	30	=	39.30	X	1.25	=	49.13A	95	X	0.87	X	1	=	82.65A	49.13A	<	82.65A

SINGLE LINE DIAGRAM

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED	REV:A
----------------	-------

REV:A

DATE:3/27/19	F-1
--------------	-----

E-1

WARNING PLACARD



WARNING

ELECTRIC SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LABEL LOCATION

DC DISCONNECT, INVERTER
[PER CODE: NEC 690.35(F)]
[To be used when inverter is ungrounded]



WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.17(E)]



WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.17(E)]

WARNING-Electric Shock Hazard
No User Serviceable Parts inside
Contact authorized service provide
for assistance

LABEL LOCATION

INVERTER, JUNCTION BOXES(ROOF),
AC DISCONNECT
[PER CODE: NEC 690.13.G.3 & NEC 690.13.G.4]

WARNING: PHOTOVOLTAIC
POWER SOURCE

LABEL LOCATION

CONDUIT, COMBINER BOX
[PER CODE: NEC690.31(G)(3)(4) & NEC
690.13(G)(4)]

PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH

RATED AC OPERATING CURRENT **39.30** AMPS AC
AC NOMINAL OPERATING VOLTAGE **240** VAC

LABEL LOCATION

AC DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC 690.54]

WARNING

INVERTER OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVER-CURRENT DEVICE

LABEL LOCATION

POINT OF INTERCONNECTION
(PER CODE: NEC 705.12(D)(7))
[Not Required If Panel board is rated not less than sum of ampere
ratings of all overcurrent devices supplying it.]

CAUTION: SOLAR CIRCUIT

LABEL LOCATION

MARKINGS PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT,
RACEWAYS, ENCLOSURES AND CABLE ASSEMBLES AT LEAST EVERY
10 FT, AT TURNS AND ABOVE/BELOW PENETRATIONS AND ALL
COMBINER/JUNCTION BOXES.
(PER CODE: IFC605.11.1.4)

SOLAR DISCONNECT

LABEL LOCATION

DISCONNECT, POINT OF INTERCONNECTION
[PER CODE: NEC690.13(B)]



WARNING

DUAL POWER SOURCE SECOND
SOURCE IS PHOTOVOLTAIC
SYSTEM

LABEL LOCATION

POINT OF INTERCONNECTION
[PER CODE: NEC705.12(D)(4)]

CAUTION: SOLAR ELECTRIC
SYSTEM CONNECTED

LABEL LOCATION

WEATHER RESISTANT MATERIAL, DURABLE ADHESIVE,
UL969 AS STANDARD TO WEATHER RATING (UL LISTING
OF MARKINGS NOT REQUIRED), MIN 3/8" LETTER HEIGHT
ARIAL OR SIMILAR FONT NON-BOLD, PLACED WITHIN
THE MAIN SERVICE DISCONNECT, PLACED ON THE
OUTSIDE OF THE COVER WHEN DISCONNECT IS
OPERATED WITH THE SERVICE PANEL CLOSED.
(PWER CODE: NEC690.15 ,690.13(B))

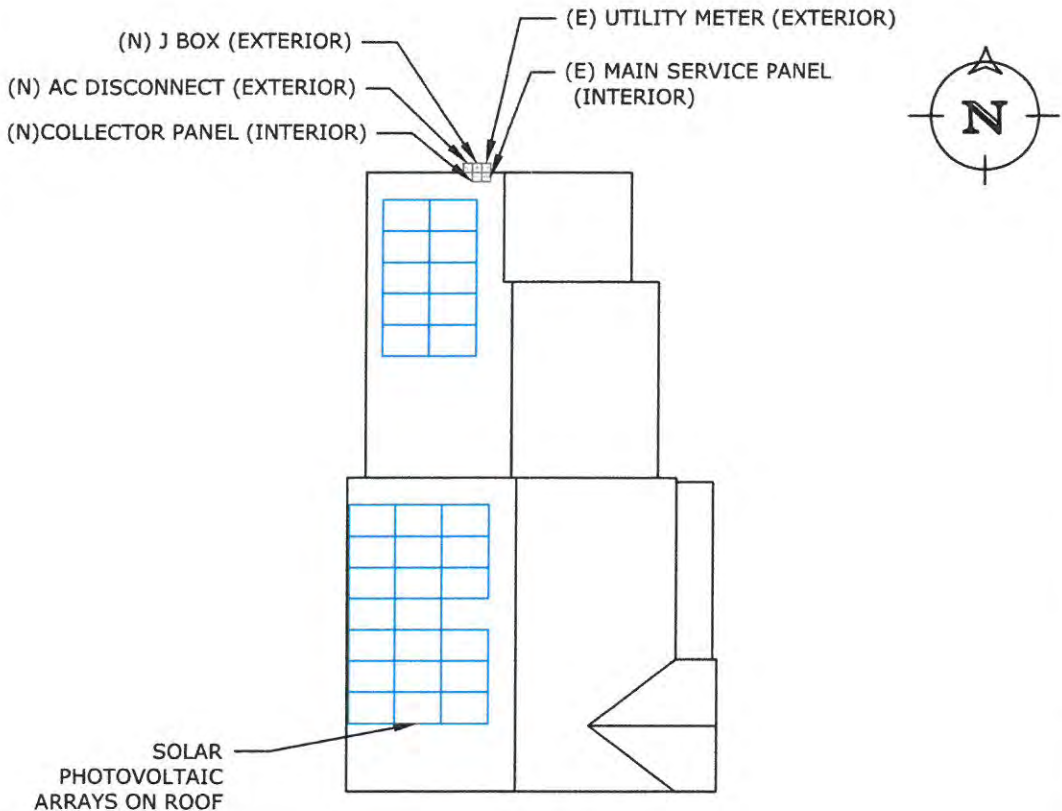
PHOTOVOLTAIC SYSTEM
EQUIPPED WITH RAPID
SHUTDOWN

LABEL LOCATION

AC DISCONNECT, DC DISCONNECT, POINT OF
INTERCONNECTION
(PER CODE: NEC690.56(C))

WARNING:

POWER TO THIS BUILDING IS ALSO
SUPPLIED FROM THE FOLLOWING
SOURCES WITH DISCONNECTS LOCATED
AS SHOWN



ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N.
PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE.
FASTENERS APPROVED BY THE LOCAL JURISDICTION



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



WARNING PLACARDS

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

PL-1



SUNPOWER®

SunPower® X-Series: X22-370 | X22-360

SunPower® Residential AC Module

Built specifically for use with the SunPower Equinox™ system, the only fully integrated solution designed, engineered, and warranted by one manufacturer.



Maximum Power. Minimalist Design.

Industry-leading efficiency means more power and savings per available space. With fewer modules required and hidden microinverters, less is truly more.



Highest Lifetime Energy and Savings.

Designed to deliver 60% more energy over 25 years in real-world conditions like partial shade and high temperatures.



Fundamentally Different. And Better.



The SunPower® Maxeon® Solar Cell

- Enables highest-efficiency modules available
- Unmatched reliability
- Patented solid metal foundation prevents breakage and corrosion

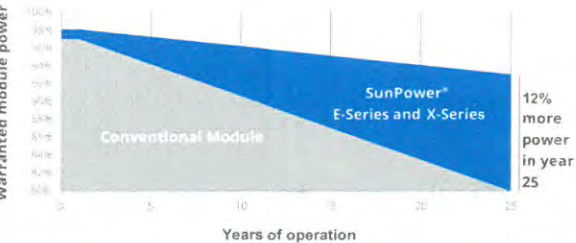


Factory-integrated Microinverter

- Simpler, faster installation
- Integrated wire management, rapid shutdown
- Engineered and calibrated by SunPower for SunPower modules

Best Reliability. Best Warranty.

With more than 25 million modules deployed around the world, SunPower technology is proven to last. That's why we stand behind our module and microinverter with the industry's best 25-year Combined Power and Product Warranty, including the highest Power Warranty in solar.



X-Series: X22-370 | X22-360 SunPower® Residential AC Module

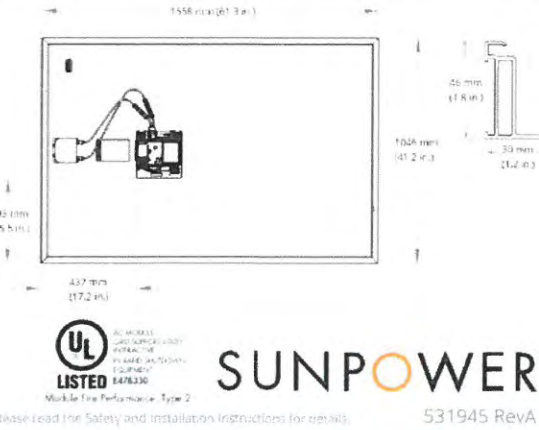
AC Electrical Data		
Inverter Model: Enphase IQ 7XS (IQ7XS-96-ACM-US)	@240 VAC	@208 VAC
Max. AC Output Power	320 VA	320 VA
Max. AC Output Current	31.5 VA	31.5 VA
Voltage (VAC)	240 / 211-254	208 / 183-229
Max. Current (Amps)	1.31	1.51
Max. Output Current (Amps)	12 (single phase)	10 (two pole) wye
Efficiency (%)	97.5%	97.0%
Frequency (Hz)	60 Hz	60 Hz
Frequency Range (Hz)	47-68 Hz	47-68 Hz
Max. AC Output Current (Amps)	5.8 Arms	5.8 Arms
Max. AC Output Current (Amps)	III	III
AC Output Current (Amps)	18 mA	18 mA
Power Factor	1.0	1.0
Power Factor Range	0.7 lead / 0.7 lag	0.7 lead / 0.7 lag

DC Power Data		
	SPR-X22-370-E-AC	SPR-X22-360-E-AC
Nominal Power (P _{nom})	370 W	360 W
Power Tolerance	+5/-0%	+5/-0%
Module Efficiency	22.7%	22.1%
Temp. Coef. (Power)	-0.29%/°C	-0.29%/°C
Shade Tolerance	• Three bypass diodes • Integrated module-level maximum power point tracking	

Tested Operating Conditions	
Operating Temp.	40°F to 140°F (-40°C to 60°C)
Max. Ambient Temp.	122°F (50°C)
Max. Load	Wind: 62 psf 3000 Pa, 305 kg/m² front & back Snow: 125 psf 6000 Pa, 611 kg/m² front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

Mechanical Data	
Solar Cells	96 Monocrystalline Maxeon Gen III
Front Glass	High transmission tempered glass with anti-reflective coating
Environmental Rating	Module: Outdoor rated Inverter: NEMA Type 6, Class II
Frame	Class 1 black anodized (highest AAMA rating)
Weight	42.9 lb (19.5 kg)
Recommended Max. Module Spacing	1.3 in. (33 mm)

Warranties, Certifications, and Compliance	
Warranties	• 25-year limited power warranty • 25-year limited product warranty
Certifications and Compliance	• UL 1703 • UL 1741 / IEEE 1547 • UL 1741 AC Module (Type 2 fire rated) • UL 62109-1 / IEC 62109-2 • FCC Part 15 Class B • ICES 0003 Class B • CAN/CSA-C22.2 NO. 107.1-01 • CA Rule 21 (UL 1741 SA) (Includes Volt/Var and Reactive Power Priority) • UL Listed PV Rapid Shutdown Equipment
Enables installation in accordance with:	• NEC 690.6 (AC module) • NEC 690.12, Rapid Shutdown (inside and outside the array) • NEC 690.15 AC Connectors: 690.33(AH-EX1)
When used with InvisiMount racking and InvisiMount accessories (UL 2703):	• Module grounding and bonding through InvisiMount • Class A fire rated
When used with AC module Q Cables and accessories (UL 6703 and UL 2238):	• Rated for load break disconnect
PID Test	Potential-induced degradation free



1 SunPower 360 W compared to a conventional module on same sized array (360 W, 1% efficiency, approx. 1.6 m²), 4% more energy per watt based on third-party module characterization and PV5000, 0.75%/yr slower degradation (Campeau 2, et al. "SunPower Module Degradation Rate," SunPower white paper, 2013).
2 Based on search of data sheet values from websites of top 10 manufacturers per IHS, as of January 2017.
3 #1 rank in "Freightliner PV Durability Initiative for Solar Modules Part 3: PV Tech Power Magazine, 2015; Campeau 2, et al. "SunPower Module Degradation Rate," SunPower white paper, 2013.
4 Factory set to 1547a-2014 default settings, CA Rule 21 and Volt/Var settings per setting; for more details, see the Equinox installation guide #518101 for more information.
5 Standard Test Conditions (1000 W/m² irradiance, AM 1.5, 25°C), NREL calibration standard, 500W current, IEC 61215 and voltage. All DC voltage is fully compliant within this module.
6 This product is UL Listed as PVSS and conforms with NEC 2014 and NEC 2017 690.12 and C2017-2015 Rule 64-216 Rapid Shutdown of PV Systems, for AC and DC connectors, when installed according to manufacturer's instructions.
See www.sunpower.com/facts for more reference information.
For more details, see extended datasheet www.sunpower.com/datasheets.
Specifications included in this datasheet are subject to change without notice.
©2018 SunPower Corporation. All Rights Reserved. SUNPOWER, the SUNPOWER logo and MAXEON are registered trademarks of SunPower Corporation in the U.S. and other countries as well. 1-800-SUNPOWER.



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



MODULE SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

SS-1

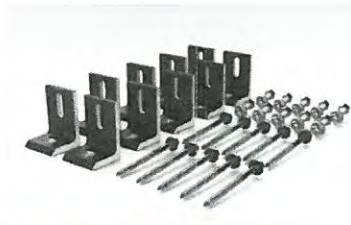
FLASHKIT PRO



FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Featuring Unirac's patented SHED & SEAL technology, a weather proof system which provides the ultimate protection against roof leaks. Kitted in 10 packs for maximum convenience, flashings and hardware are available in Mill or Dark finishes. With FLASHKIT pro, you have everything you need for a quick, professional installation.



TRUSTED WATER SEAL FLASHINGS
FEATURING SHED & SEAL TECHNOLOGY



YOUR COMPLETE SOLUTION
Flashings, lags, continuous slot L-Foot and hardware



CONVENIENT 10 PACKS
Packaged for speed and ease of handling

THE COMPLETE ROOF ATTACHMENT SOLUTION

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

FLASHKIT PRO

INSTALLATION GUIDE



FLASHKIT PRO IS THE COMPLETE FLASHING AND ATTACHMENT SOLUTION FOR COMPOSITION ROOFS.



INSTALL FLASHKIT PRO FLASHING



INSTALL L-FOOT



ATTACH L-FOOT TO RAIL

PRE-INSTALL

- Locate roof rafters and snap chalk lines to mark the installation point for each roof attachment.
- Drill a 7/32" pilot hole at each roof attachment. Fill each pilot hole with sealant.

STEP 1 INSTALL FLASHKIT PRO FLASHING

- Add a U-shaped bead of roof sealant to the underside of the flashing with the open side of the U pointing down the roof slope. Slide the aluminum flashing underneath the row of shingles directly up slope from the pilot hole as shown. Align the indicator marks on the lower end of the flashing with the chalk lines on the roof to center the raised hole in the flashing over the pilot hole in the roof. When installed correctly, the flashing will extend under the two courses of shingles above the pilot hole.

STEP 2 INSTALL L-FOOT

- Fasten L-foot and Flashing into place by passing the included lag bolt and pre-installed stainless steel-backed EPDM washer through the L-foot EPDM grommet, and the raised hole in the flashing, into the pilot hole in the roof rafter.

- Drive the lag bolt down until the L-foot is held firmly in place. It is normal for the EPDM on the underside of the stainless steel backed EPDM washer to compress and expand beyond the outside edge of the steel washer when the proper torque is applied.

TIP:

- Use caution to avoid over-torquing the lag bolt if using an impact driver.
- Repeat Steps 1 and 2 at each roof attachment point.

STEP 3 ATTACH L-FOOT TO RAIL

- Insert the included 3/8"-16 T-bolts into the lower slot on the Rail (sold separately), spacing the bolts to match the spacing between the roof attachments.
- Position the Rail against the L-Foot and insert the threaded end of the T-Bolt through the continuous slot in the L-Foot. Apply anti-seize to bolt threads to prevent galling of the T-bolt and included 3/8" serrated flange nut. Place the 3/8" flange nut on the T-bolt and finger tighten. Repeat STEP 3 until all L-Foots are secured to the Rail with a T-bolt. Adjust the level and height of the Rail and torque each bolt to 30ft-lbs.

FASTER INSTALLATION. 25-YEAR WARRANTY.

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



MOUNT SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

SS-2



SunPower® InvisiMount™ | Residential Mounting System

Simple and Fast Installation

- Integrated module-to-rail grounding
- Pre-assembled mid and end clamps
- Levitating mid clamp for easy placement
- Mid clamp width facilitates consistent, even module spacing
- UL 2703 Listed integrated grounding

Flexible Design

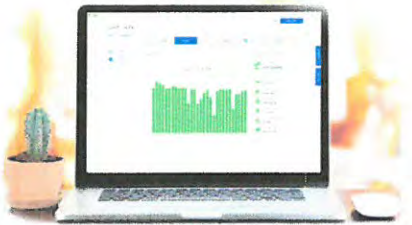
- Addresses nearly all sloped residential roofs
- Design in landscape and portrait with up to 8' rail span
- Pre-drilled rails and rail splice
- Rails enable easy obstacle management

Customer-Preferred Aesthetics

- #1 module and #1 mounting aesthetics
- Best-in-class system aesthetics
- Premium, low-profile design
- Black anodized components
- Hidden mid clamps and new capped, flush end clamps

Part of Superior System

- Built for use with SunPower DC and AC modules
- Best-in-class system reliability and aesthetics
- New optional rooftop transition flashing, rail-mounted J-box, and wire management rail clips
- Combine with SunPower modules and SunPower EnergyLink® monitoring app



Elegant Simplicity

SunPower® InvisiMount™ is a SunPower-designed rail-based mounting system. The InvisiMount system addresses residential sloped roofs and combines faster installation time, design flexibility, and superior aesthetics. The InvisiMount product was specifically envisioned and engineered to pair with SunPower modules. The resulting system-level approach amplifies the aesthetic and installation benefits—for homeowners and for installers.

sunpower.com



Datasheet

SUNPOWER



SunPower® InvisiMount™ | Residential Mounting System

InvisiMount Components

Module / Mid Clamp and Rail

Module / End Clamp and Rail



Mid Clamp

End Clamp

Rail & Rail Splice

Ground Lug Assembly (for DC systems only)



InvisiMount Component Details		
Mid Clamp	Black made stainless steel 300 series	63 g (2.2 oz)
End Clamp	Black anodized aluminum 6000 series	110 g (3.88 oz)
Rail	Black anodized aluminum 6000 series	830 g/m (4.02/ft)
Rail Splice	Aluminum alloy 6000 series	230 g/m (9.02/ft)
Ground Lug Assembly	304 stainless steel (A2-70 bolt, tin plated copper lug)	106.5 g/m (4.75 oz)

InvisiMount Operating Conditions	
Temperature	-40° C to 90° C (-40° F to 194° F)
Max. Load (LRFD)	• 3000 Pa uplift • 6000 Pa downforce

Roof Attachment Hardware Supported by Design Tool	
Application	• Composition Shingle Rafter Attachment • Composition Shingle Roof Decking Attachment • Curved and Flat Tile Roof Attachment • Universal interface for other roof attachments

InvisiMount Component LRFD Capacities ²		
Mid Clamp	Uplift	664 lbf
	Shear	540 lbf
End Clamp	Uplift	894 lbf
	Shear	220 lbf
Rail	Moment, upward	548 lbf-ft
	Moment, downward	520 lbf-ft
Rail Splice	Moment, upward	548 lbf-ft
	Moment, downward	580 lbf-ft
L foot	Uplift	1000 lbf
	Shear	390 lbf

InvisiMount Warranties And Certifications	
Warranties	• 25-year product warranty • 5-year finish warranty
Certifications	• UL 2703 Listed • Class A Fire Rated

Roof Attachment Hardware Warranties	
Refer to roof attachment hardware manufacturer's documentation	

¹ Module frame that is compatible with the InvisiMount system required for hardware interoperability.

² SunPower recommends that all Equinox™, InvisiMount™, and AC module systems always be designed using the SunPower Design Tool. If a designer decides to instead use the component capacities listed in this document to design a system, note that the capacities shown are Load and Resistance Factor Design (LRFD) design loads, and are NOT to be used for Allowable Stress Design (ASD) calculations; and that a licensed Professional Engineer (PE) must then stamp all calculations. Should you have any questions please contact SunPower Technical Support at 1-800-SUNPOWER (1-800-786-7693).

© 2017 SunPower Corporation. All Rights Reserved. SUNPOWER, the SUNPOWER logo, EQUINOX, and INVISIMOUNT are trademarks or registered trademarks of SunPower Corporation. All other trademarks are the property of their respective owners. Specifications included in this datasheet are subject to change without notice.

sunpower.com
509506 Rev E



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



RACKING SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

SS-3

Datasheet

SUNPOWER



SunPower Monitoring® System | Residential PVS5x

Improve Support,
Reduce Maintenance Costs

- An intuitive monitoring website enables you to:
- See a visual map of homeowner sites
 - Remotely manage hundreds of sites
 - Receive elective system reports
 - Locate system issues and remotely diagnose
 - Diagnose issues online
 - Drill down for the status of individual devices



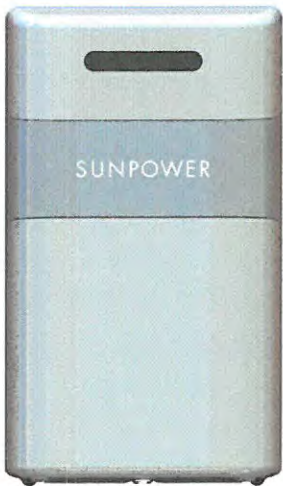
Add Value for Homeowners

- With the SunPower Monitoring System homeowners can:
- See what their solar system produces each day, month, or year
 - Optimize their solar investment and save on energy expenses
 - See their energy use and estimated bill savings
 - See their solar system's performance using the SunPower monitoring website or mobile app



SunPower Monitoring Solution,
Plug and Play Installation

- This complete solution for residential monitoring includes the SunPower® PV Supervisor 5x (PVS5x) which improves the installation process, overall system reliability, and customer experience.
- Compact footprint for improved aesthetics
 - Robust cloud connectivity and comprehensive local connectivity
 - Flexible configuration of devices during installation
 - Consumption metering
 - Revenue-grade production metering
 - Web-based commissioning app
 - Remote diagnostics of PVS5x and inverters
 - Durable NEMA 3R enclosure reduces maintenance costs



Robust Cloud Connectivity

- Multiple options to maintain optimal connectivity:
- Hardwired Ethernet
 - Power Line Communication (PLC)
 - Wi-Fi
 - Cellular backup

Supports Multiple Inverter Types

Supports SunPower 96-cell AC module systems, DC string inverter systems, and hybrid (DC and AC) systems.



SunPower Monitoring® System | Residential PVS5x

SunPower Monitoring Website



PVS5x



Multiple communication options include Ethernet, PLC, Wi-Fi, and cellular

SunPower AC Modules



Supports SunPower 96-cell AC modules, DC string inverters, and hybrid (DC and AC) systems

Site Requirements	
Compatible SunPower AC Modules (number supported per PVS5x)	SunPower 96-cell AC Modules (55)
Compatible String Inverters (number supported per PVS5x)	Fronius (10), SMA (10), ABB (30)
Internet Access	High-speed Internet access Accessible router or switch
Power	240 VAC, 50 or 60 Hz

Operating Conditions	
Temperature	-30°C to +60°C (-22°F to +140°F)
Humidity (maximum)	95% non-condensing

Mechanical	
Weight	2.5 kg (5.5 lbs)
Dimensions	34.5 cm x 20.6 cm x 9.3 cm (13.6 in x 8.1 in x 3.6 in)
Enclosure Rating	Type 3R

Communication	
RS-485	Inverters and meters PLC for 96-cell AC modules
Integrated Metering	One channel of revenue-grade production metering (ANSI C12.20 Class 0.5) and two channels of net metering
Ethernet	WAN and LAN ports
PLC	Integrated HomePlug AV standard communication to PLC devices over AC wiring
Wi-Fi	802.11b/g/n
Cellular	3G UMTS
ZigBee	Home automation, inverter communications, meter readings
USB Type-A	Supports additional communications up to 0.5 Amps (for example, Wi-Fi, Bluetooth®)
Memory	2 GB flash 1 GB RAM
Data Storage	60 days
Upgrades	Automatic firmware upgrades

Homeowner Web and Mobile Device Support	
Homeowner Website	monitor.us.sunpower.com
Partner Website	sunpowermonitor.com/partner
Browsers	Firefox, Safari, Chrome, Internet Explorer
Mobile Devices	iPhone®, iPad®, and Android™
Homeowner App	1. Create account online at: monitor.us.sunpower.com 2. On a mobile device, download the SunPower Monitoring app from Apple App Store™ or Google Play™ store. 3. Sign in using account email and password.

Warranty and Certifications	
Warranty	10 year Limited Warranty
Certifications	UL, cUL, EN60950, EN61326, FCC Part 15 (Class B)



FCC ID: YAW513402



ITE: E477122



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



MONITORING SPEC SHEET

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

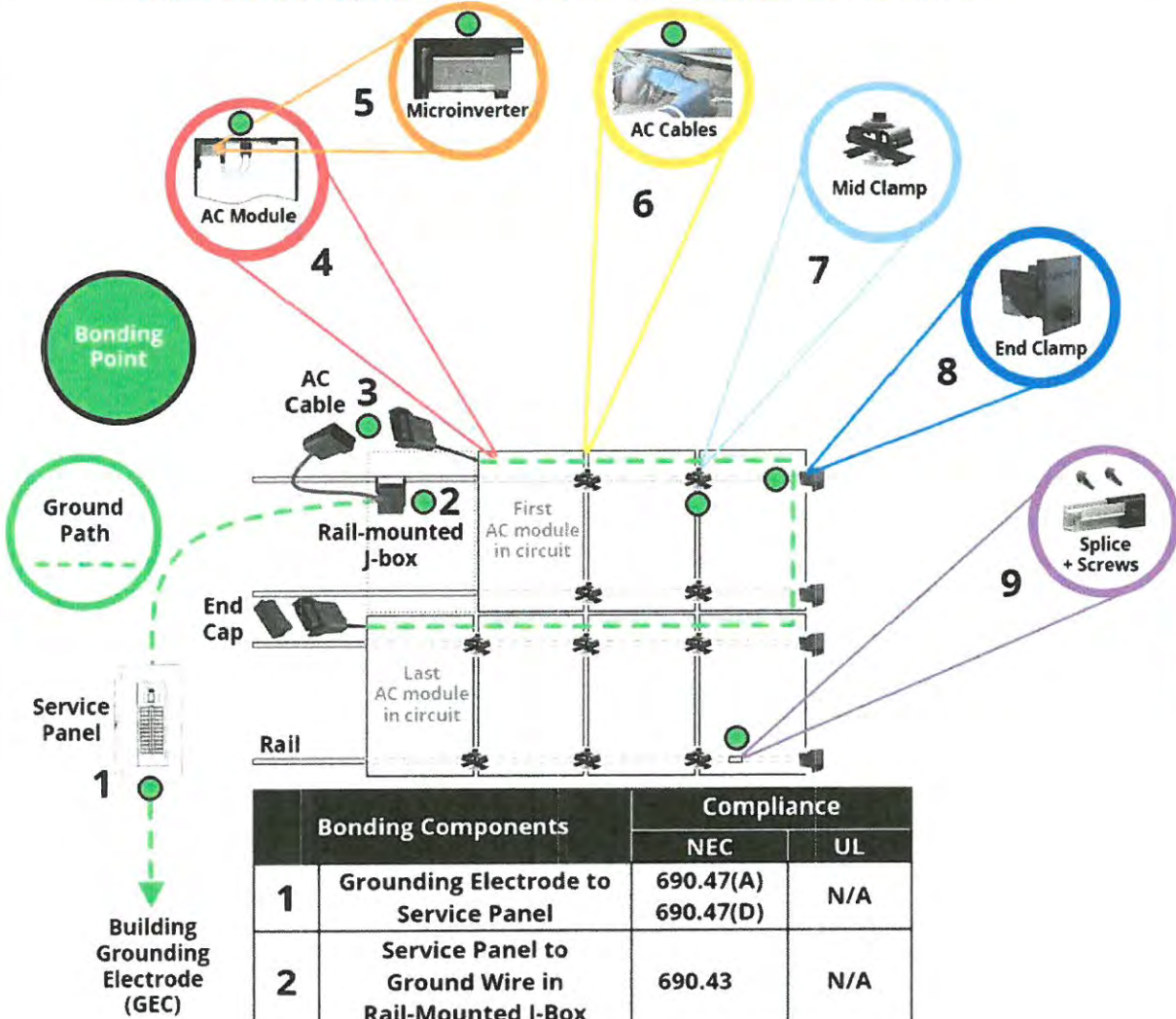
REV:A

DATE:3/27/19

SS-4

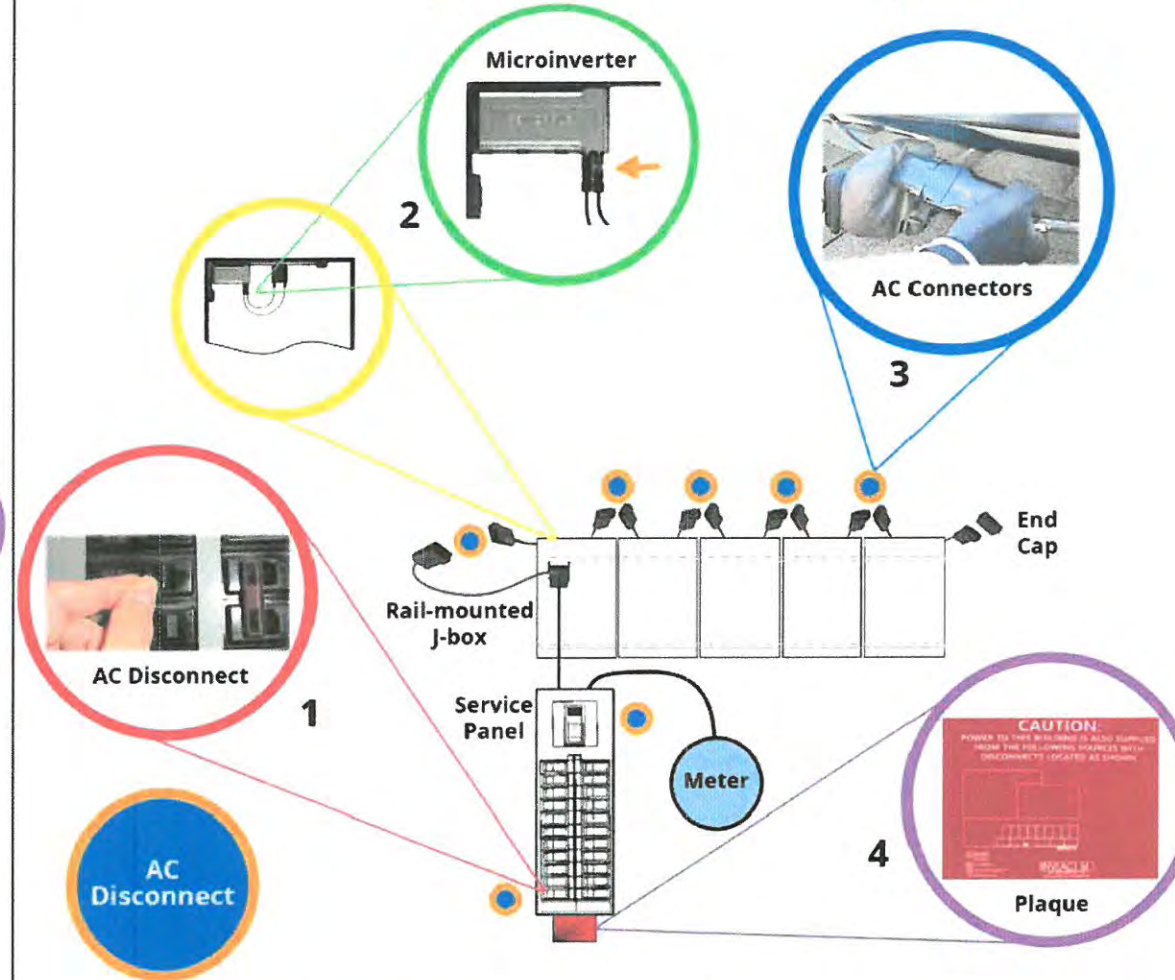
SPEC SHEET

SunPower Equinox® Ground Path and Compliance



	Bonding Components	Compliance	
		NEC	UL
1	Grounding Electrode to Service Panel	690.47(A) 690.47(D)	N/A
2	Service Panel to Ground Wire in Rail-Mounted J-Box	690.43	N/A
3	Rail-Mounted J-Box to AC Cable	690.43(A)	2703
4	AC Cable to Microinverter	N/A (part of Listing)	1703 1741
5	Microinverter to AC Module Frame	N/A (part of Listing)	1703 1741
6	AC Cable to AC Cable	690.31(D) 690.43(A) 690.43(D)	1741 6703 9703
7	AC Module Frame to Mid Clamp to Rail	690.43(A) 690.43(C) 690.43(D)	2703
8	AC Module Frame to End Clamp to Rail	690.43(A) 690.43(C) 690.43(D)	2703
9	Rail to Splice	690.43(A) 690.43(C) 690.43(D)	2703

SunPower Equinox® Disconnects and Compliance



	Compliance	NEC
1	AC Disconnect in Service Panel	690.12 690.15(A)(3)
2	DC Disconnect (factory wiring)	N/A (Part of the internal UL Listed AC Module assembly; not field wired.)
3	AC Connectors as Disconnects	690.15(A)(2) 690.33
4	Plaque	690.15(A)(4) 690.12 690.56(B) 705.10 Exception



CUSTOMER INFORMATION

NAME:JEFF FULTON

ADDRESS:1507 BROOKCREST AVE,
MORTON, IL 61550

40°34'28.0"N 89°36'54.1"W
APN: 060-629-204-007

AHJ:IL- VILLAGE OF MORTON

UTILITY:AMEREN

PRN NUMBER:LSS-003276



RSD AND GROUND DETAILS

DESIGNER/CHECKED BY:

GSK/AJ

SCALE:AS NOTED

REV:A

DATE:3/27/19

SS-5