



REPORT NO. 20712

AUGUST 28, 2024

REPORT OF SOIL INVESTIGATION

PROJECT

Proposed Saage Culinary Studio
Village Green Drive
Aurora, Illinois

CLIENT

United Architects, Ltd.

Joliet, Illinois

ILLINOIS DRILLING & TESTING CO., INC.

1752 ARMITAGE COURT - ADDISON, ILLINOIS 60101.4207

Phone 630.629.7645

www.illinoisdrilling.com



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ILLINOIS DRILLING & TESTING CO., INC.

1752 Armitage Court
Addison, Illinois 60101

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August 28, 2024

Mr. Bob Gebel
United Architects, Ltd.
1002 Plainfield Road
Joliet, Illinois 60435

RE: Report No. 20712 - Proposed Saage Culinary Studio
Village Green Drive
Aurora, Illinois

Dear Mr. Gebel:

Enclosed is our Report of Soil Investigation No. 20712, performed at the above referenced site in Aurora, Illinois. Six (6) test borings were performed to depths of 5.0' to 15.0' below existing grades at the locations indicated on the attached plot plan. The results of these borings along with the location diagram are included with this letter report. The purpose of the subsurface investigation was to determine the physical properties of the soil at the site, analyze the results and submit preliminary recommendations regarding foundation construction of the proposed building and parking lot.

SOIL CONDITIONS - FOUNDATION RECOMMENDATIONS

Borings 1 through 4 were performed to depths of 15.0' below existing grades within the footprint of the proposed building. We have included the depths from existing grade to firm soil for a net allowable 3,000 PSF soil bearing capacity in the soil boring logs and the summary, which can be utilized to support the loads of a conventional footing foundation system. Suitable bearing soil was encountered at depths of 0.6 to 1.5' below existing grades. The soil conditions encountered are described in detail on the soil boring logs. In general, the soil conditions consist of 0.6' to 1.5' of topsoil overlying very tough/hard, brown to gray silty clay extending through the depth of the test borings. Boring 1 also indicated a 2.0'+/- layer of brown sand and silt just below the surface topsoil.

Based on the test boring results, the proposed building to be constructed on this site may utilize the most economical type of foundation, such as continuous wall footings and interior spread footings. Footing foundations should be located below any surface fill, topsoil, etc. and into the underlying, suitable bearing material. The bottom of the footings should be located at a minimum of 42" below final exterior grade for sufficient frost protection.

PARKING LOT

Borings 5 and 6 were performed to depths of 5.0' below existing grades in the proposed parking lot area. The depth of cut from existing grade is indicated on the soil boring logs and summary. The soil conditions consist of 0.6' to 0.8' of topsoil overlying hard, brown silty clay. In the proposed parking lot and drive areas, it is recommended that all surface vegetation and topsoil be completely removed to expose the underlying, hard, brown silty clay. A proof-roll with a heavily loaded truck and visual inspection by our soil engineer of the exposed material should be performed prior to placement of any additional fill. Any loose or soft areas detected by the proof-roll should be excavated and replaced. The depth of undercut will depend on final grading plans and can be determined on-site by our soil engineer. Any additional cohesive fill utilized to achieve desired grades should be placed in 9.0" lifts of loose thickness and be compacted to 95% of the maximum dry density, as determined by the Modified Proctor density test, ASTM D1557. Alternatively, undercut soils may also be replaced with 3" rock up to final subgrade level.

Once final subgrade levels are achieved, a final proof-roll should be performed in order to detect the presence of soft or unstable soil types due to weather conditions, construction traffic, etc., prior to placement of the subbase material. Any soft or unstable areas should be removed and replaced, as indicated above. Base course materials should conform to IDOT gradation CA-6 and be compacted to 95% of the above indicated Proctor method. Bituminous materials should be compacted to between 93% and 97% of their theoretical maximum density.

COMMENTS

Based on the limited scope of the investigation, some variation in the soil conditions should be anticipated during the excavating operations. The analyses and recommendations submitted in this report are based upon the data obtained from the six soil borings performed at the locations indicated on the Plot Plan. This report does not reflect any variations which may occur between these borings. The nature and extent of the variations between borings may not become evident until the course of construction is underway.

If variations then appear evident, it will be necessary that a re-evaluation of the recommendations of this report be made after performing on-site observations during the construction period and noting the characteristics of any variations. It is recommended that a representative from Illinois Drilling & Testing Co., Inc. be present during footing excavation, fill placement, proof-rolls, etc. in order to verify the soil conditions and to ensure that proper remedial measures are being implemented.

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Report No. 20712

We have welcomed the opportunity to be of service to you on this project. If there are any questions regarding the information presented, please do not hesitate to contact us.

Sincerely,

ILLINOIS DRILLING & TESTING COMPANY, INC.

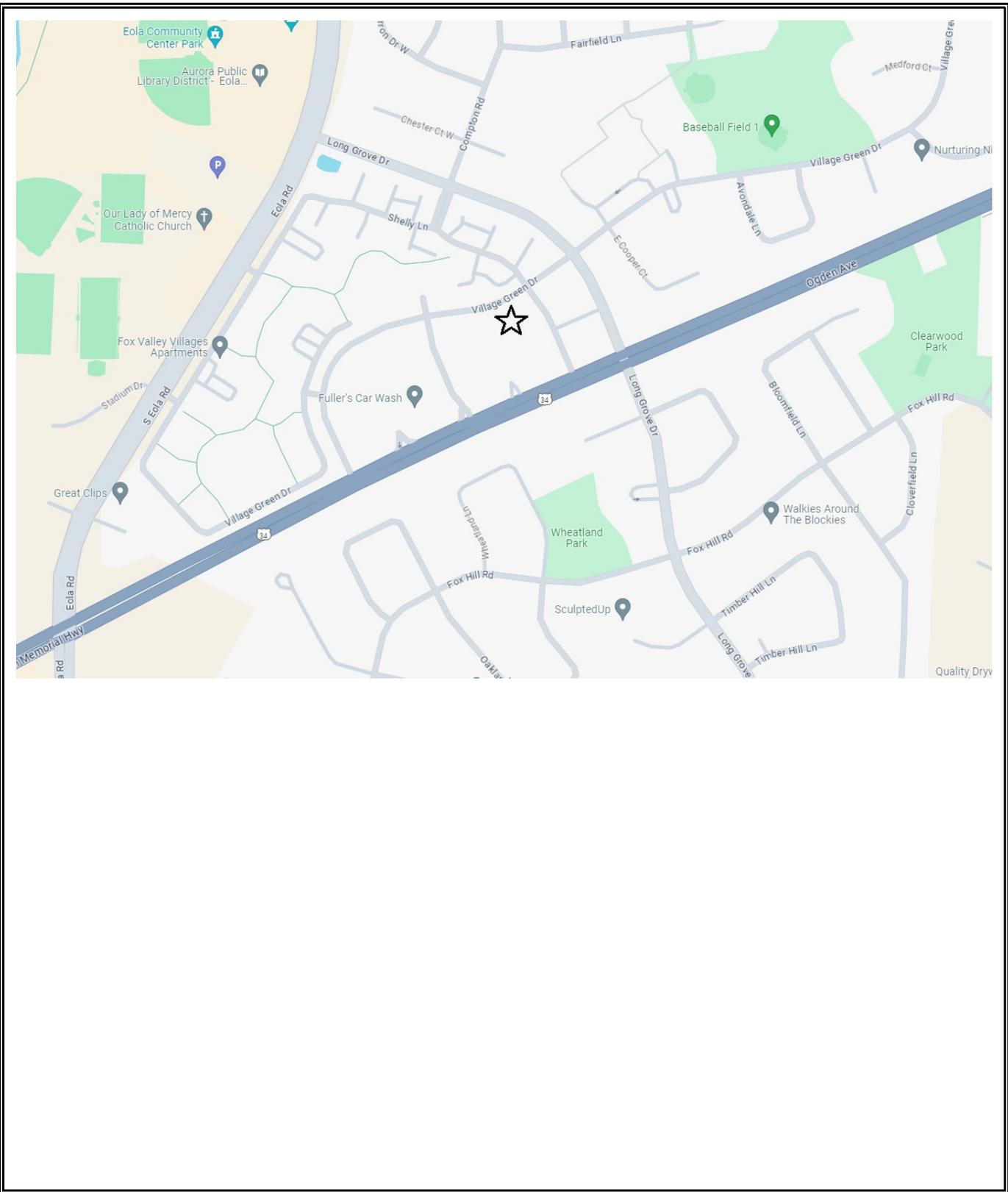


Chang H. Choi

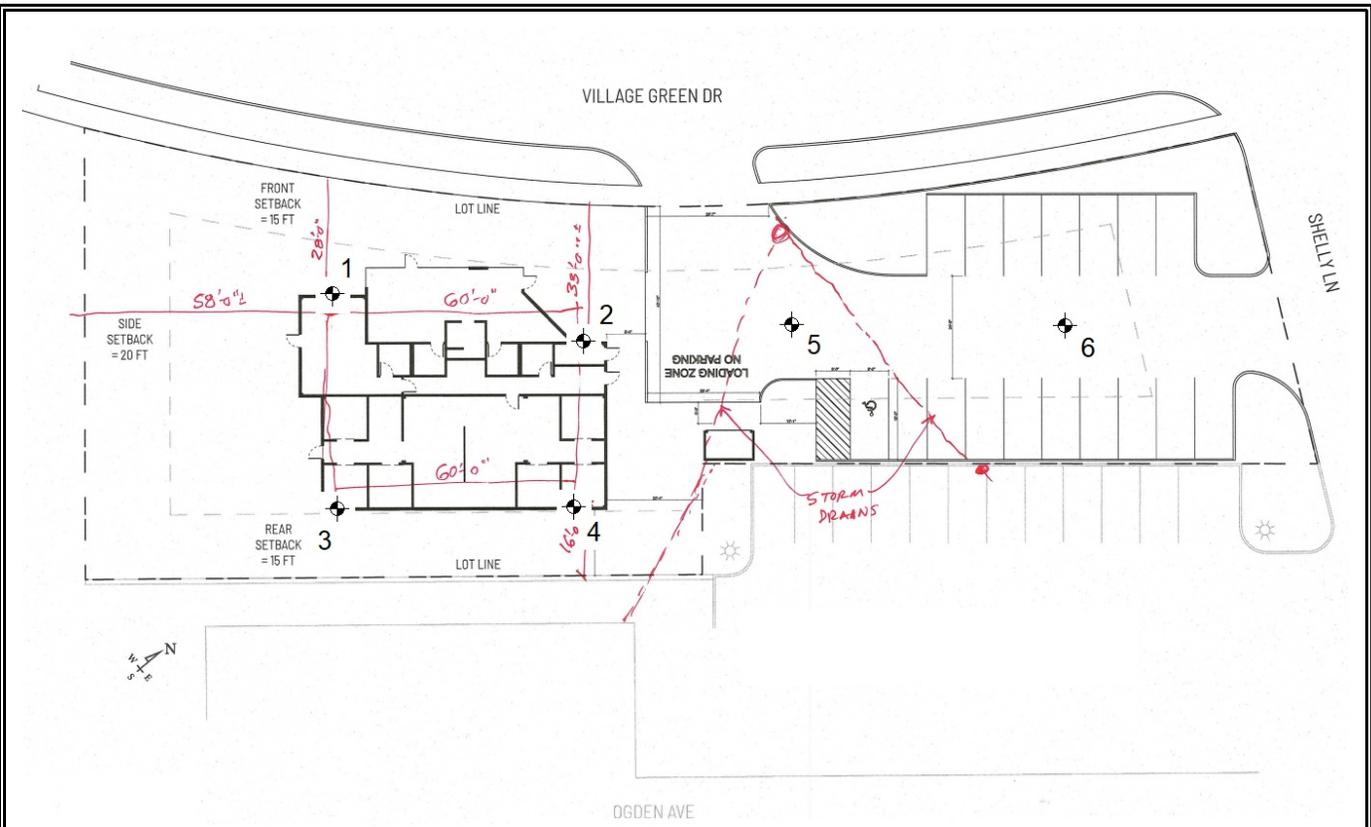
Anthony Cipriani
Project Manager

Chang H. Choi, P.E.
Illinois No. 62-28807

AC:CHC:rc



August 28, 2024	By: rc	SITE LOCATION		Job No. 20712	Scale: NTS
CLIENT	United Architects, Ltd. Joliet, IL		PROJECT	Proposed Saage Culinary Studio Village Green Drive Aurora, IL	



SUMMARY OF THE TEST BORINGS

Boring Number	Ground Surface Elevation	Depth to Firm Soil 3,000 PSF	Depth of Cut	Location
1	Existing Grade	1.1'	-	Building
2	"	0.6'	-	"
3	"	1.5'	-	"
4	"	1.2'	-	"
5	"	-	0.6'	Parking
6	"	-	0.8'	"

August 28, 2024	By: rc	PLOT PLAN	Job No. 20712	Scale: NTS
CLIENT	United Architects, Ltd. Joliet, IL	PROJECT	Proposed Saage Culinary Studio Village Green Drive Aurora, IL	

ILLINOIS DRILLING & TESTING COMPANY, INC.

1752 Armitage Court - Addison, IL 60101.4207

Report No.	20712	Rig	45C	Crew	AC/SC	Date of Boring	08-21-24
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BORING NO.		1		WATER LEVELS:		While Sampling		NE		After Boring		NE	
Depth	Description of Material (Ground Surface)	S	T	S	Elevation	Q _u	Q _p	MC	N				
0.0'		N	S	D	Ex. Grade								
1.1'	TOPSOIL - Black (OL)												
3.0'	SAND & SILT Brown - Medium Dense (SM)	1	S						13				
	Silty CLAY Brown - Very Tough/Hard (CL)	2	S				3.4	19					
		3	S				4.5+	17					
11.0'		4	S				4.5+	17					
15.0'	Silty CLAY Gray - Hard (CL)												

END OF BORING

NOTE: Net Allowable Soil Bearing Capacity of 3,000 PSF encountered at a depth of 1.1' below existing grade.

SOIL BORING LOG RECORD SHEET

CLIENT	United Architects, Ltd. Joliet, IL	PROJECT	Proposed Saage Culinary Studio Village Green Drive Aurora, IL
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Report No. 20712	Rig 45C	Crew AC/SC	Date of Boring 08-21-24
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BORING NO.	2	WATER LEVELS:	While Sampling	NE	After Boring	NE			
Depth	Description of Material (Ground Surface)	S	T	S	Elevation Ex. Grade	Q _u	Q _p	MC	N
0.0'		N	S	D					
0.6'	TOPSOIL - Black (OL)								
	Silty CLAY Brown to Gray - Hard (CL)	1	S				4.5+	18	
		2	S				4.5+	16	
		3	S				4.5+	17	
15.0'		4	S				4.5+	19	
	END OF BORING								

NOTE: Net Allowable Soil Bearing Capacity of 3,000 PSF encountered at a depth of 0.6' below existing grade.

SOIL BORING LOG RECORD SHEET

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Report No. 20712	Rig 45C	Crew AC/SC	Date of Boring 08-21-24
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BORING NO.	3	WATER LEVELS:	While Sampling	NE	After Boring	NE			
Depth 0.0'	Description of Material (Ground Surface)	S N	T S	S D	Elevation Ex. Grade	Q _u	Q _p	MC	N
1.5'	TOPSOIL - Black (OL)								
	Silty CLAY Brown - Very Tough/Hard (CL) (Moist)	1	S				3.0	19	
		2	S				4.1	19	
3		S				4.0	18		
11.0'	Silty CLAY Gray - Hard (CL)	4	S				4.3	18	
15.0'	END OF BORING								

NOTE: Net Allowable Soil Bearing Capacity of 3,000 PSF encountered at a depth of 1.5' below existing grade.

SOIL BORING LOG RECORD SHEET			
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Report No.	20712	Rig	45C	Crew	AC/SC	Date of Boring	08-21-24
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BORING NO.		4		WATER LEVELS:		While Sampling		NE		After Boring		NE	
Depth 0.0'	Description of Material (Ground Surface)			S N	T S	S D	Elevation Ex. Grade		Q _u	Q _p	MC	N	
1.2'	TOPSOIL - Black (OL)												
	Silty CLAY Brown - Very Tough/Hard (CL)			1	S					3.4	18		
2				S					4.5+	16			
3				S					4.5+	17			
4				S					4.5+	17			
11.0'	Silty CLAY Gray - Hard (CL)												
15.0'	END OF BORING												

NOTE: Net Allowable Soil Bearing Capacity of 3,000 PSF encountered at a depth of 1.2' below existing grade.

SOIL BORING LOG RECORD SHEET			
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Report No.	20712	Rig	45C	Crew	AC/SC	Date of Boring	08-21-24
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BORING NO.		5		WATER LEVELS:		While Sampling			NE		After Boring			NE	
Depth	Description of Material (Ground Surface)	S	T	S	Elevation	Q _u	Q _p	MC	N						
0.0'		N	S	D	Ex. Grade										
0.6'	TOPSOIL - Black (OL)														
	Silty CLAY Brown - Hard (CL)	1	S				4.0	19							
2		S					4.2	17							
5.0'															

END OF BORING

NOTE: Depth of Cut for the proposed parking lot located at 0.6' below existing grade.

SOIL BORING LOG RECORD SHEET

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Report No.	20712	Rig	45C	Crew	AC/SC	Date of Boring	08-21-24
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BORING NO.		6		WATER LEVELS:		While Sampling			NE		After Boring			NE	
Depth		Description of Material (Ground Surface)				S	T	S	Elevation						
0.0'						N	S	D	Ex. Grade	Q _u	Q _p	MC	N		
0.8'		TOPSOIL - Black (OL)													
		Silty CLAY Brown - Hard (CL)				1	S					4.3	18		
5.0'						2	S							4.5+	18

END OF BORING

NOTE: Depth of Cut for the proposed parking lot located at 0.8 below existing grade.

SOIL BORING LOG RECORD SHEET

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Report No.	20712	Rig	45C	Crew	AC/SC	Date of Boring	08-21-24
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NOTES

Abbreviation		Units
NE	Not Encountered	-
SN	Sample Number	-
TS	Type of Sampling	-
S	Split Spoon	-
SD	Sampling Distance	-
Q_u	Unconfined Compression test	Tons/ft ²
Q_p	Calibrated Penetrometer test	Tons/ft ²
MC	Moisture Content test	% Dry Weight
N	Penetration Test	Blows/Foot

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