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**KENDALL COUNTY**  
**ZONING AND PLATTING ADVISORY COMMITTEE**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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**AGENDA**

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December 7, 2021 - 9:00 a.m.

CALL TO ORDER

**ROLL CALL:** County Board: Scott Gengler, PBZ Committee Chair; **County Highway Department:** Fran Klaas, County Engineer; **WBK Engineering, LLC:** Greg Chismark, Stormwater Consultant; **County Health Department:** Aaron Rybski, Director Environmental Health; **Forest Preserve District:** David Guritz, Director; **SWCD:** Alyse Olson, Resource Conservationist; **Sheriff's Office:** Commander Jason Langston; **GIS:** Meagan Briganti; **PBZ:** Brian Holdiman, Code Official; Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of November 2, 2021 ZPAC Meeting Minutes (Pages 2-12)

PETITIONS:

1. **Petition 21 – 48 – Brian Henrichs on Behalf of Baka Properties, LLC (Pages 13-28)**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-3 One Family Residential District  
PIN: 02-34-130-004  
Location: 55 Riverside Street (Lot 183 in Fox River Gardens), Bristol Township  
Purpose: Petitioner Wants to Rezone the Property in Order to Subdivide the Property and Construct Two Homes
  
2. **Petition 21 – 49 – Irma Loya Quezada (Pages 29-43)**  
Request: Map Amendment Rezoning the Subject Property from A-1 Agricultural District to R-1 One Family Residential District  
PINs: 09-18-300-018 (Part) and 09-18-300-019 (Part)  
Location: On the East Side of Brisbin Road Across from 14859 and 14975 Brisbin Road, Seward Township  
Purpose: Petitioner Wants to Rezone the Property in Order to Divide the Property and Construct Two Homes
  
3. **Petition 21 – 50 – Tim Raymond on Behalf of TMF Plastic Solutions, LLC (Pages 44-72)**  
Request: Site Plan Approval for the Construction of a 20,630 +/- Square Foot Addition to an Existing Building  
PIN: 01-01-200-002  
Location: 12127 B Galena Road, Plano, Little Rock Township  
Purpose: Petitioner Wants to Construct an Addition to an Existing Building; Property is Zoned M-1 Limited Manufacturing District

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD

1. Petition 21-26 Banquet Facility at 10978 Crimmin Road
2. Petition 21-32 Rezoning East and South of 800 Route 126
3. Petition 21-36 Landscaping Business at 3549 and 3527 Bell Road

OLD BUSINESS/ NEW BUSINESS

1. None

CORRESPONDENCE

PUBLIC COMMENT

ADJOURNMENT- Next meeting on January 4, 2022

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**ZONING, PLATTING & ADVISORY COMMITTEE (ZPAC)**  
**November 2, 2021 – Unapproved Meeting Minutes**

PBZ Chairman Scott Gengler called the meeting to order at 9:00 a.m.

Present:

Matt Asselmeier – PBZ Department  
Meagan Briganti – GIS Department  
Scott Gengler – PBZ Committee Chair  
David Guritz – Forest Preserve (Arrived 9:03 a.m.)  
Brian Holdiman – PBZ Department  
Fran Klaas – Highway Department  
Alyse Olson – Soil and Water Conservation District  
Aaron Rybski – Health Department

Absent:

Greg Chismark – WBK Engineering, LLC  
Commander Jason Langston – Sheriff's Department

Audience:

Sergiu Tugutchi, Gregg Ingemunson, and Greg Dady

**AGENDA**

Mr. Klaas made a motion, seconded by Mr. Rybski, to approve the agenda as presented.

With a voice vote of seven (7) ayes, the motion carried.

**MINUTES**

Mr. Rybski made a motion, seconded by Mr. Klaas, to approve the October 5, 2021, meeting minutes.

With a voice vote of seven (7) ayes, the motion carried.

**PETITIONS**

**Petition 21-45 Sergiu Tugutchi on Behalf of KST Express LTD**

Mr. Asselmeier summarized the request.

Sergiu Tugutchi on Behalf of KST Express LTD is under contract with Bo Transmissions, Inc. to purchase the subject property and demolish the approximately eight thousand seven hundred ninety (8,790) square foot building on the property that was damaged by fire.

The application materials, plat of survey, and pictures of the building were provided.

Section 13:10 of the Zoning Ordinance requires site plan review for this type of activity on B-3 zoned property. Site plan approval will also be required for construction of any replacement structures.

The property is located at 1214 Route 30.

The property is approximately a quarter (1/4) acre in size.

The Future Land Use Map calls for the property to be Suburban Residential.

Route 30 is a State maintained Arterial. There are no trails planned in the area.

There are no floodplains or wetlands on the property.

The adjacent land uses are Agricultural, Commercial, and Industrial.

The adjacent properties are zoned B-3 and Oswego M-1.

The Future Land Use Map calls for the area to be Suburban Residential and Urban Areas.

Petition information was sent to Oswego Township on October 12, 2021. No comments were provided.

Petition information was sent to the City of Aurora on October 12, 2021. No comments were provided.

Petition information was sent to the Village of Oswego on October 12, 2021. No comments were provided.

Petition information was sent to the Oswego Fire Protection District on October 12, 2021. No comments were provided.

The Petitioner wishes to demolish the damaged building and construct another building on the site in 2022.

Site plan review will also be required for the new building.

The subject property has been zoned B-3 since 1974.

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans:

**Responsive to Site Conditions**-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. The demolition will not negatively impact the site.

**Traffic and Parking Layout**-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

**Conflicts between pedestrians and vehicular movements** should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

**Site Layout-Improvements** shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. No grading information has been submitted related to the demolition.

**Consistent with the Land Resource Management Plan**-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. This is true.

**Building Materials**-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

**Relationship to Surrounding Development**-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

Open Space and Pedestrian Circulation-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. This is not an issue.

Buffering-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly activities are to be screened and buffered from public view. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. Not applicable for the demolition. Additional information will be required when a new building is planned for the property.

Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. No lights are planned for the site.

Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. No information was provided regarding refuse.

Pending comments from ZPAC members, Staff recommended approval of the proposed site plan as proposed with the following conditions:

1. The site shall be developed substantial in conformance with the submitted site plan with the approximately eight thousand seven hundred ninety (8,790) square foot building demolished as proposed.
2. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but, not limited to, securing the applicable building related permits.

Dave Guritz arrived at this time (9:03 a.m.).

Mr. Rybski asked if there was an existing well and septic system on the property. Sergiu Tugutchi, Petitioner, responded yes. The well needed to be capped or sealed. Mr. Rybski wanted to make sure the well and septic systems will be protected during demolition. Mr. Tugutchi agreed to work with the Health Department.

Mr. Tugutchi planned to construct a building in the spring or summer of 2022 and will have to go through the site plan review process again at that time. He planned to use the property as a mechanic shop.

The demolition was the only thing the Committee was considering.

Mr. Klaas made a motion, seconded by Mr. Guritz, to approve the site plan with the conditions proposed by Staff.

With a voice vote of eight (8) ayes, the motion carried.

**Petition 21-46 Greg Dady on Behalf of DTG Investments, LLC and Robert Baish on Behalf of Baish Excavating, Inc.**

Mr. Asselmeier summarized the request.



Greg Dady, on behalf of DTG Investments, LLC would like to sell the subject property to Baish Excavating. After exploring a text amendment to allow an excavating business on the subject property, the Petitioners decided to pursue a major amendment to the existing special use permit for a landscaping business at the subject property.

The application materials, aerial of the property, aerial with the flood zone, plat of survey, site plan, the court order regarding a previous excavating business at the property, and the special use permit for a landscaping business previously granted by Ordinance 2007-10 were provided.

The subject property is approximately five point five (5.5) acres in size.

Route 126 is a State maintained arterial; there is a trail planned along Route 126.

There is a floodplain on the north end of the property (Zone A-no base flood elevation determined).

The adjacent uses are agricultural or agricultural related.

The adjacent zonings are A-1. The zonings in the area are A-1, R-1, and A-1 with special use permits.

The Future Land Use Map calls for the area to be Rural Residential and Public Institutional.

The A-1 SU to the east is for a farm market, garden shop, winery, corn maze, and fall festival. The A-1 SU to the west is for a farm equipment sales and service business.

Oswego School District 308 owns the property southwest of the subject property.

Ten (10) existing houses are within one half (1/2) mile of the subject property.

Pictures of the property and area were provided.

EcoCAT Report submitted and consultation was terminated.

The LESA Score was 189 indicating a low level of protection.

Petition information was sent to Na-Au-Say Township on October 26, 2021.

Petition information was sent to the Village of Oswego on October 26, 2021. The property is inside Oswego's planning boundary.

Petition information was sent to the Village of Plainfield on October 26, 2021. The property is within one point five (1.5) miles of Plainfield.

The Oswego Fire Protection District was sent information on October 26, 2021. The Oswego Fire Protection District submitted an email on October 27, 2021, requesting that fuel tanks be installed, permitted, and inspected per applicable law, storage heights inside the storage bins be capped at twenty-five feet (25') in height, and no miscellaneous storage of vehicles, machinery, or equipment occur in the storage bins. The Petitioners were agreeable to these requests.

The subject property has been used as a landscaping business and repair and restoration business. The Petitioner would like to retain the special use permit for a cleanup and restoration business at the property.

According to the business plan, Baish Excavating, Inc. does excavation, concrete, landscaping, site maintenance, railroad and major pipeline work. Their work takes place offsite within a radius of approximately thirty-five (35) miles of Plainfield. They are relocating from their current location because their existing location has been sold.

The hours of operation are Monday through Friday from 6:00 a.m. until 5:00 p.m. The company operates outside these hours of operation during snowfalls and other emergencies. The company has eleven (11) employees, but this number could rise to fifteen (15) employees. Four (4) or five (5) of these employees work onsite while the remainder of employees work at job sites.

Equipment and trucks would be stored indoors as much as possible, but some equipment would be stored outside. Equipment consists of excavators, loaders, skid steers, track skids, two (2) semi dumps, and dump trailers. The site plan shows a sixty foot by one hundred foot (60' X 100') trailer parking area.

According to the site plan, the Baish Excavating, Inc. would like to install three (3) fuel tanks on a concrete pad. The area would be twenty feet by thirty feet (20' X 30').

The site plan also calls for a twenty foot by sixty foot (20' X 60') outdoor storage bin area. This area would be used to store aggregates and salt in "tents". The "tents" would be a maximum of thirty feet (30') in height. The tents would be enclosed except for one (1) side. A picture of the "tent" was provided.

The existing special use permit for a landscaping business was granted on March 20, 2007, and included the following conditions and restrictions:

1. The maximum number of employees reporting to the site is 40.
2. The development of the site shall be in conformance with the submitted Site Enhancement Plan dated August 18, 2006 with a latest revision of date of March 9, 2007.
3. All commercial vehicles used for the special use are to be stored inside an accessory structure when not in use.
4. No construction activity can take place on the portion of the subject parcel located in Section 9 of Na-Au-Say Township until such time that a detailed flood plain study has been forwarded to PBZ staff and Strand Associates, to ensure that there are no negative impacts to Aux Sable Creek.
5. A site development permit will need to be secured prior to construction of the proposed parking stalls demonstrating that the post construction elevations of that portion of the parking lot located within the flood plain as depicted on the existing FEMA FIRM maps dated July 19, 1982 (Community Map Panel 170341 0100C) will not exceed the existing elevations of the existing grades on the site.
6. No construction activity shall take place and no permits (building, occupancy or site development) shall be issued for the subject property located in Section 9 of Na-Au-Say Township until such time that the required 15 foot Regional Trail easement, and the additional ROW along Route 126 per the previous Agreed Court Order, has been supplied and recorded.
7. All renovations to existing structures must conform to a commercial standard per the provisions of the Kendall County Building Code, including handicapped accessibility of the structures.
8. Other than the outside storage of non-growing landscaping materials, no outside storage shall be allowed on the site.
9. Occupancy in the existing residence will be restricted to an employee of the petitioner, for use as a caretaker's residence, and his/her immediate family members.
10. No composting will be done on-site. All grass clippings will be stored temporarily in a bin or dumpster and be hauled off the site periodically when the bin becomes full.

The Petitioner is requesting that conditions 1, 2, 3, and 8 be amended or repealed. Conditions 4, 6, and 7 have previously been met. The FEMA FIRM maps have been updated since the original special use permit was granted in 2007.

According to the site plan, there is one (1) approximately fourteen thousand (14,000) square foot metal building on the property that is used for office operations and maintenance. One (1) approximately one thousand six hundred (1,600) square foot wood frame machine shed is located on the northeast corner of the truck parking area. One (1) single-family home with a detached garage is located on the west side of the property.

Any new structures would require applicable building permits.

The property is served by well and septic.

There is floodplain as part of the Little Slough Creek on the property. This area is considered Zone A which means no flood elevation has been determined; therefore, this area is considered Floodway.

On October 26, 2021, the Petitioners and their engineer met with the Senior Planner, a representative of WBK, and the Planning, Building and Zoning Committee Chairman at the property. The Petitioners agreed that no hazardous or flammable materials would be stored in the floodway. The Kendall County Stormwater Management Ordinance forbids the storage of such materials in the floodway.

The property has two accesses off of Route 126. The western access would be used by the existing house and the eastern access would be used by the business operating out of the metal building.

According to the site plan, a parking area is shown north of the metal building. The parking area is gravel.

Contrary to the business plan, no additional lighting beyond the existing lighting on the building and light near the entrance is planned at this time. Section 11:02.F.12.A requires an illumination plan for parking lots with thirty (30) or more parking spaces.

There is one (1) existing four foot by eight foot (4'X8') freestanding sign. A light exists next to the sign. A picture of the sign was provided.

There is an existing wooden fence around the property and a single gate east of the metal building.

A berm and several mature trees are between the metal building and Route 126. Pictures of the landscaping were provided.

No information was provided regarding noise control.

No new odors are foreseen by the proposed use.

The proposed Findings of Fact were as follows:

That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The operation of the special use will not be detrimental to the public health, safety, morals, comfort, or general welfare provided that the operator of the business allowed by this special use permit develops the site according to the submitted site plan, follows the agreed upon hours of operation, and follows the Kendall County Inoperable Vehicle Ordinance, Kendall County Junk and Debris Ordinance, and Kendall County Stormwater Management Ordinance, and related ordinances.

That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in question shall be considered in determining consistency with this standard. The proposed use shall make adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. Provided that the business operates as proposed, no injury should occur to other property and property values should not be negatively impacted.

That adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. Adequate utilities exist on the site based upon the number of proposed employees at the property. No additional buildings are planned for the site. The Petitioners are aware that parking cannot occur in the front yard setback. Route 126 is a State maintained road and should be able to handle the traffic. The Petitioners are aware that floodplain exists on the property and certain materials cannot be stored in the floodplain per the Kendall County Stormwater Management Ordinance.

That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. This is true because the Petitioners are not asking for any variances.

That the special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. True, the proposed use is consistent with an objective found on Page 10-

11 of the Kendall County Land Resource Management Plan which calls for “a strong base of agricultural, commercial and industry that provide a broad range of job opportunities, a healthy tax base, and improved quality of services to County residents.”

Staff recommended approval of the requested major amendment to an existing special use permit subject to the following conditions and restrictions:

1. Conditions 1 (pertaining to number of employees), 2 (pertaining to the site plan), 3 (pertaining to outside storage of commercial vehicles), and 8 of Ordinance 2007-10 shall be repealed. The remaining conditions and restrictions in Ordinance 2007-10 shall remain in force and valid.
2. The site shall be developed substantially in accordance with the site plan. The property owner or operators of the business allowed by this special use permit may remove the frame residence, garage, wood frame machine shed, and corn crib without amending the site plan.
3. The owners of the business allowed by the special use permit shall maintain the parking areas shown on the site plan and in substantially the same location as depicted on the site plan. The parking area north of the building shall be gravel and the parking lot south of the building shall be asphalt. Any expansions of either parking lots shall require an amendment to the special use permit.
4. The owners of the businesses allowed by this special use permits shall diligently monitor the property for leaks from equipment and vehicles parked and stored on the subject property and shall promptly clean up the site if leaks occur.
5. Any new structures constructed or installed on the property shall not be considered for agricultural purposes and must secure applicable building permits.
6. Equipment and vehicles related to the business allowed by the special use permit may be stored outdoors.
7. None of the vehicles or equipment parked or stored on the subject property related to the business allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
8. All of the vehicles and equipment stored on the subject property related to the business allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
9. Except for the purposes of loading and unloading, all landscape related materials shall be stored indoors or in the designated outdoor storage bins as shown on the site plan. The maximum height of the bins or “tents” shall be thirty feet (30’) and shall look substantial like the structures shown in the provided picture.
10. One (1) maximum four foot by eight foot (4’ X 8’) freestanding sign may be located on the subject property. The sign may be illuminated.
11. No landscape waste generated off the property can be burned on the subject property.
12. A maximum of fifteen (15) employees of the business allowed by this special use permit, including the owners of the business allowed by this special use permit, may report to this site for work. No employees shall engage in the sale of landscaping related materials on the property.
13. No retail customers of the business allowed by this special use permit shall be invited onto the property by anyone associated with the use allowed by this special use permit.
14. The hours of operation of the business allowed by this special use permit shall be Monday through Saturday from 6:00 a.m. until 5:00 p.m. Business operations may occur outside the hours of operation in the event of bad weather and snow removal. The owners of the business allowed by this special use permit may reduce these hours of operation.
15. The noise regulations are as follows:  
Day Hours: No person shall cause or allow the emission of sound during daytime hours (7:00 A.M. to 10:00 P.M.) from any noise source to any receiving residential land which exceeds sixty-five (65) dBA when measured at any point within such receiving residential land, provided; however, that point of measurement shall be on the property line of the complainant.

Night Hours: No person shall cause or allow the emission of sound during nighttime hours (10:00 P.M. to 7:00 A.M.) from any noise source to any receiving residential land which exceeds fifty-five (55) dBA when measured at any point within such receiving residential land provided; however, that point of measurement shall be on the property line of the complainant.

EXEMPTION: Powered Equipment: Powered equipment, such as lawn mowers, small lawn and garden tools, riding tractors, and snow removal equipment which is necessary for the maintenance of property is exempted from the noise regulations between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M.

16. At least one (1) functioning fire extinguisher and one (1) first aid kit shall be on the subject property. Applicable signage stating the location of the fire extinguisher and first aid kit shall be placed on the subject property.
17. The owners of the business allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.
18. The conditions and restrictions contained in Ordinance 2014-29 shall be separate and enforceable from the conditions and restrictions contained in Ordinance 2007-10 and this major amendment to an existing special use permit.
19. The property owner and operator of the business allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of business, including but not limited, the public health protection standards for properties in the floodplain contained in the Kendall County Stormwater Management Ordinance.
20. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.
21. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.
22. This special use permit shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

The number of people onsite will be decreasing.

Ms. Olson asked what types of equipment would be parked in the floodplain area. Gregg Ingemunson, Attorney for the Petitioner, said that only trailers would be parked in the floodplain area.

Chairman Gengler asked Mr. Klaas, if Route 126 got improved, would turning lanes be installed at the property. Mr. Klaas responded the State would do the evaluation. No immediate plans to widen Route 126 exist at this time.

The trail easement has been recorded.

The Petitioner was comfortable with having fifteen (15) employees.

Mr. Guritz made a motion, seconded by Mr. Klaas, to recommend approval of the amendment to an existing special use permit with the conditions proposed by Staff.

With a voice vote of eight (8) ayes, the motion carried.

The proposal goes to the Kendall County Regional Planning Commission on December 8, 2021.

#### **REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

Mr. Asselmeier reported that Petitions 21-29, 21-30, 21-31, and 21-33 were approved by the County Board.

#### **OLD BUSINESS/NEW BUSINESS**

None

**CORRESPONDENCE**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Mr. Guritz made a motion, seconded by Mr. Rybski, to adjourn.

With a voice vote of eight (8) ayes, the motion carried.

The ZPAC, at 9:23 a.m., adjourned.

Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.

## Matt Asselmeier

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**From:** Alec Keenum <akeenum@oswegofire.com>  
**Sent:** Wednesday, October 27, 2021 9:47 AM  
**To:** Matt Asselmeier  
**Subject:** [External]RE: Kendall County Zoning Petition 21-46

Matt,

- Fuel tanks – additions of fuel tanks shall be as per Office of the State Fire Marshal (OSFM) with applicable obtained permits, inspections, and approvals from the State
- Outside storage bins – storage heights of any wood chips, or other combustible materials shall be limited in height to 25' as per the International Fire Code (IFC 2015) section 2808.3
- Outside storage bins - shall not be used for miscellaneous storage of vehicles, machinery, equipment, etc.

Regards,

Capt. Alec J Keenum  
Fire Marshal  
Oswego Fire Protection District



**KENDALL COUNTY  
ZONING & PLATTING ADVISORY COMMITTEE  
NOVEMBER 2, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE  
MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR  
ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
Gregg Ingemann		





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 21-48****Brian Henrichs on Behalf of Baka Properties, LLC  
Map Amendment Rezoning Property from A-1 to R-3****INTRODUCTION**

The Petitioner is requesting a map amendment rezoning the subject property from A-1 Agricultural District to R-3 One Family Residential District.

The Petitioner plans to submit preliminary and final plats dividing the property into two (2) parcels in order to construct one (1) house on each new parcel.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The topographic survey of the property is included as Attachment 3. The aerial of the property is included as Attachment 4.

**SITE INFORMATION**

PETITIONER Brian Henrichs on Behalf of Baka Properties, LLC

ADDRESS 55 Riverside Street, Yorkville (Lot 183 Fox River Gardens)

LOCATION Intersection of Riverside Street and Yorkville Road



TOWNSHIP Bristol

PARCEL # 02-34-130-004

LOT SIZE 2.7 +/- Acres

EXISTING LAND USE Vacant (Former Horse Pasture Site)

ZONING A-1 Agricultural District

LRMP	Current Land Use	Vacant (Former Horse Pasture Site)
	Future Land Use	Suburban Residential (Max 1.00 Du/Acre) (County) Estate/Conservation Residential (Yorkville)
	Roads	Riverside Street and Yorkville Road are Private Streets.
	Trails	None
	Floodplain/ Wetlands	There is floodplain on the property, see Attachments 5 and 6. There are no wetlands on the property.

REQUESTED ACTION Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE REGULATIONS Section 13:07 – Map Amendment Procedures

#### SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	A-1 and R-3	Suburban Residential (Max 1.00 DU/Acre) (County) Estate/Conservation Residential (Yorkville)	A-1 SU and R-3 (County) R-2 and OS-2 (Yorkville)
South	Single-Family Residential	A-1	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1 and R-3
East	Single-Family Residential	A-1	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1 and R-2
West	Single-Family Residential	A-1	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1, R-1, R-2, and R-3

The A-1 special use to the north is for a campground (Hide-A-Way Lakes).

## **PHYSICAL DATA**

### **ENDANGERED SPECIES REPORT**

EcoCat submitted on November 10, 2021. Protected resources may be in the vicinity, but adverse impacts were unlikely and consultation was terminated (see Attachment 1, Page 7).

### **NATURAL RESOURCES INVENTORY**

NRI application submitted on November 12, 2021 (see Attachment 1, Page 6).

## **ACTION SUMMARY**

### **BRISTOL TOWNSHIP**

Bristol Township was emailed information on November 16, 2021.

### **UNITED CITY OF YORKVILLE**

The United City of Yorkville was emailed information on November 16, 2021.

### **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

The Bristol-Kendall Fire Protection District was emailed information on November 16, 2021.

## **GENERAL INFORMATION**

The Petitioner desires to rezone the subject property in order to subdivide the property into (2) parcels and construct one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

Section 8:07.H of the Kendall County Zoning Ordinance does not allow properties larger than ten (10) acres in size to rezone to the R-3 One Family Residential District. The subject property is less than ten (10) acres in size.

The minimum lot size in the R-3 One Family Residential District is forty-five thousand (45,000) square feet.

## **BUILDING CODES**

Any new homes or accessory structures would be required to meet applicable building codes.

According to the Plat of Survey (Attachment 2), there is one (1) existing steel and frame pole building and one (1) frame stable on the property.

## **UTILITIES**

No public or private utilities are onsite. Electricity is at Yorkville Road and Riverside Street.

## **ACCESS**

The property fronts Yorkville Road and Riverside Street, two (2) private roads.

## **PARKING AND INTERNAL TRAFFIC CIRCULATION**

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

## **ODORS**

No new odors are foreseen.

## **LIGHTING**

Any new lighting would be for residential use only.

## **LANDSCAPING AND SCREENING**

Any fencing, landscaping, or screening would be for residential purposes.

## **SIGNAGE**

Any signage would be residential in nature.

## **NOISE CONTROL**

No noise is anticipated.

## STORMWATER

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

## FINDINGS OF FACT

§13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Existing uses of property within the general area of the property in question. The surrounding properties are used for used for single-family residential uses.*

*The Zoning classification of property within the general area of the property in question. The surrounding properties are zoned A-1 or R-3.*

*The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The property is less than forty (40) acres and does not qualify for any agricultural housing allocations. No new single-family homes can be constructed on the subject property without a map amendment.*

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is single-family residential uses found in rural settings with wooded lots.*

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Suburban Residential. The maximum density for the Suburban Residential classification is one density unit per acre (1.00 DU/Acre). The minimum lot size for R-3 One Family Residential District zoned land is slightly over one (1) acre at forty-five thousand (45,000) square feet. Accordingly, the R-3 One Family Residential District is consistent with the Suburban Residential classification.*

## RECOMMENDATION

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

## ATTACHMENTS

1. Application Materials
2. Plat of Survey
3. Topographic Survey
4. Aerial
5. November 13, 2021, WBK Email
6. Approximate Floodplain Aerial



# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

## APPLICATION

PROJECT NAME \_\_\_\_\_

FILE #:

21-48

<b>NAME OF APPLICANT</b> BRIAN HENRICHS		
<b>CURRENT LANDOWNER/NAME(s)</b> BRIAN AND KELLEY HENRICHS		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 2.7 AC	YORKVILLE ROAD	02-34-130-004
<b>EXISTING LAND USE</b> AGRICULTURE	<b>CURRENT ZONING</b> A-1	<b>LAND CLASSIFICATION ON LRMP</b> SUBURBAN RESIDENTIAL - MAX DENSITY 1.00 DU ACRES
<b>REQUESTED ACTION</b> (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-3</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>1 PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
BRIAN HENRICHS	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER #(Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b>2 ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> [REDACTED]		<b>DATE</b> 11/10/2021

FEE PAID: \$ 500.00  
CHECK #: 1440

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

RESIDENTIAL USE / SINGLE FAMILY

*The Zoning classification of property within the general area of the property in question.*

EXISTING ZONING IS A-1 WANT TO REZONE TO R-3 IN WHICH THE WHOLE  
NORTHERN PORTION OF THE SUBDIVISION IS ZONE R-3

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

EXISTING USE IS A-1 WAS USED AS A HORSE PASTURE, HORSES ARE GONE  
NOW

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.*

THE WHOLE NORTHERN PORTION (75+ HOMES) ZONED R-3 AND WE MEET  
YOUR FUTURE ZONING

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

**Legal Description**

**Lot 183 in Fox River Gardens in Bristol Township, Kendall County, Illinois**



**QUIT CLAIM DEED**  
(Illinois Statutory)

After Recording Mail To  
Joshua A. Nesser  
Lavelle Law, Ltd  
180 N LaSalle #2503  
Chicago, IL 60601

Send Subsequent Tax Bills To  
Baka Properties, LLC - Series 5  
55 Riverside St  
Yorkville, IL 60560

201600006850

**DEBBIE  
GILLETTE**  
KENDALL COUNTY, IL

RECORDED: 5/17/2016 9:05 AM  
DGD: 49.00 RHSPS FEE: 10.00  
PAGES: 2

THE GRANTORS, **BRIAN A HENRICHS AND KELLEY J HENRICHS**, husband and wife, as joint tenants, of 55 Riverside Street, City of Yorkville, County of Kendall, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **BAKA PROPERTIES, LLC - SERIES 5**, an Illinois series limited liability company, all interest in the following described Real Estate situated in Kendall County, Illinois, to wit

*Legal Description attached*

**Permanent Real Estate Index Number. 02-34-130-003**

**Address of Real Estate Vacant Lot 183, Yorkville Road, Yorkville, IL 60560**

SUBJECT TO General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

TO HAVE AND TO HOLD said premises forever

  
Brian A. Henrichs

Dated this 22 day of April, 2016

  
Kelley J. Henrichs

Dated this 22 day of April, 2016

**STATE OF ILLINOIS, COUNTY OF COOK, SS.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian A Henrichs and Kelley J Henrichs, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 22nd day of April, 2016

  
(SEAL)  
NOTARY PUBLIC

State of Illinois

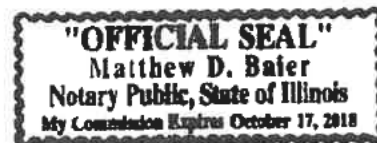
DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph e, Section 4, of the real Estate Transfer Tax Act. Dated this 22nd day of April, 2016

Signature of Buyer-Seller or their Representative

Prepared by Lavelle Law, Ltd., 180 N LaSalle #2503, Chicago, IL 60601  
S:\7751 8000\7751\601 Corp Formation\Quit Claim Deeds\QCD Lot 183 Baka 5.doc





LOT 183 IN FOX RIVER GARDENS IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS





Kendall County Soil & Water  
Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

## NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Brian Henrichs Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone Number: ( ) \_\_\_\_\_  
 Email: \_\_\_\_\_

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

### Site Location & Proposed Use

Township Name BRISTOL Township 37N N, Range R7E E, Section(s) 34  
 Parcel Index Number(s) 02-34-130-004  
 Project or Subdivision Name FOX RIVER GARDENS Number of Acres 2.7  
 Current Use of Site FIELD Proposed Use RESIDENTIAL  
 Proposed Number of Lots 2 Proposed Number of Structures 4  
 Proposed Water Supply WELL Proposed type of Wastewater Treatment SEPTIC  
 Proposed type of Storm Water Management N/A

### Type of Request

- ☐ Change in Zoning from A1 to R3  
☐ Variance (Please describe fully on separate page)  
☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: KENDALL

In addition to this completed application form, please including the following to ensure proper processing:

- ☒ Plat of Survey/Site Plan – showing location, legal description and property measurements  
☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.  
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies  
☒ NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.  
Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ 375.00
Additional Acres at \$18.00 each	\$ 0
<b>Total NRI Fee</b>	<b>\$ 375.00</b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

Petitioner or Authorized Agent

11/10/2021

Date

RECEIVED

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

BY: \_\_\_\_\_

### FOR OFFICE USE ONLY

NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_  
 Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



## Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

November 10, 2021

Brian Henrichs  
brian.henrichs

**RE: lot 183 fox river gardens subdivision**  
**Project Number(s): 2206927 [001]**  
**County: Kendall**



Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

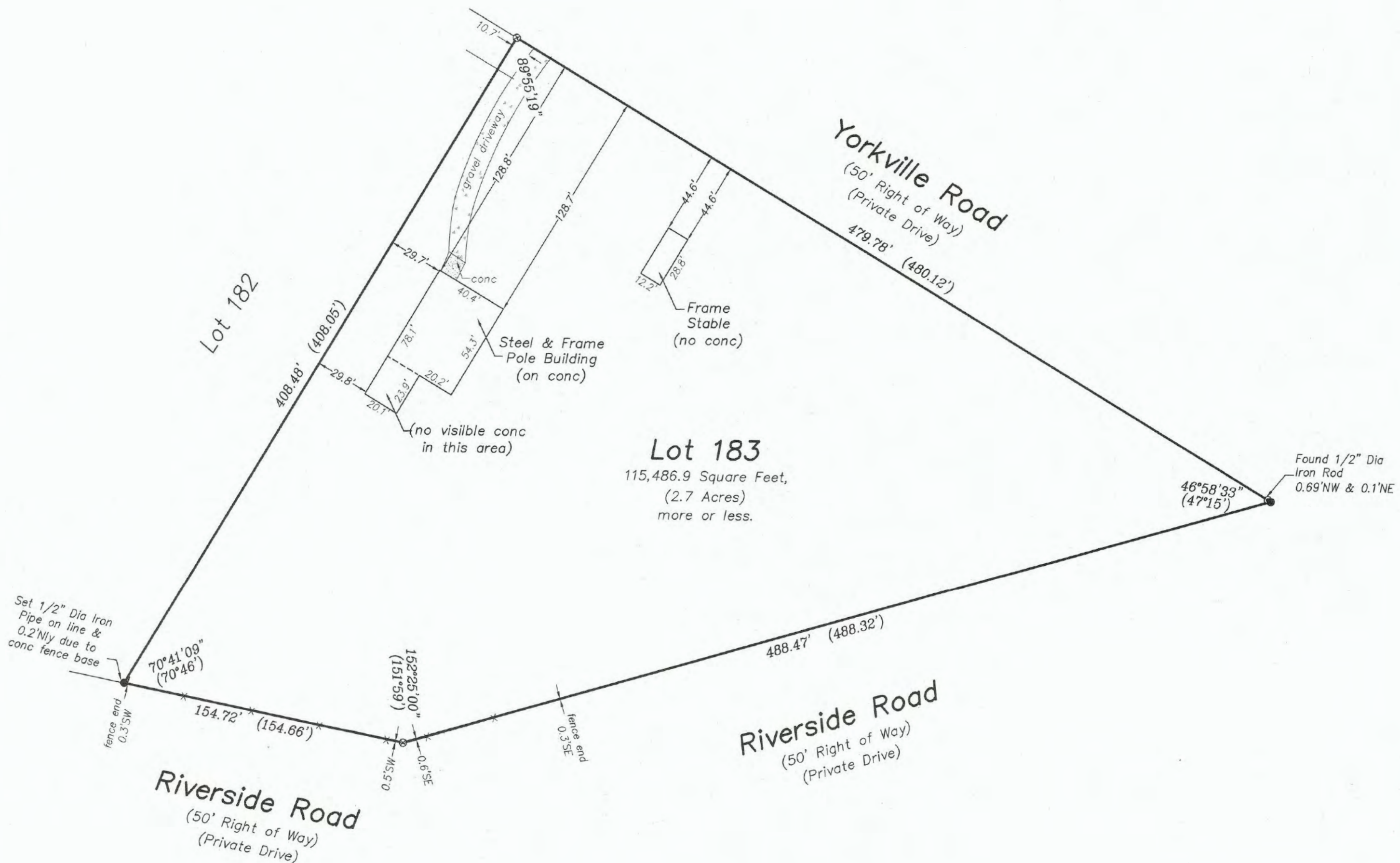
Please contact me if you have questions regarding this review.

  
  
Kyle Burkwald  
Division of Ecosystems and Environment  
217-785-5500



# PLAT OF SURVEY

LOT 183 IN FOX RIVER GARDENS, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 55 RIVERSIDE ROAD, YORKVILLE, ILLINOIS.



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KENDALL )

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 03, 2021.



Michel C. Ensalaco, P.L.S. Exp. 11/30/2022  
Eric C. Pokorny, P.L.S. Exp. 11/30/2022

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"

759 John Street, Suite D  
Yorkville, IL 60560

Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

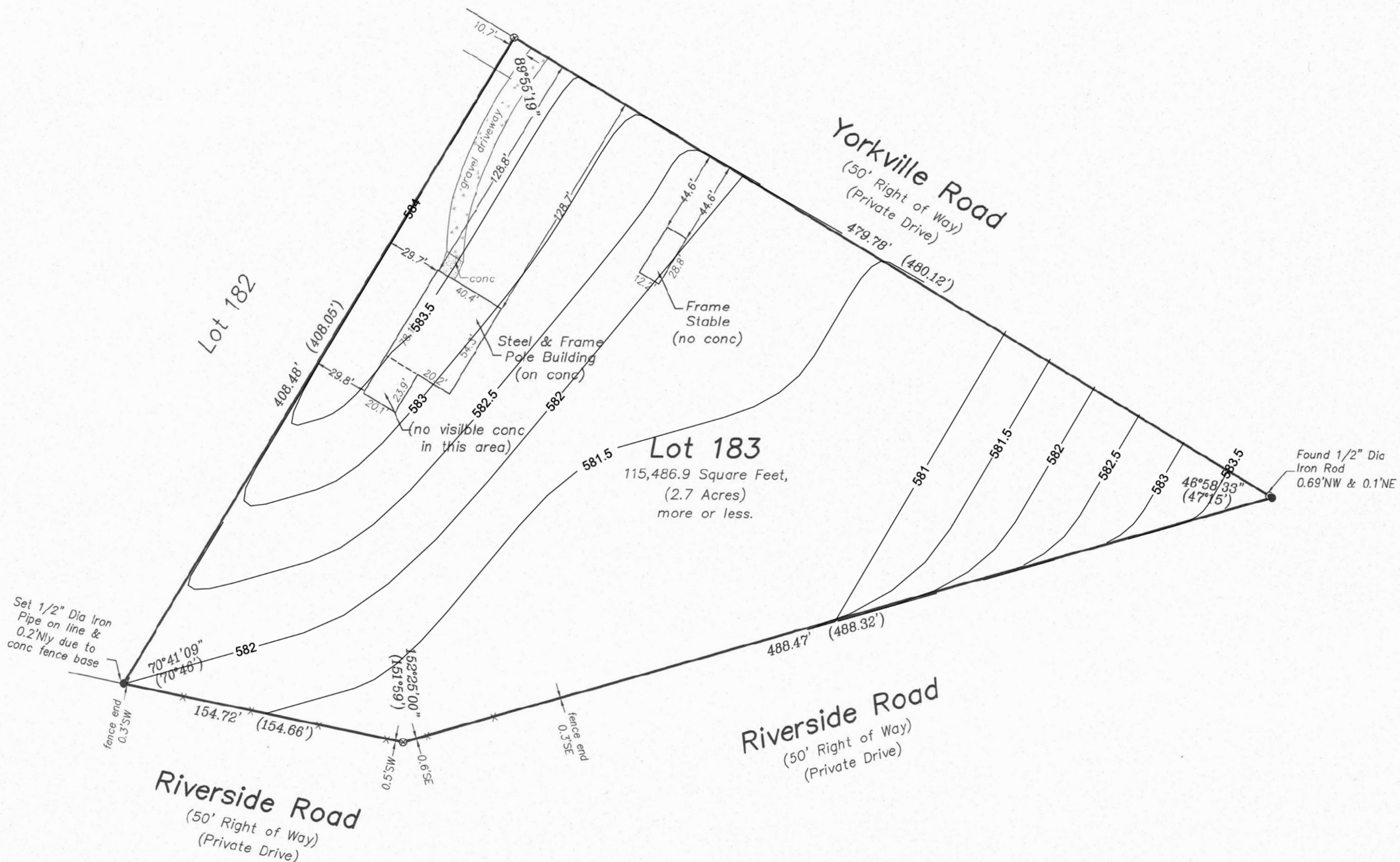
Client:	BAKA Properties
Book #:	sheets Drawn By: J.H.J.H.   Plat #: 1751
Reference:	
Field Work Completed:	11/02/2021
Rev. Date	Rev. Description
Project Number:	2021-1486



# PLAT OF SURVEY

LOT 183 IN FOX RIVER GARDENS, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

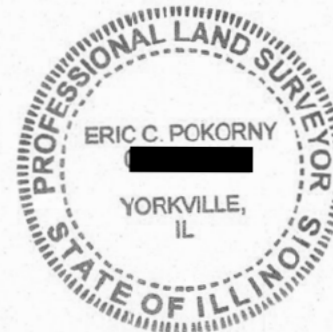
COMMONLY KNOWN AS: 55 RIVERSIDE ROAD, YORKVILLE, ILLINOIS.



STATE OF ILLINOIS )  
COUNTY OF KENDALL ) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON NOVEMBER 03, 2021.



Scale: 1" = 50'

⊗=Found 1/2" Dia. Iron Pipe  
●=Set Iron Pipe 1/2" Dia. x 24"

(XX.XX)'= Record Distance  
XX.XX'= Measured Distance

N= North E= East  
S= South W= West

-X-X-X- = Fence  
▨ = Concrete/Asphalt

Michel C. Ensalaco, P.L.S. Exp. 11/30/2022  
Eric C. Pokorny, P.L.S. Exp. 11/30/2022

**TODD SURVEYING**  
Professional Land Surveying Services  
"Cornerstone Surveying PC"  
759 John Street, Suite D  
Yorkville, IL 60560  
Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: BAKA Properties  
Book #: sheets Drawn By: JHJ, JHJ Plat #: 1751  
Reference:  
Field Work Completed: 11/02/2021  
Rev. Date Rev. Description  
Project Number: 2021-1486



# Attachment 4

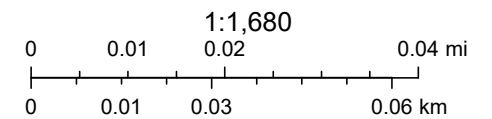


November 12, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



© OpenStreetMap (and) contributors, CC-BY-SA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors,

Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.

**Matt Asselmeier**

---

**From:** Greg Chismark <gchismark@wbkengineering.com>  
**Sent:** Saturday, November 13, 2021 4:29 PM  
**To:** Matt Asselmeier  
**Subject:** RE: [External]RE: Unincorporated Kendall County

Yes, I have a comment.

The base flood elevation of the Fox River in proximity to this lot is 582. The County GIS contours indicates there is hydraulic connectivity from the Fox River to the property. The survey submitted shows elevations lower than 582 which documents floodplain exists on the property.

Unless the petitioner can provide a survey that depicts ground elevation at or above 582 between the lot and the Fox River, my opinion is that there is floodplain on the lot. Let me know if you need anything formal on this.

Greg

**Greg Chismark, PE**  
President  
Direct: (630) 338-8527 | Main: (630) 443-7755  
[gchismark@wbkengineering.com](mailto:gchismark@wbkengineering.com)

WBK Engineering, LLC  
116 W. Main Street, Suite 201, St. Charles, IL 60174

*Part of Bodwé Professional Services*

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**From:** Matt Asselmeier <masselmeier@co.kendall.il.us>  
**Sent:** Friday, November 12, 2021 8:49 AM  
**To:** Greg Chismark <gchismark@wbkengineering.com>  
**Subject:** RE: [External]RE: Unincorporated Kendall County

Greg:

The owner of Lot 183 in Fox River Gardens is submitting an application to rezone the property R-3 in order to build 2 houses.

The Petitioner submitted the attached topographic survey and is claiming no floodplain and no BFE on the property.

Do you have any comments on this?

Thanks,

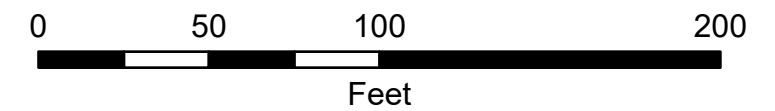
Matthew H. Asselmeier, AICP, CFM  
Senior Planner  
Kendall County Planning, Building & Zoning  
111 West Fox Street  
Yorkville, IL 60560-1498  
PH: 630-553-4139  
Fax: 630-553-4179



# Aerial for 02-34-130-004



Approximate floodplain area below 582'. Please see topographic survey for exact area.



**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560  
630.553.4212





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 21-49****Irma Loya Quezada****Map Amendment Rezoning Property from A-1 to R-1****INTRODUCTION**

The Petitioner is requesting a map amendment rezoning two (2) approximately three point two-four (3.24) acre parcels from A-1 Agricultural District to R-1 One Family Residential District in order to construct one (1) house on each parcel.

The Petitioner plans to use Plat Act exemptions to divide the subject areas proposed for rezoning from the larger parcels.

The agricultural building permits for the parcels were used in 2003 and 2004. The only way houses can be constructed on the subject parcels is by obtaining the requested map amendment.

The application materials are included as Attachment 1. The plat of survey is included as Attachment 2. The aerial of the property is included as Attachment 3.

**SITE INFORMATION**

PETITIONER Irma Loya Quezada

ADDRESS Across from 14859 and 14975 Brisbin Road

LOCATION East Side of Brisbin Road Approximately 0.5 Miles South of Route 52



TOWNSHIP Seward

PARCEL #s 09-18-300-018 and 09-18-300-019

LOT SIZE 20.7 Acres-Total of Both Parcels; 6.48 Acres-Total Proposed Rezoned Area

EXISTING LAND  
USE Agricultural

ZONING A-1 Agricultural District

LRMP	Current Land Use	Agricultural
	Future Land Use	Rural Estate Residential (Max 0.45 Du/Acre)
	Roads	Brisbin Road is a Township Maintained Major Collector.
	Trails	None
	Floodplain/ Wetlands	None

REQUESTED  
ACTION Map Amendment Rezoning Property from A-1 to R-1

APPLICABLE  
REGULATIONS Section 13:07 – Map Amendment Procedures

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	A-1	Rural Estate Residential (Max 0.45 DU/Acre) (County) Low Density Residential (Plattville)	A-1
South	Agricultural	A-1	Rural Estate Residential and Agricultural	A-1
East	Agricultural	A-1	Rural Estate Residential	A-1
West	Agricultural/Farmstead/Hogan's Market	A-1 and A-1 SU	Rural Estate Residential	A-1 and A-1 SU

The A-1 special use to the west is for the sale of agricultural products, art, pottery, and home décor not produced on the premises (Hogan's Market).

#### **PHYSICAL DATA**

##### **ENDANGERED SPECIES REPORT**

EcoCat submitted on November 11, 2021, and consultation was terminated (see Attachment 1, Page 9).

##### **NATURAL RESOURCES INVENTORY**

NRI application submitted on October 18, 2021 (see Attachment 1, Page 8).

## **ACTION SUMMARY**

### **SEWARD TOWNSHIP**

Seward Township was emailed information on November 16, 2021.

### **VILLAGE OF PLATTVILLE**

The Village of Plattville was emailed information on November 16, 2021.

### **LISBON-SEWARD FIRE PROTECTION DISTRICT**

The Lisbon-Seward Fire Protection District was emailed information on November 16, 2021.

## **GENERAL INFORMATION**

The Petitioner desires to rezone the subject property in order to build one (1) house on each of the two (2) new parcels created for a total of two (2) new houses.

## **BUILDING CODES**

Any new homes or accessory structures would be required to meet applicable building codes.

## **UTILITIES**

No public or private utilities are onsite.

## **ACCESS**

The property fronts Brisbin Road. Staff has no concerns regarding the ability of Brisbin Road to support the proposed map amendment.

## **PARKING AND INTERNAL TRAFFIC CIRCULATION**

Any new driveways constructed would be for residential purposes. Any new driveways would have to meet applicable regulations and secure proper permits.

## **ODORS**

No new odors are foreseen.

## **LIGHTING**

Any new lighting would be for residential use only.

## **LANDSCAPING AND SCREENING**

Any fencing, landscaping, or screening would be for residential purposes.

## **SIGNAGE**

Any signage would be residential in nature.

## **NOISE CONTROL**

No noise is anticipated.

## **STORMWATER**

Any new homes would have to be constructed per Kendall County's Stormwater Management Ordinance.

## **FINDINGS OF FACT**

§13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes or larger lot single-family residential uses.***

*The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1 or A-1 SU for the sale of agricultural products, art, pottery, and home décor not produced on the premises.***

*The suitability of the property in question for the uses permitted under the existing zoning classification. The property is presently zoned A-1. The agricultural housing allocations for the subject property have already been used and no new single-family homes can be constructed on the subject property without a map amendment.*

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural and single-family residential uses found in rural settings.*

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Rural Estate Residential. The R-1 One Family Residential District is consistent with the Rural Estate Residential classification.*

#### **RECOMMENDATION**

Staff recommends approval of the proposed map amendment because the proposal is consistent with the Land Resource Management Plan.

#### **ATTACHMENTS**

1. Application Materials
2. Plat of Survey
3. Aerial



# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

## APPLICATION

PROJECT NAME \_\_\_\_\_

FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT</b> Irma Loya Quezada		
<b>CURRENT LANDOWNER/NAME(s)</b> Irma Loya Quezada		
<b>SITE INFORMATION</b> ACRES 10	<b>SITE ADDRESS OR LOCATION</b> Brisbin Road Minooka, IL 60447	<b>ASSESSOR'S ID NUMBER (PIN)</b> part of 09-18-300-018 & 09-18-300-019
<b>EXISTING LAND USE</b> farmland	<b>CURRENT ZONING</b> A-1	<b>LAND CLASSIFICATION ON LRMP</b>
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>B-1</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b>1PRIMARY CONTACT</b> Daniel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> [REDACTED]	<b>PRIMARY CONTACT EMAIL</b> [REDACTED]
<b>PRIMARY CONTACT PHONE #</b> [REDACTED]	<b>PRIMARY CONTACT FAX #</b> [REDACTED]	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b>2ENGINEER CONTACT</b> none	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
<b>SIGNATURE OF APPLICANT</b> [REDACTED]		<b>DATE</b> 10/18/2011
<b>FEE PAID:\$</b> _____ <b>CHECK #:</b> _____		

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Last Revised:  
12.15.20

Date Stamp Here if  
Checklist is Complete

Quezada Zoning Project

Please fill out the following findings of fact to the best of your capabilities. § 13:07.F of the Zoning Ordinance lists the Finding of Fact criteria the Zoning Board of Appeals must answer in order to make a recommendation to the County Board on any **map amendment** request. They are as follows:

*Existing uses of property within the general area of the property in question.*

There is a mix of existing uses of real property in the subject area of the Petitioner. They consist of A1 Agricultural Use, A1 Special Use and various residential classifications. The actual uses in the area are a combination of Single Family large Lot Residential under Kendall County R-1 Zoning and Building Permits issued under various County Agricultural Ordinances including Farm Allocations.

*The Zoning classification of property within the general area of the property in question.*

Same answer as to existing uses.

*The suitability of the property in question for the uses permitted under the existing zoning classification.*

The subject property is suitable for pasture, or low density agricultural uses, but because of its smaller size is not considered a prime agricultural use with the modern farm machinery where fields are desired to be of much greater size. The property is perfect for construction of two residential units as well as having low density agricultural uses such as pasture for horses.

*The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification.*

There is a moderate trend for development of large lot rural single family residential in the area.

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.*

The proposed use of 2 Residential R-1 Building lots is consistent with the Land Resource Management Plan of Kendall County in that the Land Resource Management Plan calls for low density Single Family Country Residential District type development.

Respectfully Submitted,

Daniel J. Kramer, 11/12/21

Legal Descriptions

Parcel 1A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Northerly along said West Line, 302.08 feet; thence Easterly, perpendicular to said West Line, 470.00 feet; thence Southerly, perpendicular to the last ascribed course 298.98 feet to a line drawn Easterly from the point of beginning which is parallel to said North Line; thence Westerly parallel with said North Line, 470.01 feet to the point of beginning in Seward Township, Kendall County, Illinois.

Parcel 2A

That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fraction Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet for the point of beginning; thence Southerly, along said West Line 298.75 feet; thence Easterly, perpendicular to said West Line, 470.0 feet; thence Northerly, perpendicular to the last described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning, in Seward Township, Kendall County, Illinois.

202100012771

DEBBIE GILLETTE  
 RECORDER - KENDALL COUNTY, IL  
 RECORDED: 5/18/2021 3:47 PM  
 REC FEE: 57.00 RHSPS: 10.00  
 STATE TAX: 200.00  
 COUNTY TAX: 100.00  
 PAGES: 4

21LS0184842 1001  
WARRANTY DEED

Chicago Title  
 THIS INDENTURE WITNESSETH,  
 That the Grantor,

ERB PROPERTIES, LLC, an  
 Illinois Limited Liability Company, as  
 to an undivided 70.45% interest, and  
 Mark Brummel, as to an undivided  
 29.55% interest,

of the Village of Minooka in the  
 County of Kendall and State of Illinois  
 for and in consideration of the sum of  
 One Dollar and other good and valuable  
 considerations, the receipt of which is  
 hereby acknowledged, CONVEY and  
 WARRANT to:

IRMA LOYA QUEZADA, A Single person

whose address is

the following described real estate to-wit:

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 1548.37 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 817.41 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 551.95 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID NORTH LINE; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 819.55 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTION QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 2100.30 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG SAID WEST LINE, 551.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 815.23 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 558.79 FEET TO A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 817.41 FEET TO THE POINT OF BEGINNING IN SEWARD TOWNSHIP, KENDALL COUNTY, ILLINOIS.



SUBJECT TO covenants, conditions and restrictions of record, public and utility easements, general taxes for the tax year 2020 and 2021.

PIN #: 09-18-300-018 & 09-18-300-019

COMMON ADDRESS: 21 acres, Brisbon Road, Minooka, IL 60447

*\*and Illinois Route #52*

situated in Kendall County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4 day of May, 2021.

ERB PROPERTIES, LLC

BY:

  
EDWARD J. BALTZ

ITS: MANAGER and as Trustee of the EDWARD J. BALTZ DESCENDANT TRUST

BY:

  
ROBERT D. BALTZ

MANAGER and as Trustee of the ROBERT D. BALTZ DESCENDANT TRUST

  
MARK BRUMMEL

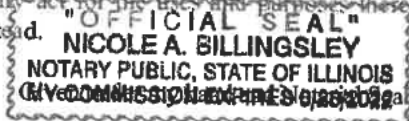
STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT EDWARD J. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE EDWARD J. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ROBERT D. BALTZ, MANAGER OF ERB PROPERTIES, LLC AND TRUSTEE OF THE ROBERT D. BALTZ DESCENDANT TRUST, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



STATE OF ILLINOIS           )  
COUNTY OF GRUNDY        )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MARK BRUMMEL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 4 day of May, 2021.

[REDACTED]



FUTURE TAXES TO:

IRMA LOYA QUEZADA

[REDACTED]

RETURN THIS DOCUMENT TO:

DANIEL J. KRAMER

[REDACTED] ET

PREPARED BY:

CORTINA MUELLER FROBISH

[REDACTED]

RECORDER OF DEEDS  
AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS                     )  
  ) SS.  
COUNTY OF KENDALL                 )

ERB PROPERTIES, LLC being duly sworn on oath, states that he is the property owner of the real estate whose legal description is attached. The attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division of subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing in July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a large tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

ERB PROPERTIES, LLC

SUBSCRIBED AND SWORN TO  
before me this 4 day of March, 2021

"OFFICIAL SEAL"  
NICOLE A. BILLINGSLEY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/28/2022



**Kendall County Soil & Water  
Conservation District**

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

 [www.kendallswcd.org](http://www.kendallswcd.org)

### NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

**Petitioner:** Irma Loya Quezada

**Contact Person:** Daniel J. Kramer

**Address:** [REDACTED]

**City, State, Zip:** [REDACTED]

**Phone:** [REDACTED]

**Email:** [REDACTED]

Please select: How would you like to receive a copy of the NRI Report? ☐ Email ☐ Mail

#### Site Location & Proposed Use

Township Name Seward Township 35 N, Range 8 E, Section(s) 18

Parcel Index Number(s) part of pins 09-18-300-018 ad 09-18-300-019

Project or Subdivision Name \_\_\_\_\_ Number of Acres 10

Current Use of Site farmland Proposed Use 2 single family homes

Proposed Number of Lots 2 Proposed Number of Structures 2

Proposed Water Supply well Proposed type of Wastewater Treatment septic

Proposed type of Storm Water Management \_\_\_\_\_

#### Type of Request

☒ Change in Zoning from A-1 to R-1 to build 2 single family homes

☐ Variance (Please describe fully on separate page)

☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, & Zoning

In addition to this completed application form, please including the following to ensure proper processing:

- ☒ Plat of Survey/Site Plan – showing location, legal description and property measurements
- ☐ Concept Plan - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☐ NRI fee (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$ 375.00
<u>5</u> Additional Acres at \$18.00 each	\$ 90.00
<b>Total NRI Fee</b>	<b>\$ 465.00</b>

**NOTE:** Applications are due by the 1<sup>st</sup> of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[Signature]  
Petitioner or Authorized Agent

10/18/2021  
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

#### FOR OFFICE USE ONLY

NRI# \_\_\_\_\_ Date Initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_  
Fee Due \$ \_\_\_\_\_ Fee Paid \$ \_\_\_\_\_ Check # \_\_\_\_\_ Over/Under Payment \_\_\_\_\_ Refund Due \_\_\_\_\_



**Applicant:** Irma Loya Quezada

**Contact:** DANIEL J. Kramer

**Address:**



**Project:** Quezada

**Address:** Brisbin Road, Minooka

**IDNR Project Number:** 2206967

**Date:** 11/11/2021

**Description:** Rezone property to build two single family homes

### **Natural Resource Review Results**

#### **Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)**

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### **Location**

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** Kendall

**Township, Range, Section:**

35N, 8E, 18



#### **IL Department of Natural Resources**

##### **Contact**

Kyle Burkwald

217-785-5500

Division of Ecosystems & Environment

#### **Government Jurisdiction**

Kendall County Planning, Building, & Zoning

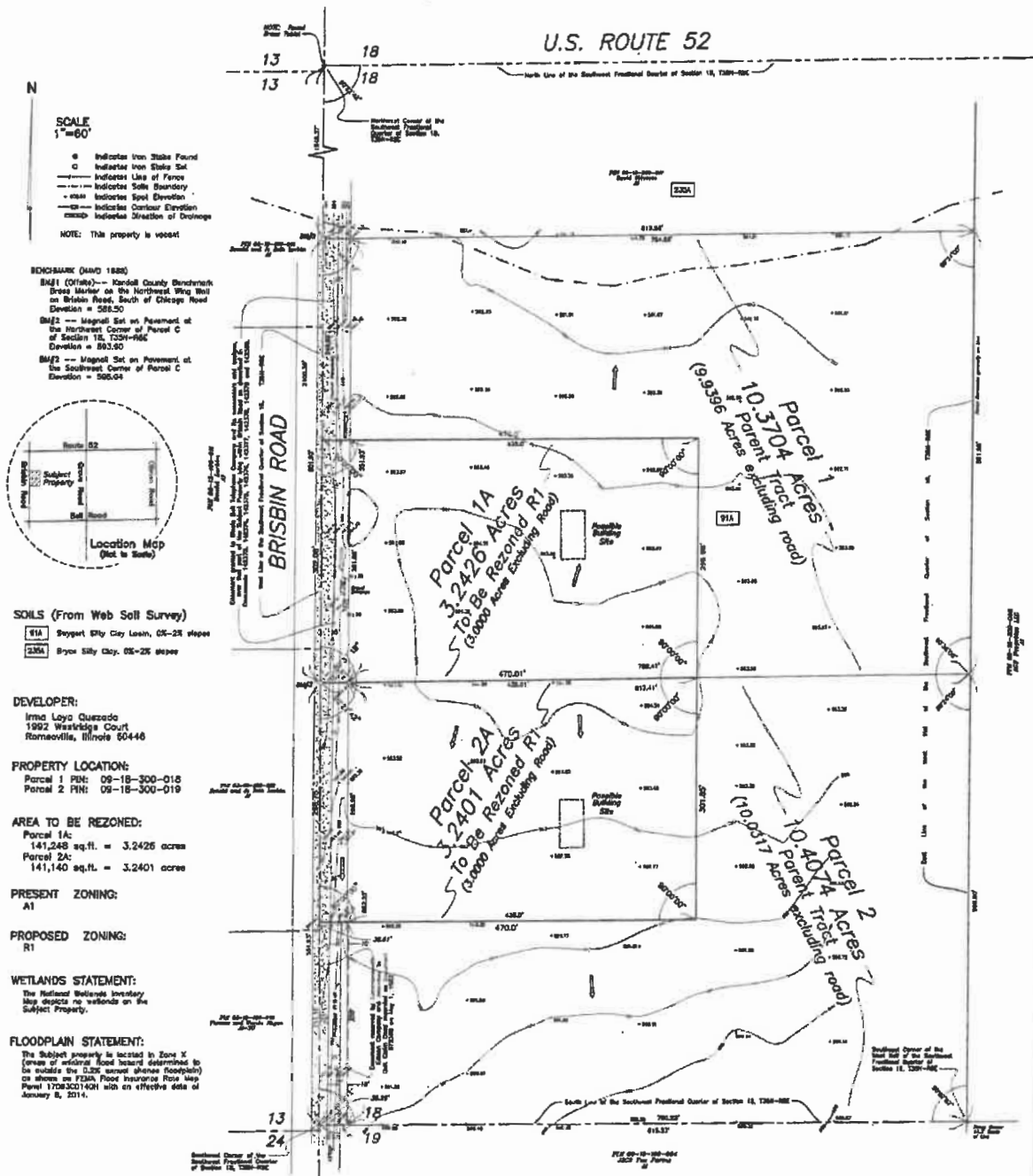
Matt Asselmeier

111 W Fox Street

Yorkville, Illinois 60560

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.



That Part of the West Half of the Southwest Fractional Quarter of Section 18, Township 35 North, Range 2 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Southwest Fractional Quarter; thence Southerly, along the West Line of said Southwest Fractional Quarter, 2100.30 feet to the point of beginning; thence Northerly, along said West Line, 287.75 feet to the point of beginning; thence Northerly, along said West Line, 470.01 feet; thence East, as described course, 301.85 feet to a line drawn Easterly from the point of beginning, which is parallel with the North Line of said Southwest Fractional Quarter; thence Westerly, parallel with said North Line, 470.01 feet to the point of beginning. In Seward Township, Kandaki County, Minnesota.

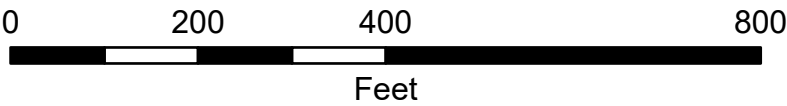
11078 South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580





Legend

- Legal Descriptions
- Parcels



**Kendall County GIS**  
111 West Fox Street - Room 308  
Yorkville, Illinois 60560  
630.553.4212





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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**Petition 21-50****Tim Raymond on Behalf of TMF Plastic Solutions, LLC  
Site Plan Approval****BACKGROUND AND INTRODUCTION**

The Petitioner would like to construct an approximately twenty thousand six hundred thirty (20,630) square foot addition to the north and east of the existing approximately forty-five thousand six hundred ninety-two (45,692) square foot building located on Parcel One of the subject property. The proposal also calls for a stormwater pond north of the proposed addition. The addition will consist of two (2) new loading docks on the on the southeast side of the addition.

Section 13:10 of the Zoning Ordinance requires site plan review for structures on properties zoned M-1.

The property has been zoned M-1 since 1966.

The property received site plan approval for the construction of an approximately thirty-four thousand (34,000) square foot storage facility in 2008.

The application material is included as Attachment 1. The site plan is included Attachment 2. The civil plan is included as Attachment 3. The plat of survey is included as Attachment 4. The photometric plan is included as Attachment 5. The building elevations are included as Attachment 6. The aerial is included as Attachment 7. A letter addressing various concerns is included as Attachment 8.

**SITE INFORMATION**

PETITIONER: Tim Raymond on Behalf of TMF Plastic Solutions, LLC

ADDRESS: 12127 Galena Road, Unit B

LOCATION: Approximately 0.3 Miles East of Jeter Road on the North Side of Galena Road



TOWNSHIP: Little Rock



PARCEL #: 01-01-200-002

LOT SIZE: 6.00 +/- Acres

EXISTING LAND USE: Offices and Warehouse of a Plastics Business

ZONING: M-1 Limited Manufacturing District

LRMP:	Future Land Use	Rural Estate Residential (Max Density 0.45 DU/Acre)
	Roads	Galena Road is County maintained Major Collector Road.
	Trails	The County has a trail planned along Galena Road.
	Floodplain/ Wetlands	There is no floodplain on the property. There are no wetlands on the property.

REQUESTED ACTION: Site Plan Approval

APPLICABLE REGULATIONS: Section 13:10 – Site Plan Approval

#### **SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential/Wooded	A-1 BP	Rural Estate Residential (Max Density 0.45 DU/Acre)	N/A
South	Industrial	M-1	Rural Estate Residential	N/A
East	Agricultural	A-1	Rural Estate Residential	N/A
West	Agricultural/Wooded	A-1	Rural Estate Residential	N/A

The subject property is not located within any municipal planning jurisdiction.

The special use permit to the east is for a duplex.

#### **ACTION SUMMARY**

##### **LITTLE ROCK TOWNSHIP**

Petition information was sent to Little Rock Township on November 24, 2021.

##### **LITTLE ROCK-FOX FIRE PROTECTION DISTRICT**

Petition information was sent to the Little Rock-Fox Fire Protection District on November 24, 2021.

#### **DESIGN STANDARDS**

Pursuant to Section 13:10.D of the Kendall County Zoning Ordinance, the following shall be taken into account when reviewing Site Plans (Staff comments in bold):

*Responsive to Site Conditions*-Site plans should be based on an analysis of the site. Such site analysis shall examine characteristics such as site context; geology and soils; topography; climate and ecology; existing vegetation, structures and road network; visual features; and current use of the site. In addition to the standards listed below, petitioners must also follow the regulations outlined in this Zoning Ordinance. To the fullest extent possible, improvements shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative effects and alteration of natural features. Fragile areas such as wetlands and flood plains should be preserved as open space. Slopes in excess of 20 percent as measured over a 10-foot interval also should remain as open space, unless appropriate engineering measures concerning slope stability, erosion and safety are taken. **The majority of the subject property is already an improved industrial use. The only new landscaping will be around the pond. No floodplains or wetlands are located on the property. No excessive slopes exist on the property. A stormwater management permit will be required for the pond.**

*Traffic and Parking Layout*-Site plans should minimize dangerous traffic movements and congestion, while achieving efficient traffic flow. An appropriate number of parking spaces shall be provided while maintaining County design standards. The number of curb cuts should be minimized and normally be located as far as possible from intersections. Connections shall be provided between parking areas to allow vehicles to travel among adjacent commercial or office uses. Cross-access easements or other recordable mechanisms must be employed. **The property already possesses access off of Galena. The property presently has thirty-nine (39) traditional parking spaces and two (2) handicapped parking space.**

*Conflicts between pedestrians and vehicular movements* should be minimized. When truck traffic will be present upon the site, the road size and configuration shall be adequate to provide for off-street parking and loading facilities for large vehicles. Barrier curb should be employed for all perimeters of and islands in paved parking lots, as well as for all service drives, loading dock areas, and the equivalent. Parking lots in industrial or commercial areas shall be paved with hot-mix asphalt or concrete surfacing. **No conflicts are foreseen. The parking lot will meet applicable surfacing requirements. The doors on the northern side of the building are currently used to assist with air ventilation. The two (2) new docks on the south side of the addition will be screened by a six foot (6') chain link fence with slats as per the requirements of Section 11:06.F of the Zoning Ordinance.**

*Site Layout-Improvements* shall be laid out to avoid adversely affecting ground water and aquifer recharge; minimize cut and fill; avoid unnecessary impervious cover; prevent flooding and pollution; provide adequate access to lots and sites; and mitigate adverse effects of shadow, noise, odor, traffic, drainage and utilities on neighboring properties. **Improvements are laid out to avoid adversely impacting ground water, avoid unnecessary impervious cover, prevent flooding and pollution, mitigate adverse effects of shadow, noise odor, traffic, drainage, and utilities on neighboring properties.**

*Consistent with the Land Resource Management Plan*-The proposed use and the design of the site should be consistent with the Land Resource Management Plan. **This is true because the use is existing.**

*Building Materials*-The proposed site plan design shall provide a desirable environment for its occupants and visitors as well as its neighbors through aesthetic use of materials, textures and colors that will remain appealing and will retain a reasonably adequate level of maintenance. Buildings shall be in scale with the ultimate development planned for the area. Monotony of design shall be avoided. Variations in detail, form, and setting shall be used to provide visual interest. Variation shall be balanced by coherence of design elements. **The subject property presently consists of three (2) one (1) story corrugated metal buildings and one (1) one (1) story frame building. The metal on the exterior of the addition will match the existing gray exterior. The maximum building height will be thirty-one feet, three inches (31' 3").**

*Relationship to Surrounding Development*-A site shall be developed in harmony with neighboring street pattern, setbacks and other design elements. **The proposed addition is in harmony with the existing use.**

*Open Space and Pedestrian Circulation*-Improvements shall be designed to facilitate convenient and safe pedestrian and bicycle movement within and to the property. **This is not an issue.**

*Buffering*-Measures shall be taken to protect adjacent properties from any undue disturbance caused by excessive noise, smoke, vapors, fumes, dusts, odors, glare or stormwater runoff. Incompatible, unsightly

*activities are to be screened and buffered from public view. Because the use is already in existence, there are no concerns regarding noise, smoke, vapors, fumes, dusts, odors or glare. The stormwater management permit will address any concerns regarding stormwater. As noted previously, the required fencing will be installed east of the new loading area.*

*Emergency Vehicle Access-Every structure shall have sufficient access for emergency vehicles. Circulation already exists in the property for emergency vehicles.*

*Mechanical Equipment Screening-All heating, ventilation and air conditioning equipment shall be screened on sides where they abut residential districts. There is no mechanical equipment requiring screening.*

*Lighting-The height and shielding of lighting fixtures shall provide proper lighting without hazard to motorists on adjacent roadways or nuisance to adjacent residents by extending onto adjacent property. Cut-off lighting should be used in most locations, with fixtures designed so that the bulb/light source is not visible from general side view. The proposal calls for two (2) wall packs to be mounted thirteen feet (13') in height on the north side of the building. As noted in Attachment 8, the foot candles will meet the County's lighting requirements.*

*Refuse Disposal and Recycling Storage Areas-All refuse disposal and recycling storage areas should be located in areas designed to provide adequate accessibility for service vehicles. Locations should be in areas where minimal exposure to public streets or residential districts will exist. Screening shall be required in areas which are adjacent to residential districts or are within public view. Such enclosures should not be located in landscape buffers. Refuse containers and compactor systems shall be placed on smooth surfaces of non-absorbent material such as concrete or machine-laid asphalt. A concrete pad shall be used for storing grease containers. Refuse disposal and recycling storage areas serving food establishments shall be located as far as possible from the building's doors and windows. The use of chain link fences with slats is prohibited. The property has existing refuse containers; no refuse containers will be added as part of the addition.*

## **RECOMMENDATION**

Pending comments from ZPAC members, Staff recommends approval of the proposed site plan as proposed with the following conditions:

1. The site plan approved in 2008 shall be amended to incorporate the subject site plan.
2. The site shall be developed substantially in conformance with the submitted site plan (Attachment 2), civil plan (Attachment 3), photometric plan (Attachment 5), and elevations (Attachment 6). The metal siding shall be gray to match the existing building.
3. The November 23, 2021, letter from Tebrugge Engineering (Attachment 8) will be included as part of the site plan.
4. The site shall be developed in accordance with all applicable federal, state, and local laws related to site development and the type of use proposed for the site, including, but not limited to, securing the applicable building and stormwater permits.

## **ATTACHMENTS**

1. Application Materials
2. Site Plan
3. Civil Plan
4. Plat of Survey
5. Photometric Plan
6. Elevations
7. Aerial
8. November 23, 2021 Tebrugge Engineering Letter



# DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

## APPLICATION

PROJECT NAME TMF Building Addition

FILE #: \_\_\_\_\_

### NAME OF APPLICANT

TMF Plastic Solutions LLC

### CURRENT LANDOWNER/NAME(s)

TMF Management LLC

### SITE INFORMATION

ACRES

6.0

SITE ADDRESS OR LOCATION

12127 Galena Road Unit B Plano, IL

ASSESSOR'S ID NUMBER (PIN)

01-01-200-002

EXISTING LAND USE

Manufacturing

CURRENT ZONING

M-1

LAND CLASSIFICATION ON LRMP

M-1

### REQUESTED ACTION (Check All That Apply):

☐ SPECIAL USE

☐ MAP AMENDMENT (Rezone to \_\_\_\_\_)

☐ VARIANCE

☐ ADMINISTRATIVE VARIANCE

☐ A-1 CONDITIONAL USE for: \_\_\_\_\_

☒ SITE PLAN REVIEW

☐ TEXT AMENDMENT

☐ RPD ( ☐ Concept; ☐ Preliminary; ☐ Final)

☐ ADMINISTRATIVE APPEAL

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ OTHER PLAT (Vacation, Dedication, etc.)

☐ AMENDMENT TO A SPECIAL USE ( ☐ Major; ☐ Minor)

### <sup>1</sup>PRIMARY CONTACT

Tim Raymond

### PRIMARY CONTACT MAILING ADDRESS

### PRIMARY CONTACT EMAIL

### PRIMARY CONTACT PHONE #

### PRIMARY CONTACT FAX #

### PRIMARY CONTACT OTHER # (Cell, etc.)

### <sup>2</sup>ENGINEER CONTACT

John J Tebrugge

### ENGINEER MAILING ADDRESS

### ENGINEER EMAIL

### ENGINEER PHONE #

### ENGINEER FAX #

### ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE \_\_\_\_\_

DATE

11/16/21  
**RECEIVED**

FEE PAID:\$ \_\_\_\_\_

CHECK #: \_\_\_\_\_

NOV 23 2021

KENDALL COUNTY

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

PARCEL DESCRIPTIONS

FIP  
AT

**PARCEL ONE:** THE NORTHERLY 720 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THAT PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 19.508 CHAINS; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 22.655 CHAINS; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST 11.535 CHAINS; THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS WEST 11.75 CHAINS; THENCE SOUTH 73 DEGREES EAST 6.25 CHAINS; THENCE SOUTH 19 DEGREES WEST 10.04 CHAINS TO THE CENTER OF THE OLD CHICAGO AND GALENA ROAD; THENCE NORTH 79 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE CENTER OF SAID ROAD, 387.88 FEET TO A POINT; THENCE NORTH 76 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 796.12 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1200 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID OLD CHICAGO AND GALENA ROAD 363 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD 1200 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 363 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

**PARCEL TWO:** EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL ONE CREATED BY DEED DATED JUNE 2, 1977 AND RECORDED JUNE 3, 1977 AS DOCUMENT 77-3124 MADE BY THE OLD SECOND NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 2598 TO TWINOAK PRODUCTS, INC. OVER THE SOUTHEASTERLY 66 FEET OF THE SOUTHERLY 480 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 19.508 CHAINS; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 22.655 CHAINS; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST 11.535 CHAINS; THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS WEST 11.75 CHAINS; THENCE SOUTH 73 DEGREES EAST 6.25 CHAINS; THENCE SOUTH 19 DEGREES WEST 10.04 CHAINS TO THE CENTER OF THE OLD CHICAGO AND GALENA ROAD; THENCE NORTH 79 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE CENTER OF SAID ROAD 387.88 FEET TO A POINT; THENCE NORTH 76 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 796.12 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1200 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID OLD CHICAGO AND GALENA ROAD 363 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD 1200 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 363 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

# KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant TMF Management LLC  
Address 12127B Galena Road  
City Plano State IL Zip 60545
2. Nature of Benefit Sought Building Expansion
3. Nature of Applicant: (Please check one)  
☐ Natural Person  
☐ Corporation  
☐ Land Trust/Trustee  
☐ Trust/Trustee  
☒ Partnership  
☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:  
  
Building Expansion
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:  

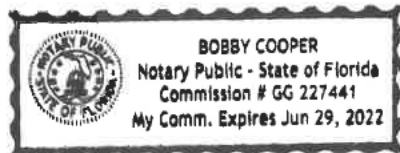
NAME	ADDRESS	INTEREST
The Gregory Kuppler Declaration of Trust April 24, 2003		Owner
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:  
Greg Kuppler President

## VERIFICATION

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

Subscribed and sworn to before me this 16 day of November, A.D. 2020

(seal)



Notary Public

## Certification of Trust


Name of Trust: **The Gregory Kuppler Declaration of Trust**

Date trust instrument was executed: **April 24, 2003**

Amendments/Restatements: **First Amendment and Restatement – June 22, 2015**  
**Second Amendment – December 6, 2018**  
**Third Amendment and Restatement – December 5, 2019**

Tax ID # of Trust (SSN or EIN): **SSN of Gregory L. Kuppler**

Name(s) of settlor(s) of trust: **Gregory L. Kuppler**

Address(es) of currently acting trustee(s): **Gregory L. Kuppler, Co-Trustee**  
**Karen J. Kuppler, Co-Trustee**  


There are no co-trustees authorized to sign or otherwise authenticate on behalf of the trust.

Name(s) of successor trustee(s): **Karen J. Kuppler; then**  
**Amanda M. Ryan, Daniel E. Kuppler, and**  
**Michael G. Kuppler, as co-Trustees, or any two as**  
**co-Trustees, or any one as sole Trustee; then**  
**ATG Trust Company**

Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests are available upon request.

Title to the trust property shall be taken as follows: **Gregory L. Kuppler and Karen J. Kuppler, Trustees of the Gregory Kuppler Declaration of Trust dated April 24, 2003**


This trust is amendable.

Name of person holding power to amend the trust: **Gregory L. Kuppler**


I certify that the above named trust is in full force and has not been revoked, modified, or amended in any manner which would cause the representations in this Certification of Trust to be incorrect.



IN WITNESS THEREOF, each of the undersigned, being a trustee of the above-named trust with the authority to execute this Certification of Trust, does hereby execute it this 5 day of December, 2019.

Co-Trustee Signature: 

Printed Name: Gregory L. Kuppler

Co-Trustee Signature: 

Printed Name: Karen J. Kuppler

STATE OF ILLINOIS

) ss.

COUNTY OF DuPAGE

)

This instrument was signed and acknowledged before me on December 5, 2019, by **Gregory L. Kuppler**, as Co-Trustee and **Karen J. Kuppler**, as Co-Trustee.

[Seal]



Notary Public

My commission expires: 2019/12/21





## Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

November 16, 2021

John Tebrugge  
Tim Raymond

**RE: TMF Plastic Building Addition**  
**Project Number(s): 2207057**  
**County: Kendall**

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Kyle Burkwald  
Division of Ecosystems and Environment  
217-785-5500




































SHEET NO.  
**1**  
OF 1 SHEET



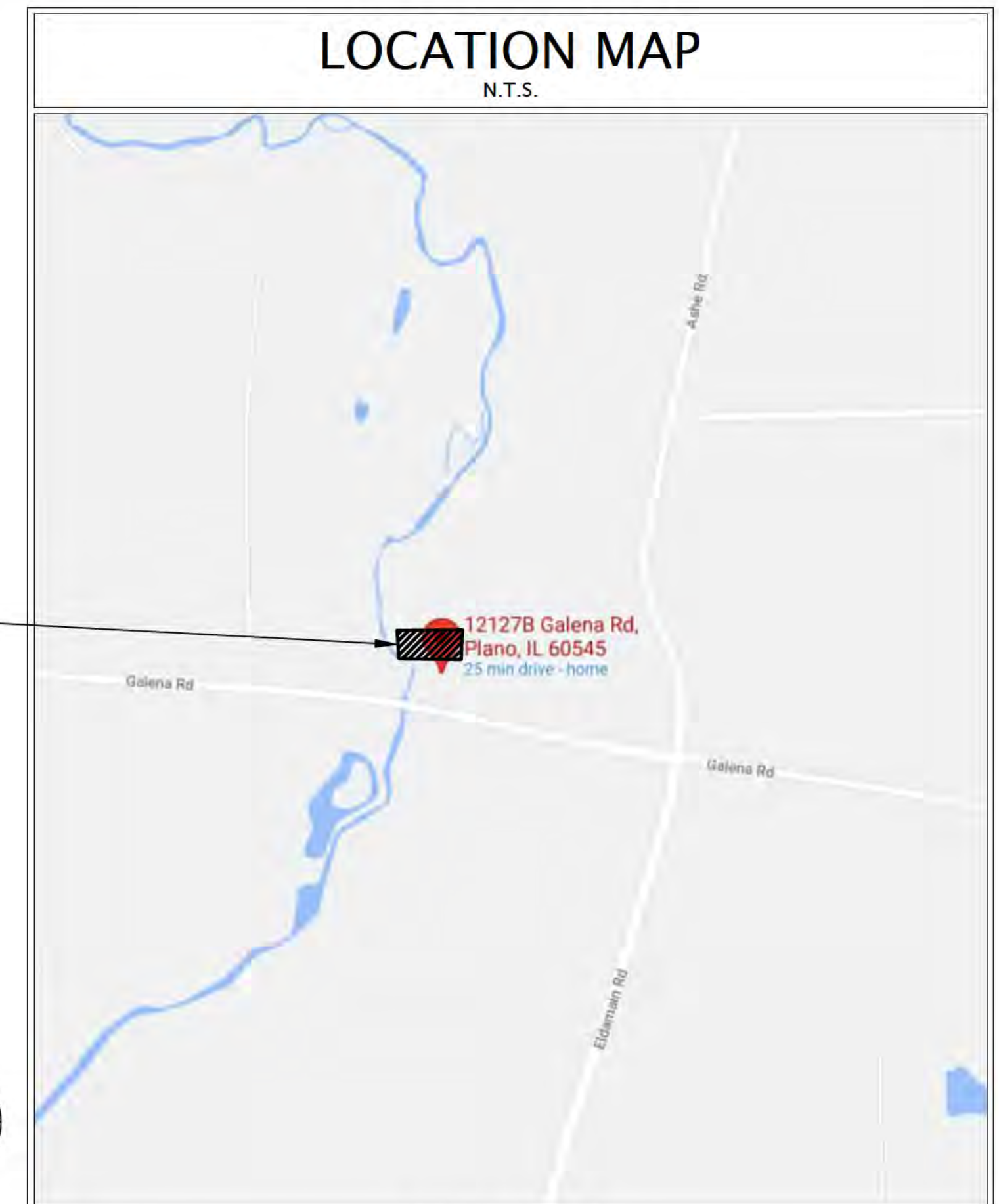
# SECTION 1, TOWNSHIP 37 NORTH , RANGE 6 EAST

**12127B GALENA RD  
PLANO, IL 60545  
KENDALL COUNTY  
NOVEMBER, 2021**

LOCATION MAP  
N.T.S.

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE
	R.O.W. MONUMENT		UTILITY POLE
	PROPERTY PIN		GUY WIRE LOC.
	P.K. NAIL		GUY CABINET
	CHISELED MARK		UTIL PEDESTAL
	BENCHMARK		LIGHT POLE
	HUB & TACK		TRAFFIC SIGNAL
	SOIL BORING		ELECTRIC VAULT
	OVERLAND RELIEF		GAS VAULT
	FLOW DIRECTION		

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. OVERALL SITE PLAN
4. CIVIL SITE PLANS
5. GENERAL NOTES & DETAILS

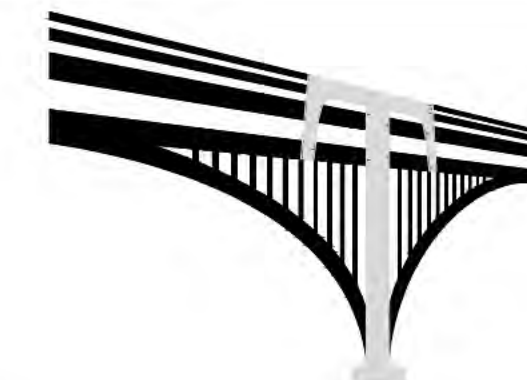


1. NATIONAL GEODETIC SURVEY MONUMENT PID-MF0523  
LOCATED 320 FEET EAST OF THE PLANO TRAIN STATION, 21 FEET NORTH OF THE  
CENTERLINE OF THE NORTH TRACK, AT AN ABANDONED SIGNAL BRIDGE FOUNDATION  
STANDARD DISK IN CONCRETE STAMPED "Y 49 1934"  
  
NAVD 88 DATUM  
ELEVATION = 649.12
2. ON-SITE BENCHMARK NORTH EAST CORNER OF ELECTRIC TRANSFORMER PAD  
(LOCATION ON PLAN)  
  
NAVD 88 DATUM  
ELEVATION = 671.88

TMF PLASTIC SOLUTIONS, LLC  
12127 GALENA ROAD - UNIT B  
PLANO, IL 60545  
PHONE: (630) 552-7575

TEBRUGGE ENGINEERING  
410 E CHURCH ST - SUITE A  
SANDWICH, ILLINOIS 60548  
(815) 786-0195

INFO@TEBRUGGEENGINEERING.COM  
WWW.TEBRUGGEENGINEERING.COM



Know what's **below**.  
**Call** before you dig.

## UTILITY STATEMENT

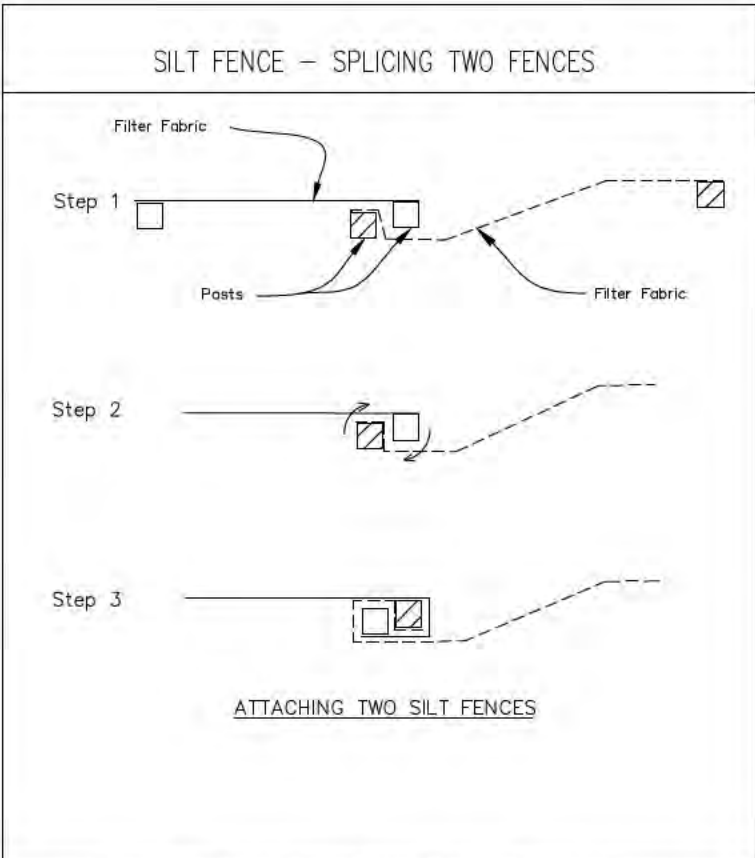
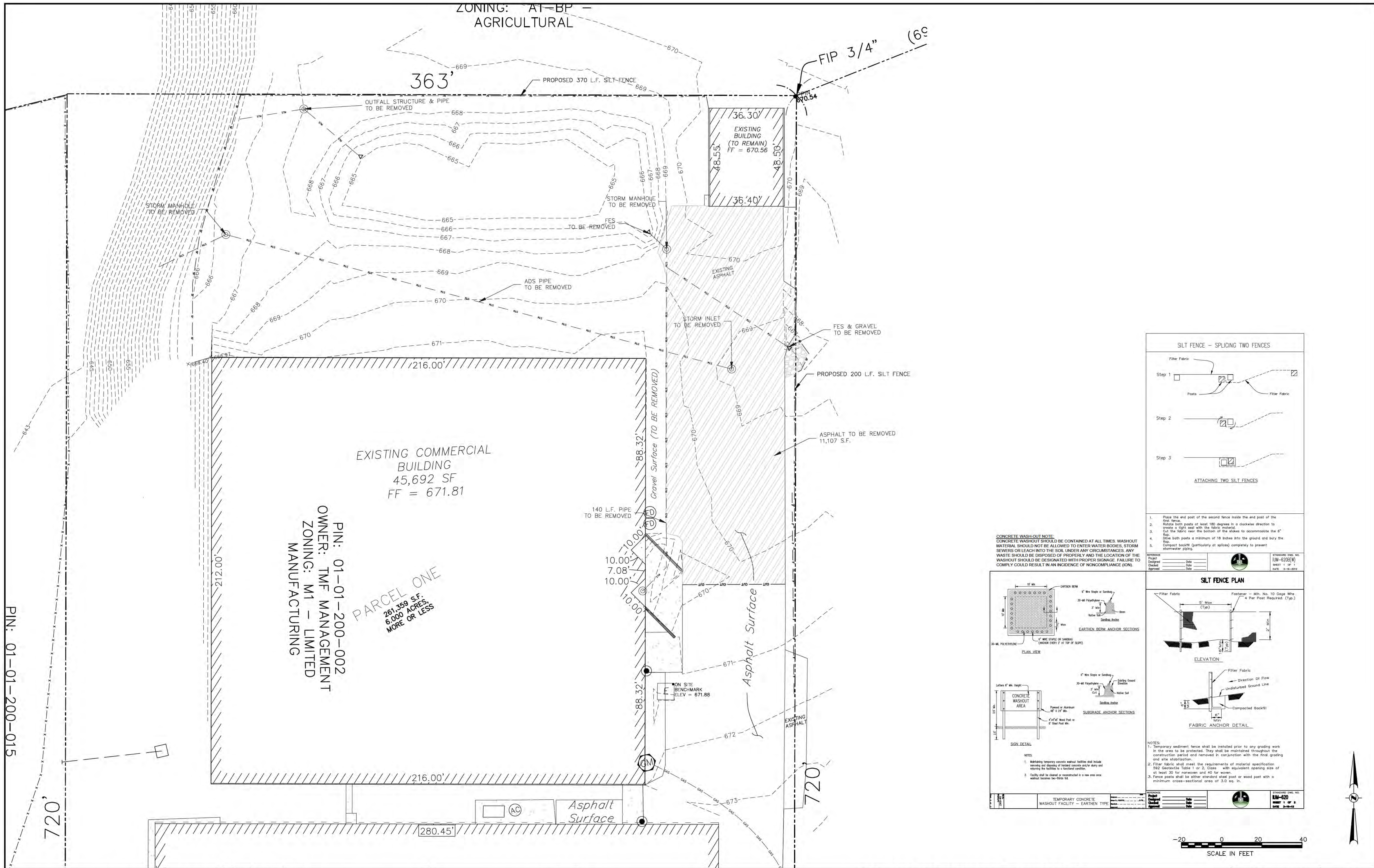
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

COPYRIGHT © 2021 BY TEBRUGGE ENGINEERING  
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS  
MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER  
ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN  
PERMISSION OF TEBRUGGE ENGINEERING.

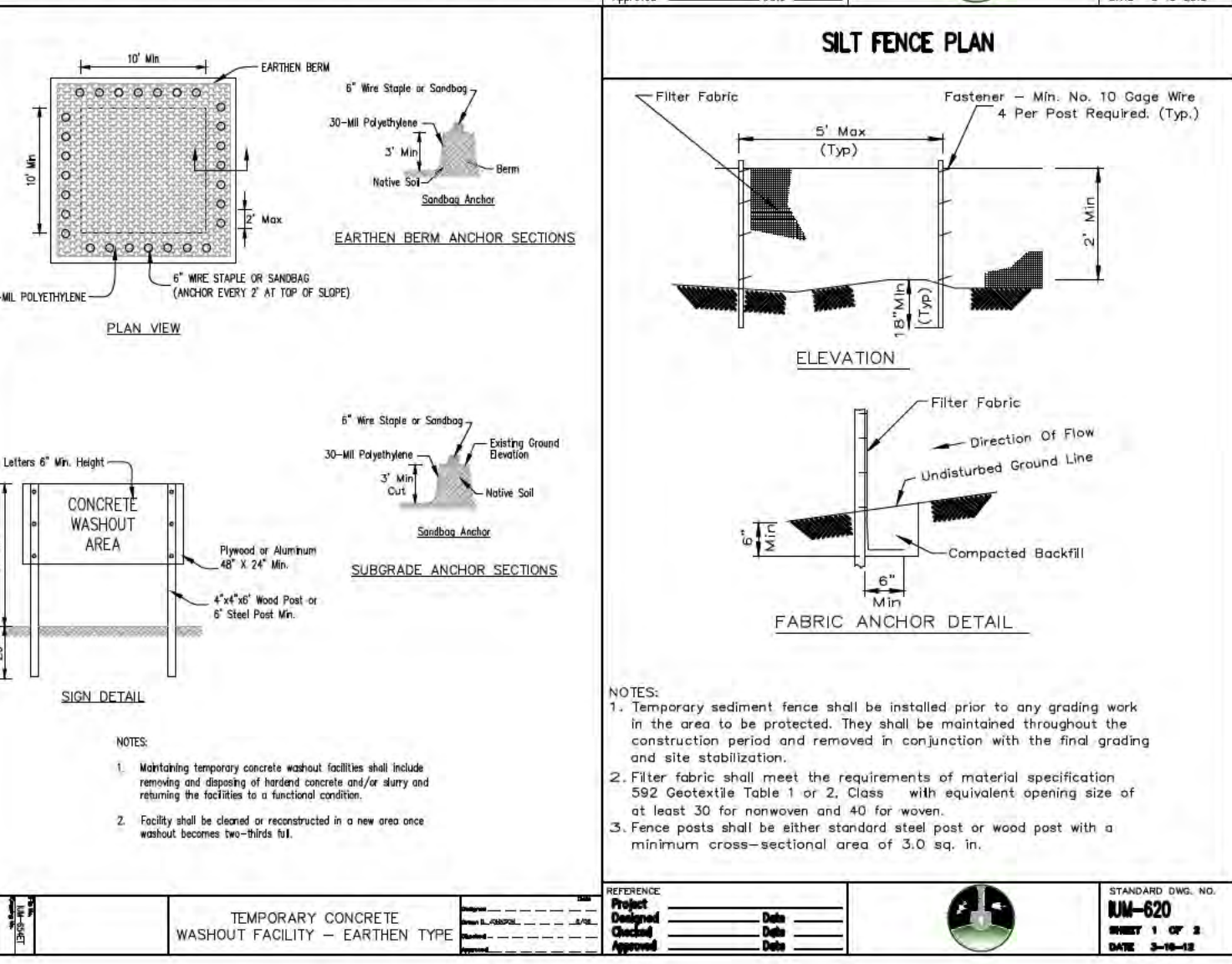
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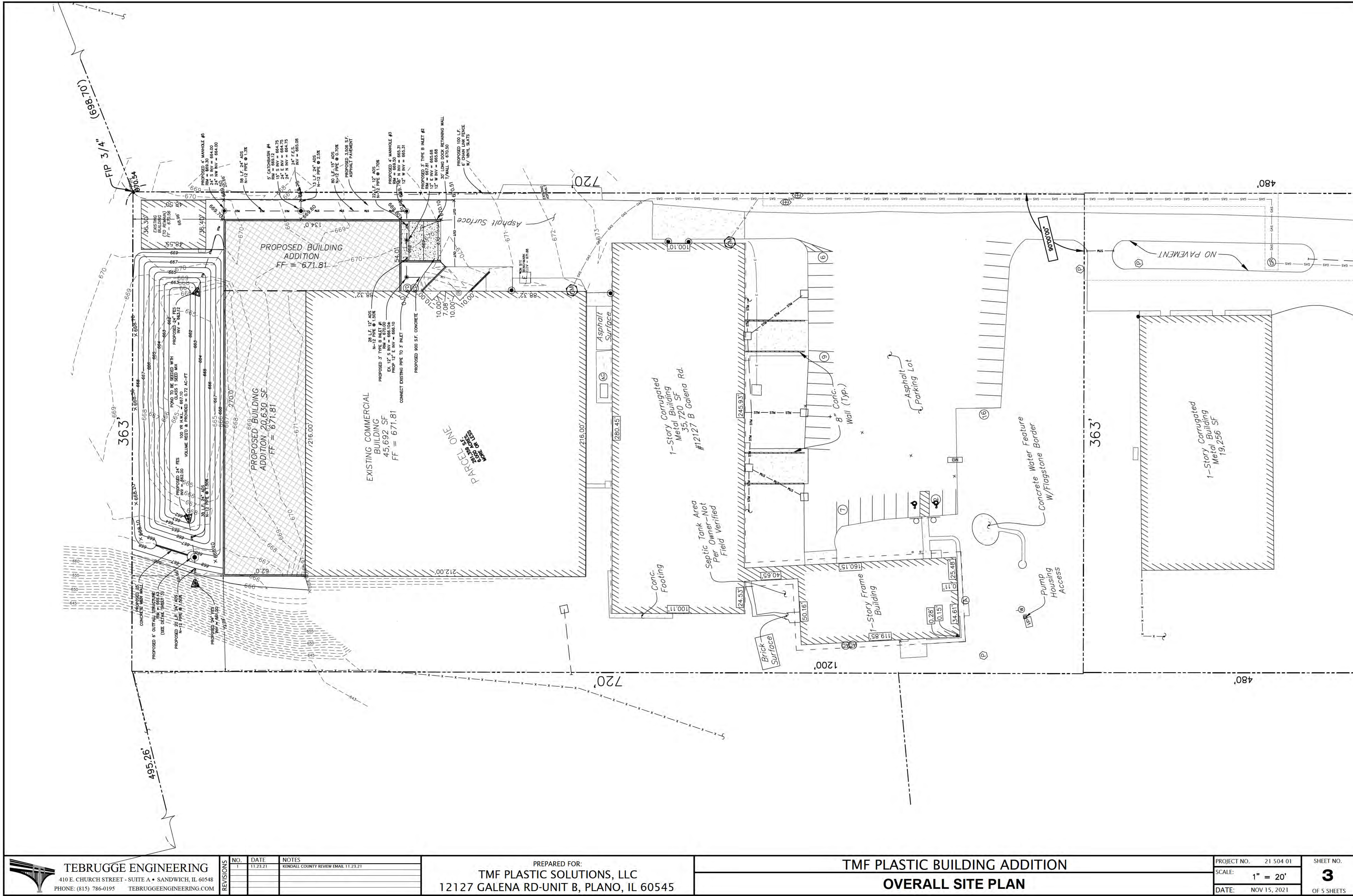


**CONCRETE WASHOUT NOTE:**  
CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER WATER BODIES, STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE. FAILURE TO COMPLY COULD RESULT IN AN INCIDENCE OF NONCOMPLIANCE (ION).

Project	Date	11/15/2021
Design	Date	11/15/2021
Check	Date	11/15/2021
Approved	Date	11/15/2021







**TEBRUGGE ENGINEERING**  
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548  
PHONE: (815) 786-0195    [TEBRUGGEENGINEERING.COM](http://TEBRUGGEENGINEERING.COM)

NO.	DATE	NOTES
1	11.23.21	KENDALL COUNTY REVIEW EMAIL 11.23.21

PREPARED FOR:  
**TMF PLASTIC SOLUTIONS, LLC**  
12127 GALENA RD-UNIT B, PLANO, IL 60545

**TMF PLASTIC BUILDING ADDITION**  
**OVERALL SITE PLAN**

PROJECT NO.	21 504 01
SCALE:	1" = 20'
DATE:	NOV 15, 2021

SHEET NO.  
**3**  
OF 5 SHEETS







## GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.

3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR PROPER BRIDGES, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

7. THE UTILITY LOCATIONS, AND THE DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND SHALL BE VERIFIED BY THE CONTRACTOR WITH ALL AFFECTED UTILITY COMPANIES PRIOR TO INITIATING CONSTRUCTION OPERATIONS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

8. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE OFFICE OF J.U.L.I.E. AT 1-800-892-0123 FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE. IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE J.U.L.I.E. SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THIS AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FIELD LOCATED.

9. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RELOCATING THESE FACILITIES AT HIS EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.

10. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

11. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THIS SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OF FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

13. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1928) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEGLER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK OF THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

## UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6 OR CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROMEL APPLIED" BITUMINOUS MASTIC COATING WITH ASTM C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443. LOCATIONS WHERE THE STORM SEWER CROSSES WATERMAINS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.

3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER". ALL FLARED END SECTIONS SHALL HAVE A FRAME & GRATE INSTALLED.

4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSED CURB AREAS.

5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.

6. ALL STORM SEWERS AND WATERMAINS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH. BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.

7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.

8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.

9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FOR SAID ADJUSTMENTS, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.

10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.

11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATERS SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.

12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.

13. THE CONTRACTOR SHALL INSTALL A 2"x4"x8" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN, SERVING SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND, SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.

14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

## EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS WITH THE ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND IN ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.

5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.

6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"). IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.

9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.

10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD).

11. THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.

12. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

13. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

## PAVING &amp; WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.

2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.

3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.

5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.

6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONSTRUCTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALK TRENCHES OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.

8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.

9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.

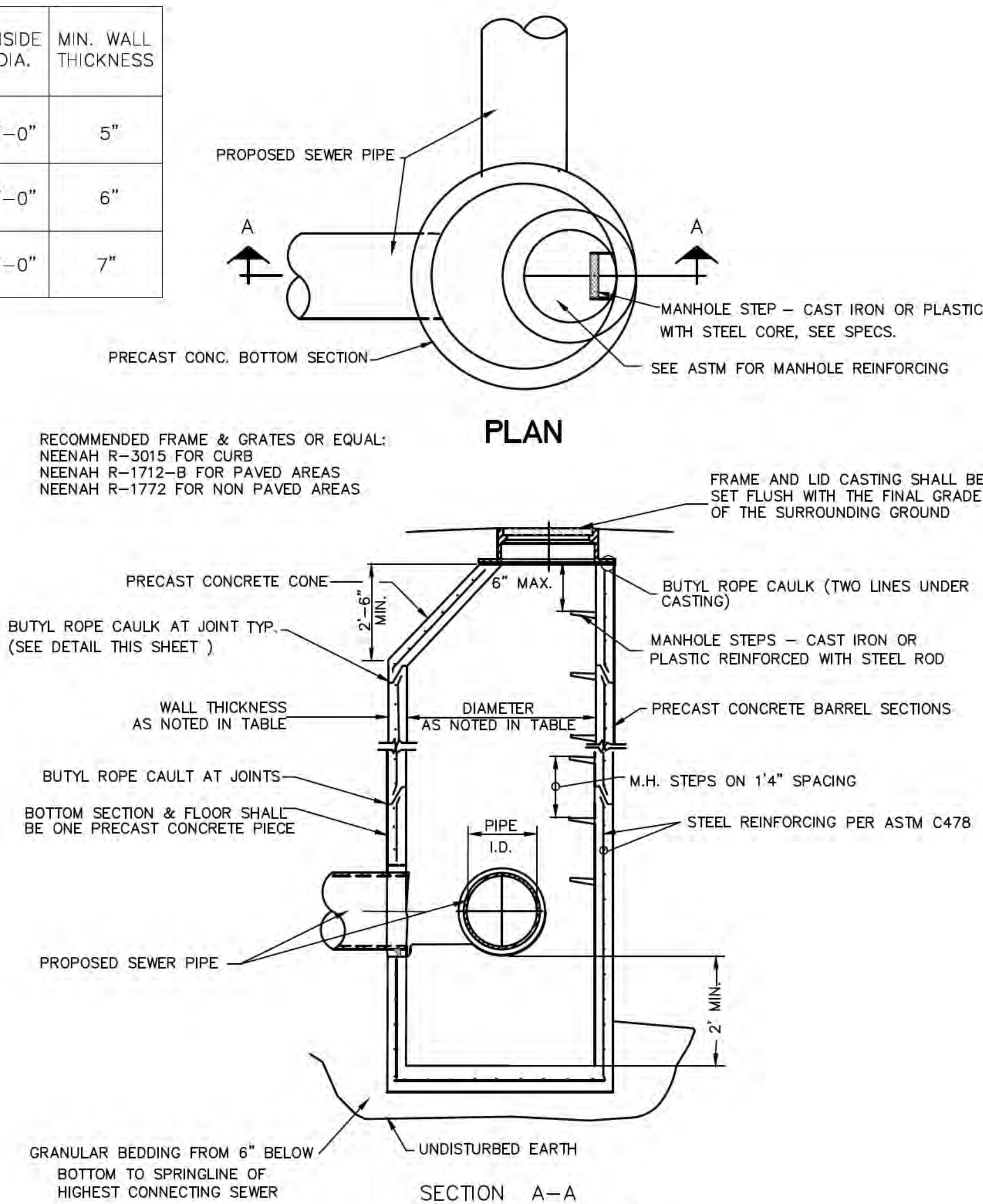
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 7-502 OF SAME SPECIFICATIONS.

12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

13. ALL EXISTING CURB AND PAVEMENT SHALL BE PROTECT DURING CONSTRUCTION, ANY DAMAGE TO THE CURB OR PAVEMENT WILL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

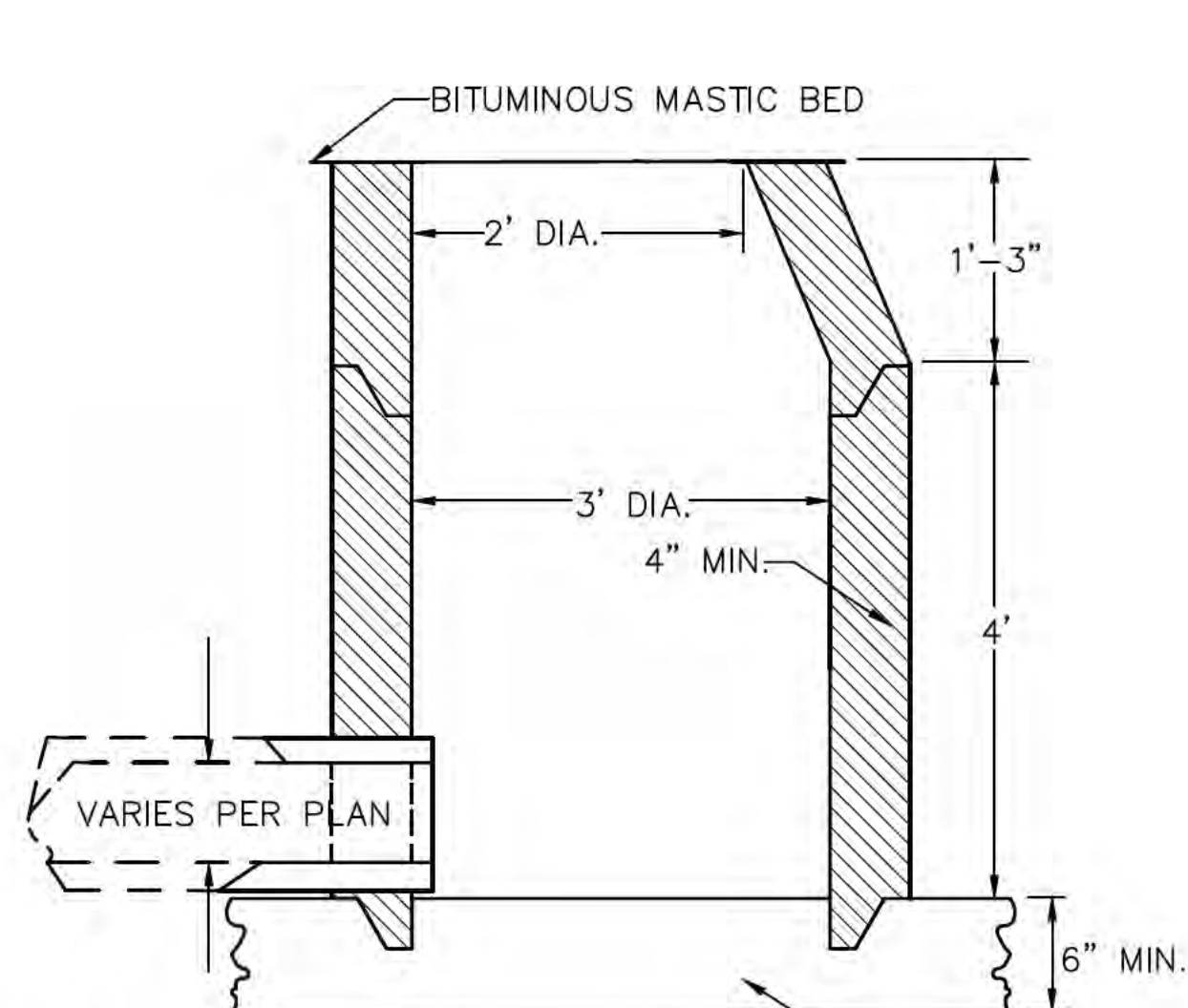
14. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT, INCLUDING SIDEWALK RAMPS, MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.

MANHOLE TYPE	INSIDE DIA.	MIN. WALL THICKNESS
A-4	4'-0"	5"
A-5	5'-0"	6"
A-6	6'-0"	7"



## CATCHBASIN DETAIL

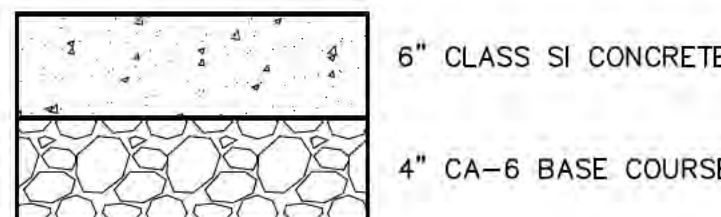
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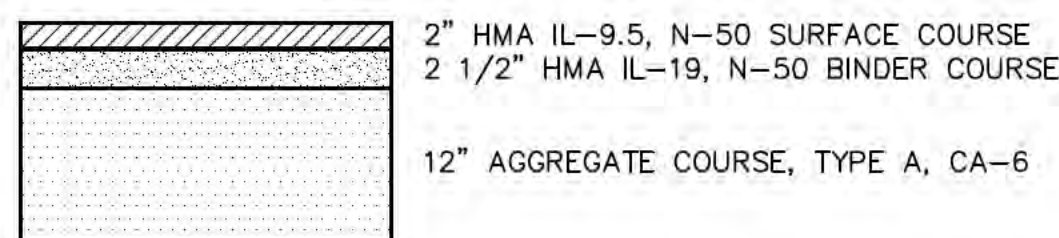
POURED IN PLACE OR PRECAST CONCRETE  
BASE. COMPRESSIVE STRENGTH 3500 PSI AT 28 DAYS

NOTE: INLET SHALL BE CONSTRUCTED OF PRECAST  
REINFORCED CONCRETE RINGS.

**3' DIA. TYPE B INLET**  
N.T.S.



## TYPICAL CONCRETE PAVEMENT DETAIL



## TYPICAL PAVEMENT DETAIL

RECOMMENDED MINIMUM TRENCH WIDTHS

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST ADITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINS INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II OR III THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE: 4" (103mm) FOR 4"-24" (103mm-610mm); 5" (127mm) FOR 30"-60" (762mm-1524mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 3' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

MINIMUM RECOMMENDED COVER BASED ON

VEHICLE LOADING CONDITIONS

SURFACE LIVE LOADING CONDITION

PIPE DIA. H=25' (7.62m) (121mm)

12" = 48" (305mm) = 1200mm (24") (610mm)

14" = 60" (355mm) = 1500mm (28") (711mm)

16" = 72" (406mm) = 1800mm (32") (813mm)

18" = 84" (457mm) = 2100mm (36") (915mm)

20" = 96" (508mm) = 2400mm (40") (1017mm)

22" = 108" (559mm) = 2700mm (44") (1119mm)

24" = 120" (610mm) = 3000mm (48") (1221mm)

26" = 132" (660mm) = 3300mm (52") (1323mm)

28" = 144" (711mm) = 3600mm (56") (1425mm)

30" = 156" (762mm) = 3900mm (60") (1527mm)

32" = 168" (813mm) = 4200mm (64") (1629mm)

34" = 180" (864mm) = 4500mm (68") (1731mm)

36" = 192" (915mm) = 4800mm (72") (1833mm)

38" = 204" (966mm) = 5100mm (76") (1935mm)

40" = 216" (1017mm) = 5400mm (80") (2037mm)

42" = 228" (1068mm) = 5700mm (84") (2139mm)

44" = 240" (1119mm) = 6000mm (88") (2241mm)

46" = 252" (1170mm) = 6300mm (92") (2343mm)

48" = 264" (1221mm) = 6600mm (96") (2445mm)

50" = 276" (1272mm) = 6900mm (100") (2547mm)

52" = 288" (1323mm) = 7200mm (104") (2649mm)

54" = 300" (1374mm) = 7500mm (108") (2751mm)

56" = 312" (1425mm) = 7800mm (112") (2853mm)

58" = 324" (1476mm) = 8100mm (116") (2955mm)

60" = 336" (1527mm) = 8400mm (120") (3057mm)

62" = 348" (1578mm) = 8700mm (124") (3159mm)

64" = 360" (1629mm) = 9000mm (128") (3261mm)

66" = 372" (1680mm) = 9300mm (132") (3363mm)

68" = 384" (1731mm) = 9600mm (136") (3465mm)

70" = 396" (1782mm) = 9900mm (140") (3567mm)

72" = 408" (1833mm) = 10200mm (144") (3669mm)

74" = 420" (1884mm) = 10500mm (148") (3771mm)

76" = 432" (1935mm) = 10800mm (152") (3873mm)

78" = 444" (1986mm) = 11100mm (156") (3975mm)

80" = 456" (2037mm) = 11400mm (160") (4077mm)

82" = 468" (2088mm) = 11700mm (164") (4179mm)

84" = 480" (2139mm) = 12000mm (168") (4281mm)

86" = 492" (2190mm) = 12300mm (172") (4383mm)

88" = 504" (2241mm) = 12600mm (176") (4485mm)

90" = 516" (2292mm) = 12900mm (180") (4587mm)

92" = 528" (2343mm) = 13200mm (184") (4689mm)

94" = 540" (2394mm) = 13500mm (188") (4791mm)

96" = 552" (2445mm) = 13800mm (192") (4893mm)

98" = 564" (2496mm) = 14100mm (196") (4995mm)

100" = 576" (2547mm) = 14400mm (200") (5097mm)

102" = 588" (2598mm) = 14700mm (204") (5199mm)

104" = 600" (2649mm) = 15000mm (208") (5301mm)

106" = 612" (2700mm) = 15300mm (212") (5403mm)

108" = 624" (2751mm) = 15600mm (216") (5505mm)

110" = 636" (2802mm) = 15900mm (220") (5607mm)

112" = 648" (2853mm) = 16200mm (224") (5709mm)

114" = 660" (2904mm) = 16500mm (228") (5811mm)

116" = 672" (2955mm) = 16800mm (232") (5913mm)

118" = 684" (3006mm) = 17100mm (236") (6015mm)

120" = 696" (3057mm) = 17400mm (240") (6117mm)

122" = 708" (3108mm) = 17700mm (244") (6219mm)

124" = 720" (3159mm) = 18000mm (248") (6321mm)

126" = 732" (3210mm) = 18300mm (252") (6423mm)

128" = 744" (3261mm) = 18600mm (256") (6525mm)

130" = 756" (3312mm) = 18900mm (260") (6627mm)

132" = 768" (3363mm) = 19200mm (264") (6729mm)

134" = 780" (3414mm) = 19500mm (268") (6831mm)

136" = 792" (3465mm) = 19800mm (272") (6933mm)

138" = 804" (3516mm) = 20100mm (276") (7035mm)

140" = 816" (3567mm) = 20400mm (280") (7137mm)

142" = 828" (3618mm) = 20700mm (284") (7239mm)

144" = 840" (3669mm) = 21000mm (288") (7341mm)

146" = 852" (3720mm) = 21300mm (292") (7443mm)

148" = 864" (3771mm) = 21600mm (296") (7545mm)

150" = 876" (3822mm) = 21900mm (300") (7647mm)

152" = 888" (3873mm) = 22200mm (304") (7749mm)

154" = 900" (3924mm) = 22500mm (308") (7851mm)

156" = 912" (3975mm) = 22800mm (312") (7953mm)

158" = 924" (4026mm) = 23100mm (316") (8055mm)

160" = 936" (4077mm) = 23400mm (320") (8157mm)

162" = 948" (4128mm) = 23700mm (324") (8259mm)

164" = 960" (4179mm) = 24000mm (328") (8361mm)

166" = 972" (4230mm) = 24300mm (332") (8463mm)

168" = 984" (4281mm) = 24600mm (336") (8565mm)

170" = 996" (4332mm) = 24900mm (340") (8667mm)

172" = 1008" (4383mm) = 25200mm (344") (8769mm)

174" = 1020" (4434mm) = 25500mm (348") (8871mm)

176" = 1032" (4485mm) = 25800mm (352") (8973mm)

178" = 1044" (4536mm) = 26100mm (356") (9075mm)

180" = 1056" (4587mm) = 26400mm (360") (9177mm)

182" = 1068" (4638mm) = 26700mm (364") (9279mm)

184" = 1080" (4689mm) = 27000mm (368") (9381mm)

186" = 1092" (4740mm) = 27300mm (372") (9483mm)

188" = 1104" (4791mm) = 27600mm (376") (9585mm)

190" = 1116" (4842mm) = 27900mm (380") (9687mm)

192" = 1128" (4893mm) = 28200mm (384") (9789mm)

194" = 1140" (4944mm) = 28500mm (388") (9891mm)

196" = 1152" (4995mm) = 28800mm (392") (9993mm)

198" = 1164" (5046mm) = 29100mm (396") (10095mm)

200" = 1176" (5097mm) = 29400mm (400") (10197mm)

202" = 1188" (5148mm) = 29700mm (404") (10299mm)

204" = 1200" (5199mm) = 30000mm (408") (10401mm)

206" = 1212" (5250mm) = 30300mm (412") (10503mm)

208" = 1224" (5301mm) = 30600mm (416") (10605mm)

210" = 1236" (5352mm) = 30900mm (420") (10707mm)

212" = 1248" (5403mm) = 31200mm (424") (10809mm)

214" = 1260" (5454mm) = 31500mm (428") (10911mm)

216" = 1272" (5505mm) = 31800mm (432") (11013mm)

218" = 1284" (5556mm) = 32100mm (436") (11115mm)

220" = 1296" (5607mm) = 32400mm (440") (11217mm)

222" = 1308" (5658mm) = 32700mm (444") (11319mm)

224" = 1320" (5709mm) = 33000mm (448") (11421mm)

226" = 1332" (5760mm) = 33300mm (452") (11523mm)

228" = 1344" (5811mm) = 33600mm (456") (11625mm)

230" = 1356" (5862mm) = 33900mm (460") (11727mm)

232" = 1368" (5913mm) = 34200mm (464") (11829mm)

234" = 1380" (5964mm) = 34500mm (468") (11931mm)

236" = 1392" (6015mm) = 34800mm (472") (12033mm)

238" = 1404" (6066mm) = 35100mm (476") (12135mm)

240" = 1416" (6117mm) = 35400mm (480") (12237mm)

242" = 1428" (6168mm) = 35700mm (484") (12339mm)

244" = 1440" (6219mm) = 36000mm (488") (12441mm)

246" = 1452" (6270mm) = 36300mm (492") (12543mm)

248" = 1464" (6321mm) = 36600mm (496") (12645mm)

250" = 1476" (6372mm) = 36900mm (500") (12747mm)

252" = 1488" (6423mm) = 37200mm (504") (12849mm)

254" = 1500" (6474mm) = 37500mm (508") (12951mm)

256" = 1512" (6525mm) = 37800mm (512") (13053mm)

258" = 1524" (6576mm) = 38100mm (516") (13155mm)

260" = 1536" (6627mm) = 38400mm (520") (13257mm)

262" = 1548" (6678mm) = 38700mm (524") (13359mm)

264" = 1560" (6729mm) = 39000mm (528") (13461mm)

266" = 1572" (6780mm) = 39300mm (532") (13563mm)

268" = 1584" (6831mm) = 39600mm (536") (13665mm)

270" = 1596" (6882mm) = 39900mm (540") (13767mm)

272" = 1608" (6933mm) = 40200mm (544") (13869mm)

274" = 1620" (6984mm) = 40500mm (548") (13971mm)

276" = 1632" (7035mm) = 40800mm (552") (14073mm)

278" = 1644" (7086mm) = 41100mm (556") (14175mm)

280" = 1656" (7137mm) = 41400mm (560") (14277mm)

282" = 1668" (7188mm) = 41700mm (564") (14379mm)

284" = 1680" (7239mm) = 42000mm (568") (14481mm)

286" = 1692" (7290mm) = 42300mm (572") (14583mm)

288" = 1704" (7341mm) = 42600mm (576") (14685mm)

290" = 1716" (7392mm) = 42900mm (580") (14787mm)

292" = 1728" (7443mm) = 43200mm (584") (14889mm)

294" = 1740" (7494mm) = 43500mm (588") (14991mm)

296" = 1752" (7545mm) = 43800mm (592") (15093mm)

298" = 1764" (7596mm) = 44100mm (596") (15195mm)

300" = 1776" (7647mm) = 44400mm (600") (15297mm)

302" = 1788" (7698mm) = 44700mm (604") (15399mm)

304" = 1800" (7749mm) = 45000mm (608") (15501mm)

306" = 1812" (7800mm) = 45300mm (612") (15603mm)

308" = 1824" (7851mm) = 45600mm (616") (15705mm)

310" = 1836" (7902mm) = 45900mm (620") (15807mm)

312" = 1848" (7953mm) = 46200mm (624") (15909mm)

314" = 1860" (8004mm) = 46500mm (628") (16011mm)

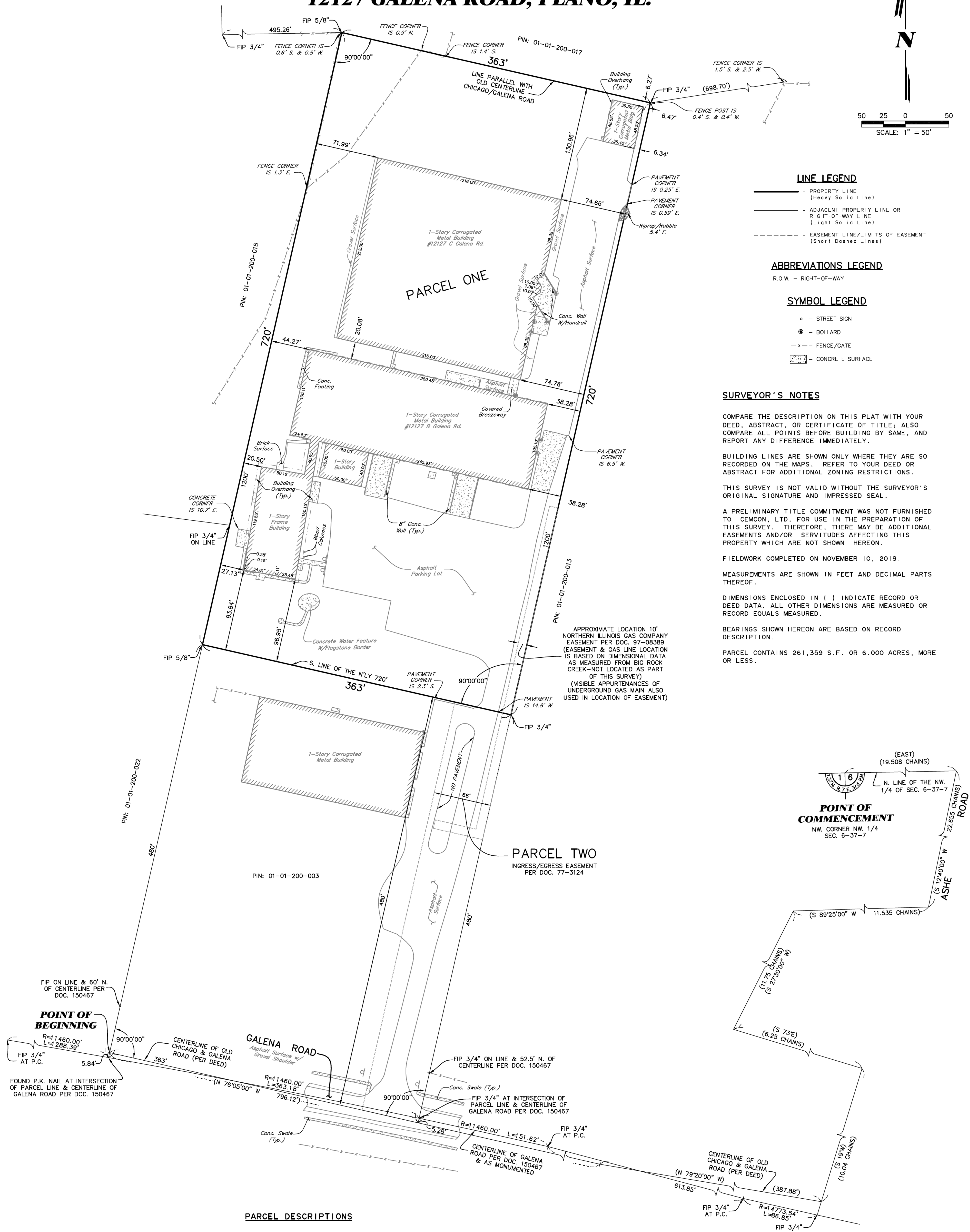
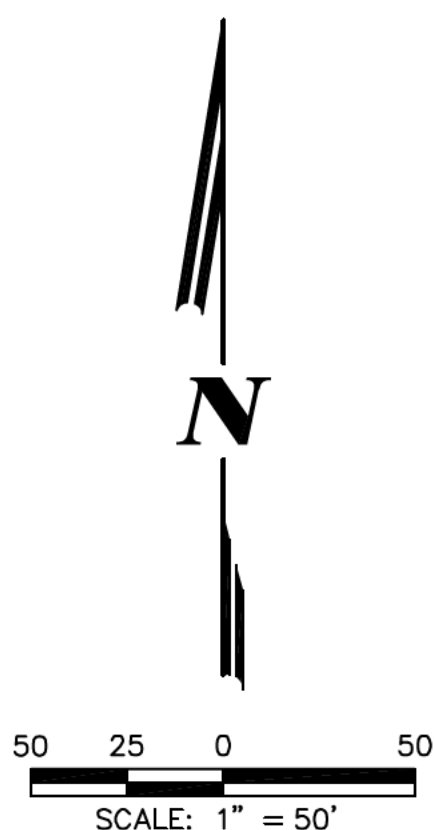
316" = 1872" (8055mm) = 46800mm (632") (16113mm)



# PLAT OF SURVEY

## OF

### 12127 GALENA ROAD, PLANO, IL.



#### LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)

#### ABBREVIATIONS LEGEND

R.O.W. — RIGHT-OF-WAY

#### SYMBOL LEGEND

- ⊕ — STREET SIGN
- — BOLLARD
- x — FENCE/GATE
- ▨ — CONCRETE SURFACE

#### SURVEYOR'S NOTES

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.

A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN THE PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

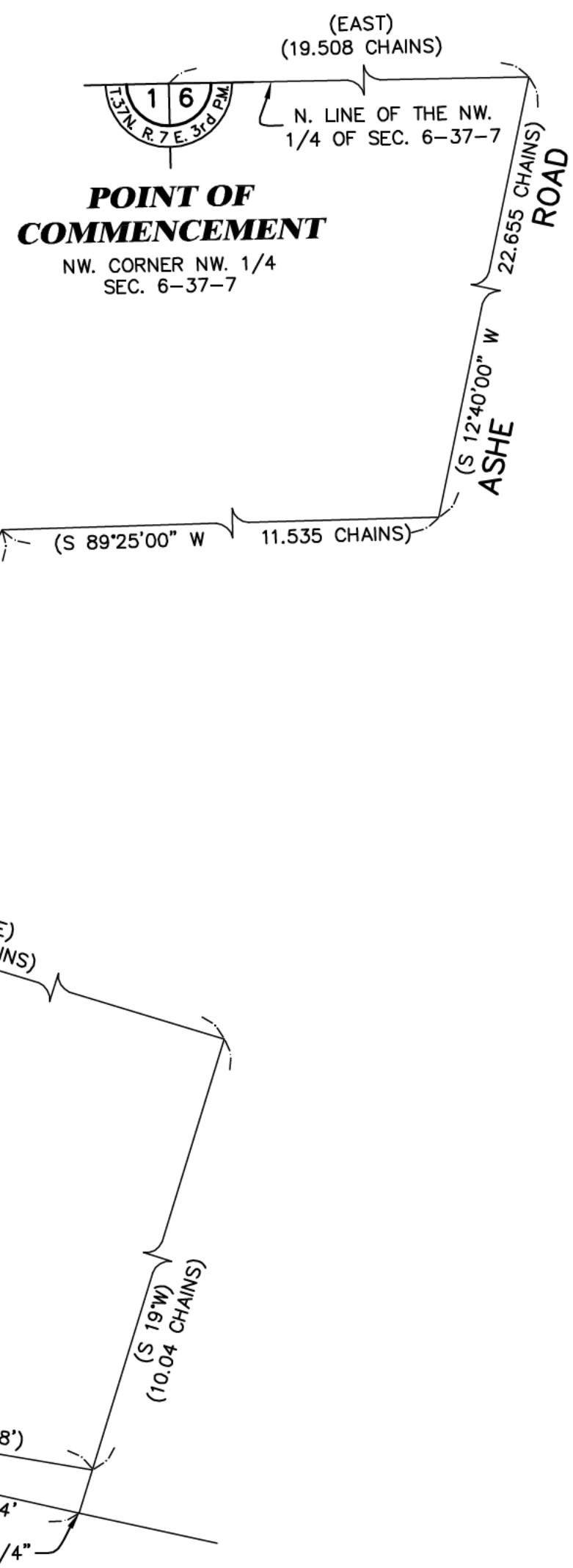
FIELDWORK COMPLETED ON NOVEMBER 10, 2019.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.

BEARINGS SHOWN HEREON ARE BASED ON RECORD DESCRIPTION.

PARCEL CONTAINS 261,359 S.F. OR 6.000 ACRES, MORE OR LESS.



#### PARCEL DESCRIPTIONS

**PARCEL ONE:** THE NORTHERLY 720 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: THAT PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 19.508 CHAINS; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 22.655 CHAINS; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST 11.535 CHAINS; THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS WEST 11.75 CHAINS; THENCE SOUTH 73 DEGREES EAST 6.25 CHAINS; THENCE SOUTH 19 DEGREES WEST 10.04 CHAINS TO THE CENTER OF THE OLD CHICAGO AND GALENA ROAD; THENCE NORTH 79 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE CENTER OF SAID ROAD, 387.88 FEET TO A POINT; THENCE NORTH 76 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 796.12 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1200 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID OLD CHICAGO AND GALENA ROAD 363 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD 1200 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 363 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

**PARCEL TWO:** EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL ONE CREATED BY DEED DATED JUNE 2, 1977 AND RECORDED JUNE 3, 1977 AS DOCUMENT 77-3124 MADE BY THE OLD SECOND NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 2598 TO TWO OAK PRODUCTS, INC. OVER THE SOUTHEASTERLY 66 FEET OF THE SOUTHERLY 480 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 19.508 CHAINS; THENCE SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 22.655 CHAINS; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST 11.535 CHAINS; THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS WEST 11.75 CHAINS; THENCE SOUTH 73 DEGREES EAST 6.25 CHAINS; THENCE SOUTH 19 DEGREES WEST 10.04 CHAINS TO THE CENTER OF THE OLD CHICAGO AND GALENA ROAD; THENCE NORTH 79 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE CENTER OF SAID ROAD 387.88 FEET TO A POINT; THENCE NORTH 76 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 796.12 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1200 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID OLD CHICAGO AND GALENA ROAD 363 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID ROAD 1200 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 363 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF LITTLE ROCK, KENDALL COUNTY, ILLINOIS.

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)

I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
DATED THIS 10TH DAY OF NOVEMBER, 2019.

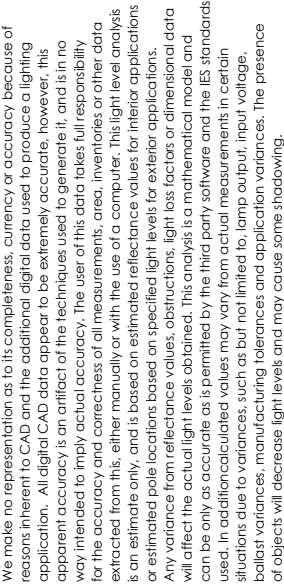
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. [REDACTED]  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020  
PROFESSIONAL DESIGN FIRM LICENSE NO. [REDACTED]  
EXPIRATION DATE IS APRIL 30, 2021

PREPARED FOR:  
**TMF PLASTICS SOLUTIONS**  
12127 GALENA ROAD  
PLANO, IL 60545

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com  
Disc No.: 460053 FILE NAME: ALTA UPDATE  
DRAWN BY: LAL FLD. BK. / PG. NO.: 809/16-23  
COMPLETION DATE: 6-26-12 JOB NO.: 460.053  
REVISED: 11-10-19/SMR UPDATED SURVEY





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nten.com					

joeli.collins@pg-enlight
8/2021
: 8"

Drawn By:	
Date: 1/1/1	
Scale: 1" =	

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# UTIONS

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## PLANO, IL

STIC SOLUTIONS  
NA RD UNIT B,

**TMF PLA**

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Location:  
12127 GALEN

# SLING Series

SLENDER WALLPACK

tradeSELECT®

## FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see [www.designlights.org](http://www.designlights.org))



\*3000K and warmer CCTs only



## RELATED PRODUCTS

- θ [LNC Litepak](#)
- θ [LNC2 Litepak](#)
- θ [LNC3 Litepak](#)
- θ [LNC4 Litepak](#)
- θ [GeoPak](#)
- θ [GeoPak2](#)

## SPECIFICATIONS

### HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

### OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

### INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

### ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

### OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

### CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

# SLING SERIES

SLENDER WALLPACK

## ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG #

## ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
<b>SG1-10</b> Size 1, 10W	<b>3K7</b> 3000K, 70 CRI	<b>FT</b> Fwd Throw	<b>UNV</b> 120V-277V	<b>BLT</b> Black Matte Textured	<b>PCU</b> Universal Button Photocontrol (120-277V)	<b>CS</b> Comfort Lens
<b>SG1-20</b> Size 1, 20W	<b>4K7</b> 4000K, 70 CRI		<b>120</b> 120V	<b>BLS</b> Black Gloss Smooth	<b>SCP</b> <sup>1,2,3</sup> Occupancy Sensor Programmable (Dim)	<b>E</b> <sup>1,2</sup> Battery 0°C
<b>SG1-30</b> Size 1, 30W	<b>5K7</b> 5000K, 70 CRI		<b>277</b> 277V	<b>DBT</b> Dark Bronze Matte Textured	<b>SWP</b> <sup>1,2</sup> SiteSync Pre-commission	<b>EH</b> <sup>1,2</sup> Battery w/ heater -20°
<b>SG1-40</b> Size 1, 40W			<b>UHV</b> 347V-480V	<b>DBS</b> Dark Brone Gloss Smooth	<b>SWPM</b> <sup>1,2</sup> SiteSync Pre-commission w/ Sensor	
<b>SG2-50</b> Size 2, 50W				<b>GTT</b> Graphite Matte Textured	<b>Specify MTG HT for SCO/SCP &amp; SWPM</b>	
<b>SG2-80</b> Size 2, 80W				<b>LGS</b> Light Grey Gloss Smooth	<b>8F</b> Up to 8'	
				<b>PSS</b> Platinum Silver Smooth	<b>20F</b> Up to 20'	
				<b>WHT</b> White Matte Textured		
				<b>WHS</b> White Gloss Smooth		
				<b>VGT</b> Verde Green Textured		
				<b>Color Option</b>		
				<b>CC</b> Custom Color		

### Notes:

- Available in SG2 only, UHV available in SG2-50 only
- Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

## STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
<b>SG1-10-PCU</b>	5000K/70	11W	8-12ft	120-277V	Dark Bronze	1349	122	4.3 (2.0)
<b>SG1-10-4K-PCU</b>	4000K/70	11W	8-12ft	120-277V	Dark Bronze	1424	129	4.3 (2.0)
<b>SG1-20-PCU</b>	5000K/70	21W	8-12ft	120-277V	Dark Bronze	2263	108	4.3 (2.0)
<b>SG1-20-4K-PCU</b>	4000K/70	21W	8-12ft	120-277V	Dark Bronze	2310	110	4.3 (2.0)
<b>SG1-30-PCU</b>	5000K/70	29W	10-15ft	120-277V	Dark Bronze	3270	113	4.3 (2.0)
<b>SG1-30-4K-PCU</b>	4000K/70	29W	10-15ft	120-277V	Dark Bronze	3060	105	4.3 (2.0)
<b>SG1-40-PCU</b>	5000K/70	38W	10-15ft	120-277V	Dark Bronze	4008	105	4.3 (2.0)
<b>SG1-40-4K-PCU</b>	4000K/70	38W	10-15ft	120-277V	Dark Bronze	4070	106	4.3 (2.0)
<b>SG2-50-PCU</b>	5000K/70	51W	12-18ft	120-277V	Dark Bronze	5548	110	11 (5.0)
<b>SG2-50-4K-PCU</b>	4000K/70	51W	12-18ft	120-277V	Dark Bronze	5526	109	11 (5.0)
<b>SG2-80-PCU</b>	5000K/70	80W	15-25ft	120-277V	Dark Bronze	8061	101	11 (5.0)
<b>SG2-80-4K-PCU</b>	4000K/70	80W	15-25ft	120-277V	Dark Bronze	8079	101	11 (5.0)

# SLING SERIES

SLENDER WALLPACK

## ORDERING GUIDE

### OPTIONS AND ACCESSORIES

	Catalog Number	Description	Weight lbs. (kg)
<input type="checkbox"/>	<b>SG1-CS</b>	Acrylic comfort lens for SG1	1 (.45)
<input type="checkbox"/>	<b>SG2-CS</b>	Acrylic comfort lens for SG2	1 (.45)
<input type="checkbox"/>	<b>SG1-YOKE</b>	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	<b>SG1-KNUCKLE</b>	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	<b>SG2-YOKE</b>	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	<b>SG2-KNUCKLE</b>	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
<input type="checkbox"/>	<b>SCP-REMOTE*</b>	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
<input type="checkbox"/>	<b>SG1-SPC</b>	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
<input type="checkbox"/>	<b>SG2-SPC</b>	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
<input type="checkbox"/>	<b>SG1-WCP</b>	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
<input type="checkbox"/>	<b>SG2-WCP-H</b>	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
<input type="checkbox"/>	<b>SG2-WCP-V</b>	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
<input type="checkbox"/>	<b>SG2XL-WCP-H</b>	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
<input type="checkbox"/>	<b>SG2XL-WCP-V</b>	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

### ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Control Options	
<b>SWUSB<sup>1</sup></b>	SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync™ license, software and USB radio bridge node.
<b>SWTAB<sup>1</sup></b>	Windows tablet and SiteSync™ interface software. Includes tablet with preloaded software, SiteSync™ license and USB radio bridge node.
<b>SWBRG<sup>2</sup></b>	SiteSync™ USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

Notes:

- When ordering SiteSync™ at least one of these two interface options must be ordered per project.
- If needed, an additional Bridge Node can be ordered.

# SLING SERIES

SLENDER WALLPACK

## PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

\*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

## ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

## PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11' L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 \* (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

# SLING SERIES

SLENDER WALLPACK

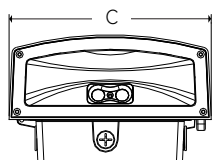
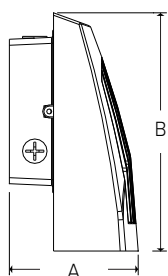
## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

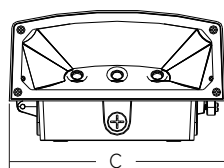
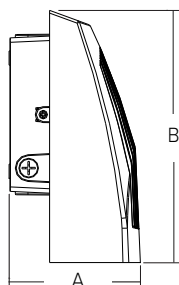
## DIMENSIONS

SG1



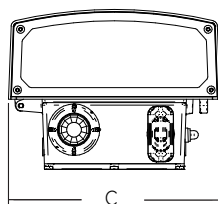
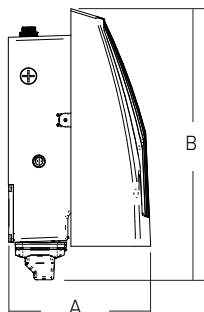
A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

SG2



A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

SG2 with occupancy sensor and battery options



A	B	C	Weight
7.26" (184mm)	13.84" (352mm)	9.52" (242mm)	11lbs (5kg)

# SLING SERIES

SLENDER WALLPACK

## PHOTOMETRY

### SG1-10-4K7

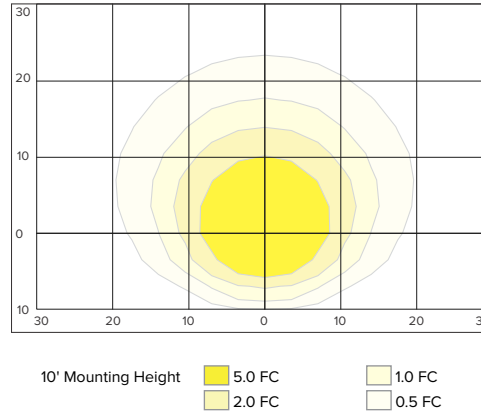
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	1424
Watts	11.4
Efficacy	125
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

#### ISOMETRIC FOOTCANDLE



### SG1-20-4K7

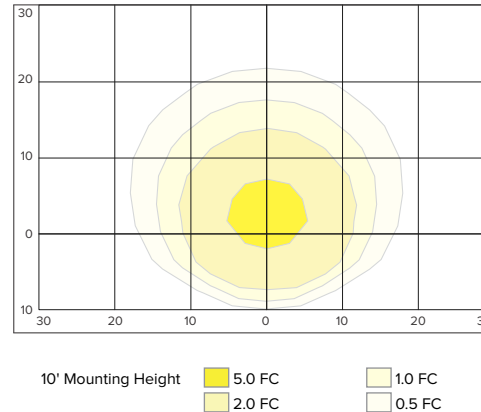
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	2310
Watts	20.9
Efficacy	111
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30
Downward Total	2310	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.3	100.0

#### ISOMETRIC FOOTCANDLE



### SG1-30

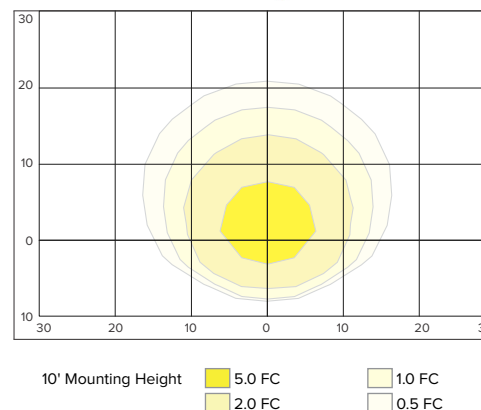
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	3060
Watts	29.1
Efficacy	105
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3059.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3059.8	100.0

#### ISOMETRIC FOOTCANDLE





# SLING SERIES

SLENDER WALLPACK

## PHOTOMETRY

### SG1-40-4K7

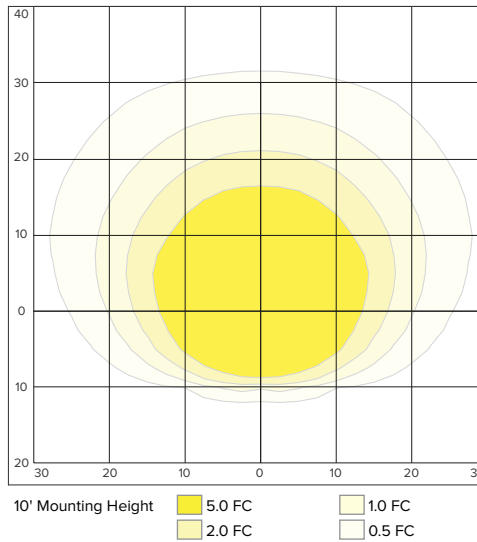
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	4070
Watts	38.1
Efficacy	107
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2857.7	70.2
Downward House Side	1215.5	29.8
Downward Total	4070.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	4070.2	100.0

#### ISOMETRIC FOOTCANDLE



### SG2-50-4K7

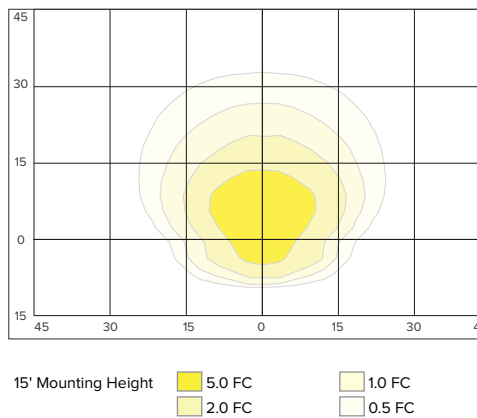
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	5525.7
Watts	51.7
Efficacy	107
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4611.8	83.5
Downward House Side	913.9	16.5
Downward Total	5525.7	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	5525.7	100.0

#### ISOMETRIC FOOTCANDLE



### SG2-80-4K7

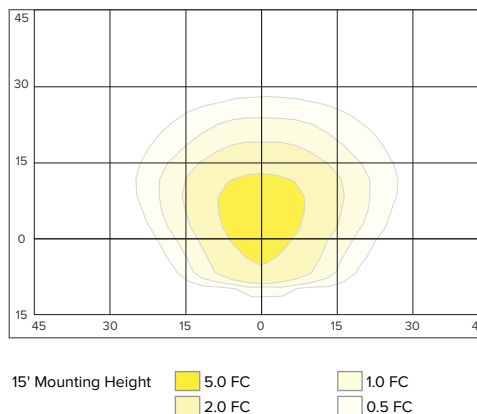
#### LUMINAIRE DATA

Description	4000 Kelvin, 70 CRI
Distribution Type	Forward Throw
Delivered Lumens	8453
Watts	78.5
Efficacy	108
Mounting	Wall

#### ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6677.7	79.0
Downward House Side	1775.5	21.0
Downward Total	8453.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	8453.2	100.0

#### ISOMETRIC FOOTCANDLE





# SLING SERIES

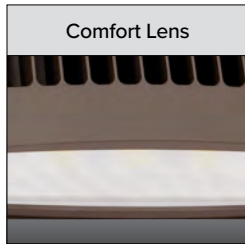
SLENDER WALLPACK

## ADDITIONAL INFORMATION

### Shipping Information

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

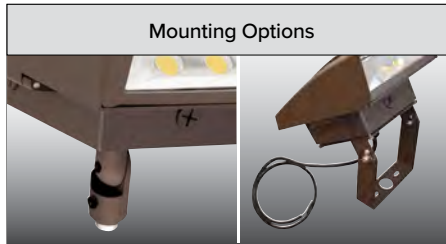
### Accessories and Services



Acrylic comfort lens provides glare control, improved visual comfort and better uniformity



Visor accessory included with mounting accessory kits



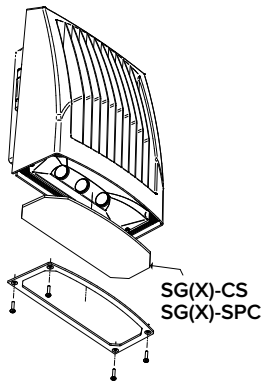
Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)



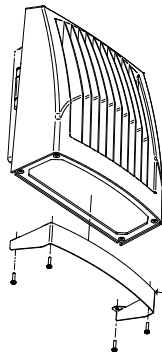
Photocontrol option available for energy-saving dusk-to-dawn operation



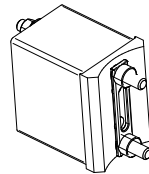
Side hinged for easy installation and wiring access, single screw secures housing closure



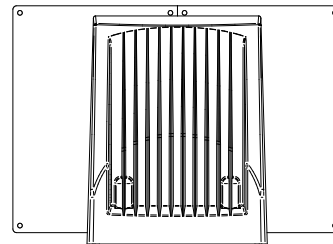
SG(X)-CS  
SG(X)-SPC



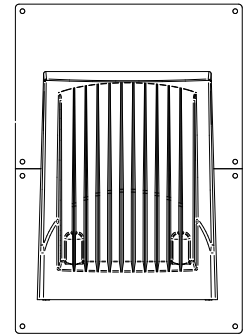
SG(X)-YOKE  
SG(X)-KNUCKLE



SG(X)-PMA-(X)-XX



SG(X)-WCP-H



SG(X)-WCP-V

### Features



Emergency Mode (EH)

Battery back up feature with side indicator.

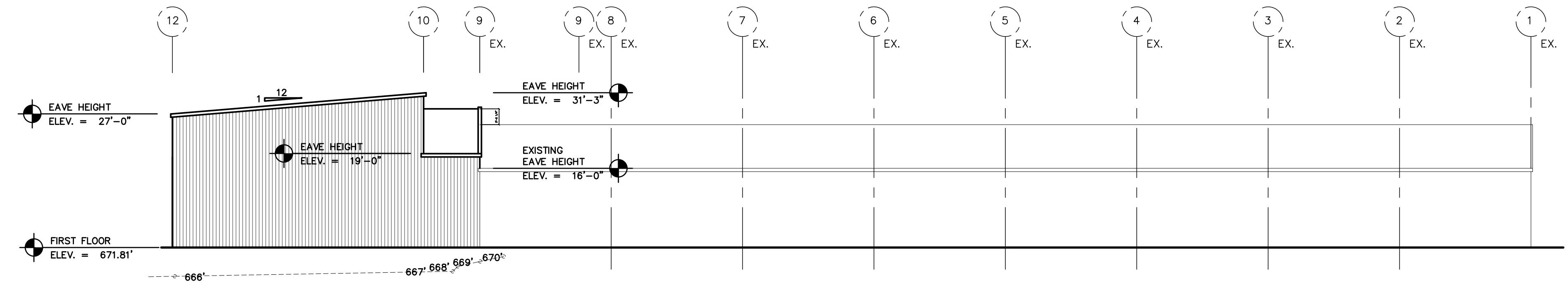
Exceeds Life Safety Code average illuminance of 1.0 fc. at 12' mounting height. Assumes open space with no obstructions. Battery backup units consume 6W when charging a dead battery and 2W during maintenance charging. EH (units with a heater) consume up to an additional 8W when charging if the battery temp is lower than 10°C

Diagrams for illustration purposes only, please consult factory for application layout.

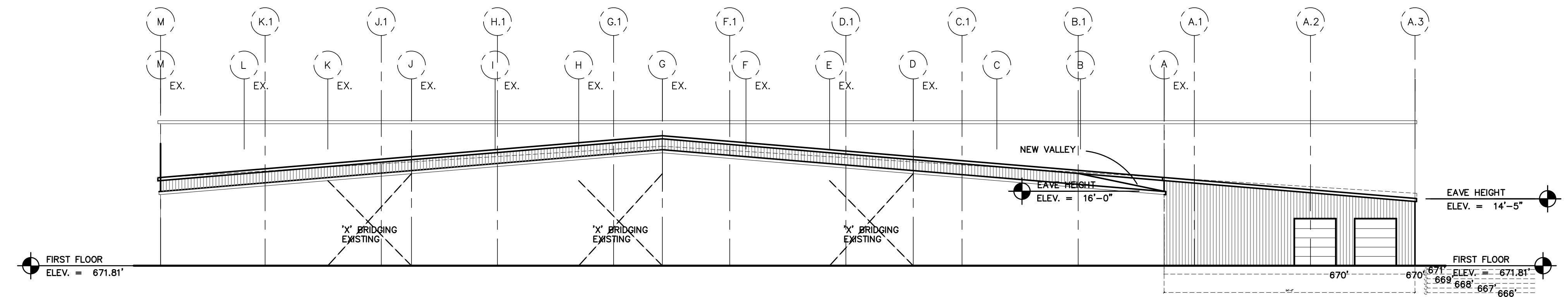


Wireless and Occupancy Controls

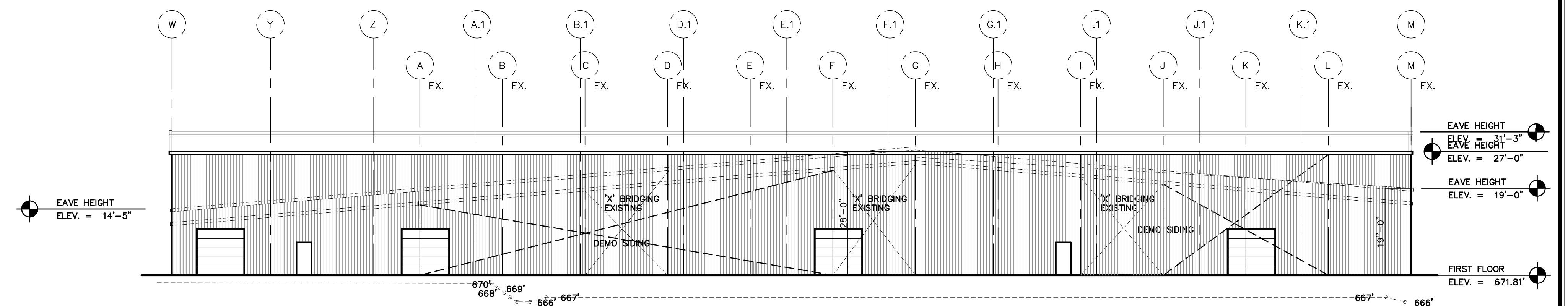
SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.



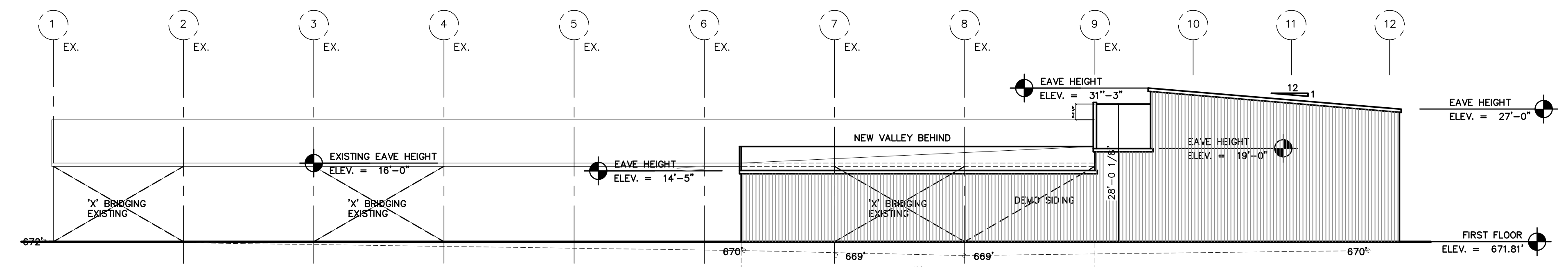
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

TMF MANAGEMENT  
12127B GALENA ROAD  
KENDALL COUNTY, ILLINOIS

STEVEN W. HANSEN, ARCHITECT  
890 LONGVIEW COURT  
SUGAR GROVE, IL.  
630-204-8613 - 60554

REV. #	DATE	DESCRIPTION
1	10-25-2021	SCHEME 2 10-25-2021
2	11-10-2021	SCHEME 2 11-10-2021

PROJECT NO.

SK3.1

# Attachment 7

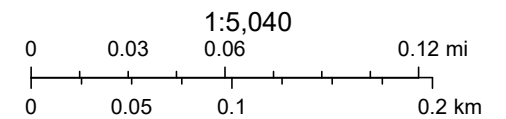


November 23, 2021

 Kendall County Address Points

Parcels

Ownership Parcel



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Kendall County Web GIS

View GIS Disclaimer at <https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/>.





# TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://WWW.TEBRUGGEENGINEERING.COM)

November 23, 2021

Mr. Matt Asselmeier  
Kendall County Planning, Building and Zoning Department  
111 W Fox St  
Room 204  
Yorkville, IL 60560-1498

Re: TMF Plastic Building Addition  
12127 Galena Rd – Unit B  
Plano, IL

Dear Mr. Asselmeier,

We have completed the revisions per your review letter received on 11.23.21. A copy of the revised Civil Site Plans and Final Plan is enclosed.

1. The zip code was corrected.
2. We did find that there were two signs in the parking lot, so we added a second striped handicap stall.
3. The north doors do not require any access drive.
4. The facility runs 3 shifts and has 32 employees per shift. There are no company vehicles.
5. We have added a 6' chain link fence with vinyl slats along the east property line in front of the docks.
6. The back area near the docks acts as a loading berth.
7. Side and rear yard setbacks are detailed off the corners of the building. The setbacks meet the M-I zoning requirement.
8. There is no mechanical equipment on the roof. No HVAC on this building addition.
9. The lighting levels at the property line meet the 0.2 requirements.
10. The addition does not need any refuse containers.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering



John Tebrugge